



# RIVERSIDE COUNTY PLANNING DEPARTMENT

9:00 A.M.

APRIL 7, 2021

**Planning  
Commissioners  
2021**

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

**2<sup>nd</sup> District**  
David Leonard  
Vice-Chairman

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

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

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

**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](https://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](mailto: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 FIRST EXTENSION OF TIME REQUEST for PARCEL MAP NO. 33750** – Applicant: Scott Richards – Third Supervisorial District – Rancho California Zoning Area – General Plan: Southwest Area Plan: Community Development: Light Industrial (CD-LI) (0.25 - 0.60 FAR) – Location: Northerly of Winchester Road, southerly of Jean Nicholas Road, and easterly of Leon Road – 11.96 Acres – Zoning: Dutch Village Specific Plan (SP No. 106) – Industrial Park (I-P) – Approved Project Description: A Schedule "E" Subdivision into four (4) parcels, one (1) parcel for the self-storage and RV parking, one (1) parcel for the carwash, and two (2) lots for open space – **REQUEST:** First Extension of Time Request for Parcel Map No. 33750, extending the expiration date to May 9, 2023. Project Planner: Rob Gonzalez at (951) 955-9549 or email at [rgonzalez@rivco.org](mailto:rgonzalez@rivco.org).

**1.2 PLOT PLAN NO. 180013 – RECEIVE and FILE** – Intent to Adopt a Negative Declaration – CEQ180046 – Applicant: Verizon Wireless – Engineer/Representative: Spectrum Services c/o Chris Colten – Third Supervisorial District – Rancho California Area – Southwest Area Plan – Highway 79 Policy Area – Community Development: Public Facilities (CD-PF) – Location: Northerly of Auld Road, southerly of Benton Road, easterly of Moser Road, and westerly of Washington Street – 38.62 Net Acres – Zoning: Light Agriculture – 10 Acre Minimum (A-1-10) – **REQUEST:** Plot Plan No. 180013 is a proposal to construct a wireless communication facility consisting of a 70 foot high mono-pine for Verizon Wireless. The facility would consist of 12 panel antennas, two (2) parabolic antenna dishes; one (1) four (4) foot and one (1) two (2) foot in diameter, 12 Remote Radio Units, two (2) junction box units all mounted on the mono-pine tower. The tower is within a 700 sq. ft. equipment lease area with a 15 KW DC generator and all enclosed by a six (6) foot high decorative block wall with perimeter landscaping. APN: 964-030-005. Project Planner: Tim Wheeler at (951) 955-6060 or email at [wheeler@rivco.org](mailto:wheeler@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** **GENERAL PLAN AMENDMENT NO. 180006 and PLOT PLAN NO. 180026 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense), Section 15303 (New Construction or Conversion of Small Structures), and Section 15304 (Minor Alterations to Land) – Owner/Applicant: Coachella Valley Rescue Mission – Engineer/Representative: MDS Consulting – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Western Coachella Valley Area Plan – Community Development: High Density Residential (CD-HDR) (8-14 D.U./Ac.) – 0.40 Acres – Location: Northerly of Leyte Avenue, southerly of Manila Avenue, westerly of Van Buren Street, and easterly of Luzon Street – Zoning: General Commercial (C-1/C-P) – **REQUEST:** General Plan Amendment No. 180006 (Entitlement/Policy Amendment) proposes to change the General Plan Land Use Designation on property totaling approximately 0.40 acres from Community Development: High Density Residential to Community Development: Commercial Retail. Plot Plan No. 180026 proposes to construct a single-story 4,195 sq. ft. commercial/retail building as a boutique thrift store with parking and landscaping. Assessor's Parcel Number: 603-061-032. Project Planner: Jay Olivas at (760) 863-7050 or email at [jolivas@rivco.org](mailto:jolivas@rivco.org).

**4.2** **CHANGE OF ZONE NO. 1900039 – No New Environmental Document Required** – EIR524 – Applicant: Robert Petrisin – Engineer/Representative: MDS, LCF Surveying, Inc./Leonard Fowler – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Agriculture (AG) – Location: Northerly and westerly of Rancho California Road, southerly of Buck Road and easterly of Berenda Road – 2.60 Gross Acres – Zoning: Existing: Citrus/Vineyard (C/V) – Proposed: Wine Country – Winery (WC-W) – **REQUEST:** Change of Zone No. 1900039 (CZ1900039) is a proposal for consistency zoning to change the existing zone classification of Citrus/Vineyard (C/V) to Wine Country – Winery (WC-W) for APN 942-100-029 which is comprised of approximately 2.08 acres. The proposed change of zone would bring the parcel into compliance with the Temecula Valley Wine Country Policy Area. APN: 942-100-029. Project Planner: Manuel Baeza at (951) 955-9294 or email at [mbaeza@rivco.org](mailto:mbaeza@rivco.org).

**4.3** **SPECIFIC PLAN NO. 343 AMENDMENT NO. 2, GENERAL PLAN AMENDMENT NO. 200005, CHANGE OF ZONE NO. 2000025, PLOT PLAN NO. 200021, and TENTATIVE PARCEL MAP NO. 38040 – Intent to Consider an Addendum to Certified Environmental Impact Report** – EIR470 – Applicant: SoCal Arena Company, LLC/Stephen Collins – Representative: Meridian Consultants, LLC/Tony Locacciato – Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan: Community Development: Business Park (CD-BP) – Mixed Use Area (CD-MUA) – Commercial Tourist (CD-CT) – Commercial Office (CD-CO) – Very High Density Residential (CD-VHDR) - Medium High Density Residential (CD-MHDR) - Open Space: Recreation (OS-R) – Zoning: Specific Plan Zone (North Star Ranch, Specific Plan No. 343) – Location: Northeasterly of Interstate 10 and Varner Road, easterly of Cook Street, westerly of Washington Street, northerly of 38<sup>th</sup> Avenue, and southerly of Chase School Road – 455.75 Acres (Entire Specific Plan) – **REQUEST:** The Specific Plan Amendment is a proposal to amend the existing Specific Plan by adding a Planning Area 11 for the purposes of accommodating a sports and events arena. Existing Planning Area 8 primarily will be reduced in size to accommodate Planning Area 11 and Planning Areas 4, 6B, and 7 would also have boundary changes to accommodate Planning Area 11. The Specific Plan Amendment also proposes to incorporate guidelines for signs specific to Planning Area 11, including guidelines for digital signage. The General Plan Amendment is a proposal to modify the land use designations of the General Plan to match those as proposed by the Specific Plan Amendment, in particular to designate the proposed Planning Area 11 area as Commercial Tourist, and to modify Western Coachella Valley Area Plan Policy 15.4 to allow for alternative standards for free standing signs within Specific Plans with the inclusion of the following provision “e. the provisions of this policy shall not apply to signs and development located in a Specific Plan where the Specific Plan has sign design guidelines or standards”. The Change of Zone is a proposal to modify the Specific Plan Zoning Ordinance text to accommodate the proposed Planning Area 11 and to define the Specific Plan Planning Area boundaries. The Plot Plan is a proposal to construct and operate a sports and events arena and hockey training facility totaling a maximum of 295,000 sq. ft. with a maximum height of 58 feet above ground level on 44.41 gross acres with 3,000 parking spaces. The Tentative Parcel Map is a proposal to subdivide a 101.58 gross acre area into four (4) parcels. APNs: 695-100-004 through 695-100-014. Project Planner: Russell Brady at (951) 955-3025 or email at [rbrady@rivco.org](mailto:rbrady@rivco.org).

4.4 **CONDITIONAL USE PERMIT NO. 190033 and DEVELOPMENT AGREEMENT NO. 1900021 – 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) – Applicant: Catalyst Hemet, LLC – Third Supervisorial District – Ramona Area – San Jacinto Area Plan: Commercial Retail: (CR) (0.20 – 0.35 FAR) – Location: Southerly of East Florida Avenue/State Highway 74 and easterly of Columbia Street – 0.67 Acres – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** Conditional Use Permit No. 190033 is a proposal to utilize an existing building to establish and operate a 4,080 sq. ft. cannabis retail facility with delivery on an 0.67-acre lot with parking and landscaping. Development Agreement No. 1900021 is associated with the proposed conditional use permit and grants the applicant vesting rights to develop the project in accordance with the terms of Development Agreement No. 1900021 and Conditional Use Permit No. 190033. The Development Agreement will provide community benefits to the San Jacinto Valley Area and has a term of 10 years. APN: 438-230-042. Project Planner: Mina Morgan at (951) 955-6035 or email at [mimorgan@rivco.org](mailto: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 EXTENSION OF TIME REPORT

Agenda Item No.:

1 . 1

Planning Commission Hearing: April 7, 2021

## PROPOSED PROJECT

Case Number(s): PM33750E01

Applicant(s): Scott Richards

Area Plan: Southwest

Zoning Area/District: Rancho California Area

Supervisory District: Third District

Project Planner: Rob Gonzalez

APN: 480-170-014



John Hildebrand  
Planning Director

## PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map for a Schedule "E" map that proposes to subdivide the 11.96 acre property into 4 parcels, one parcel for the mini-warehouse facility and RV parking, one parcel for the carwash and two lots for open space.

The project site is located northerly of Winchester Road, southerly of Jean Nicholas Road, and easterly of Leon Road. The project site is located in the Southwest Area Plan.

## PROJECT RECOMMENDATION

**APPROVAL** of the **FIRST EXTENSION OF TIME REQUEST** for **TENTATIVE PARCEL MAP NO. 33750**, extending the expiration date to May 9, 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. 33750 was originally approved at Planning Commission on March 15, 2017. It proceeded to the Board of Supervisors along with Plot Plan No. 20682 and Plot Plan No. 26212, where the applications were adopted on May 9, 2017.

The First Extension of Time (EOT) was received on March 4, 2020, ahead of the expiration date of May 9, 2020. The applicant and the County discussed conditions of approval and reached consensus on August 13, 2020.

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

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

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

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

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

The 1<sup>st</sup> extension would grant 3 years and the remaining number of years available to extend this tentative map after this approval would be 3 years. If a future 2<sup>nd</sup> EOT is submitted, the map could be extended to May 9, 2026.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, this Tentative Map's expiration date will become May 9, 2023. If a Final Map has not been recorded prior to this date, the next extension of time request must be filed 30-days prior to map expiration.

## **ENVIRONMENTAL REVIEW**

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

## **FINDINGS**

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

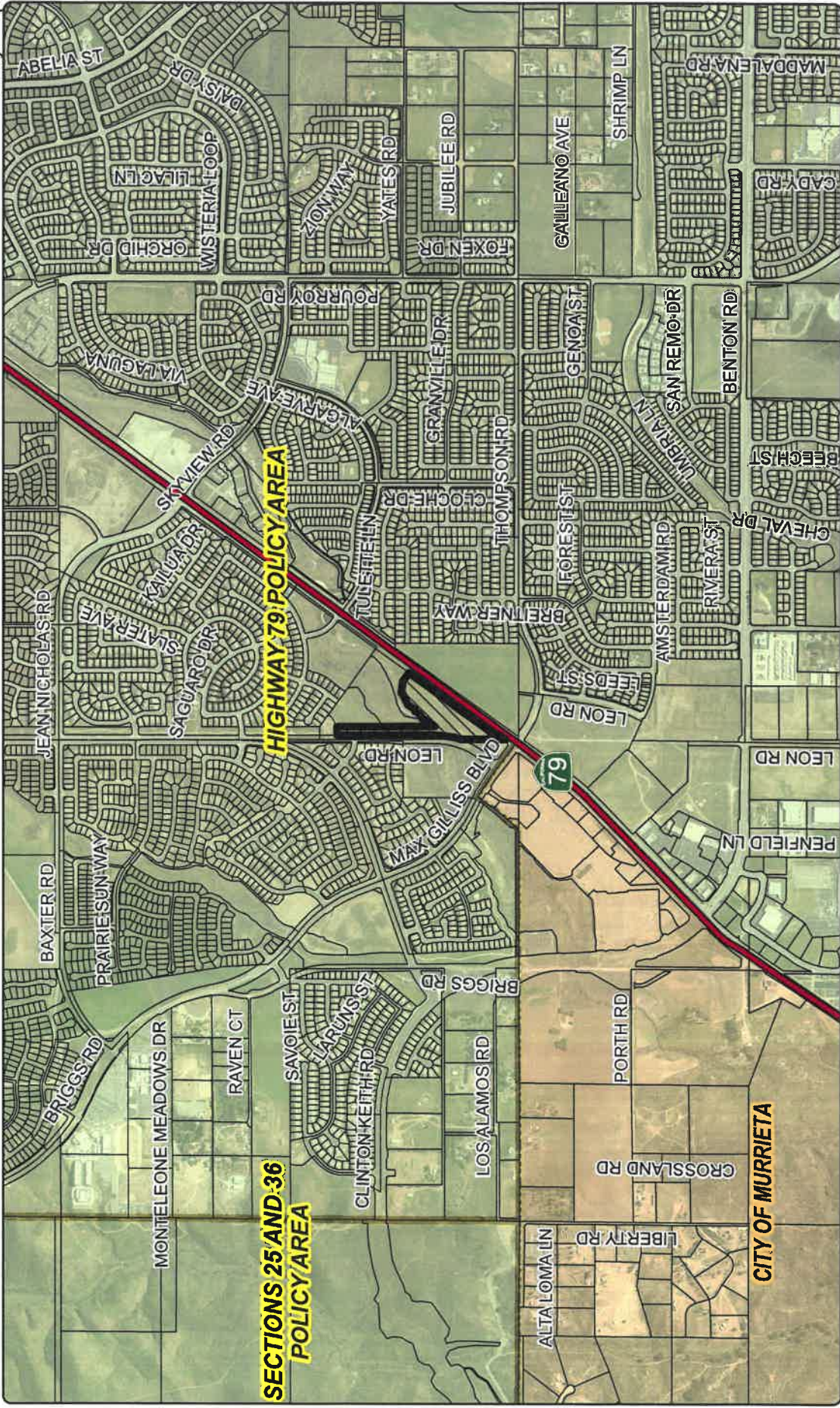
*Extension of Time Findings*

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

**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**PM33750 PP20682 PP26212**  
**VICINITY/POLICY AREAS**

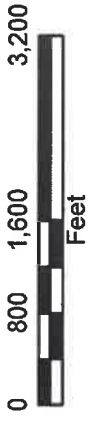
Supervisor: Washington  
District 3

Date Drawn: 03/14/2017  
Vicinity Map



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, 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 in Riverside at 951.940.2000 (Western County) or in Palm Desert at (760)943-8877 (Eastern County) in Whittier. <http://www.riversideca.gov>





# Extension of Time Environmental Determination

Project Case Number: TPM33750E01  
 Original E.A. Number: 40245  
 Extension of Time No.: First  
 Original Approval Date: May 9, 2017  
 Project Location: Northerly of Winchester Road, Southerly of Nicholas Road, And Easterly of Leon Road

Project Description: A Schedule "E" Subdivision into four (4) parcels which include: one (1) parcel for the self-storage and RV parking, one (1) parcel for the carwash, and two (2) lots for open space.

On November 9, 2020, 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 type="checkbox"/>            | I find that although the proposed project could have a significant effect on the environment, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.  |
| <input checked="" type="checkbox"/> | I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.  |
| <input type="checkbox"/>            | I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, <b>AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED</b> in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine <b>WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL</b> . |
| <input type="checkbox"/>            | I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> .  |

Signature: \_\_\_\_\_  
 Rob Gonzalez, Project Planner

Date: \_\_\_\_\_  
 For John Hildebrand, Planning Director

## Gonzalez, Roberto

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**From:** J. Scott Richards <scott@mtnwestbuilders.com>  
**Sent:** Thursday, August 13, 2020 1:04 PM  
**To:** Gonzalez, Roberto  
**Cc:** dino@dsbeng.com; Jay Stables; Jamie Richards  
**Subject:** Re: FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP 33750

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**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.

Rob,

I apologize for the delay but the addition of the conditions listed below is acceptable. Feel free to call me with questions.

Thank you

Scott Richards  
435-640-4102

Mountain West Builders  
7037 N Promontory Ranch Road  
Park City, Utah 84098  
[scott@mtnwestbuilders.com](mailto:scott@mtnwestbuilders.com)  
[www.mtnwestbuilders.com](http://www.mtnwestbuilders.com)

On Jul 14, 2020, at 3:48 PM, Gonzalez, Roberto <[RGonzalez@Rivco.org](mailto:RGonzalez@Rivco.org)> wrote:

Hello Scott Richards,

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

Please review the proposed conditions of approval attached in this correspondence. If these conditions are acceptable, then submit a short written letter/memo/email that clearly references this case, the acceptance of each condition by name and number, and clearly state that you, the Extension of Time

Applicant accepts these conditions. This documentation will then be included in the staff report package. The attached document is a copy of the recommended conditions which are identified as follows:

50. REQ E HEALTH DOCUMENTS  
50. FINAL ACCESS AND MAINT  
60. REQ BMP SWPPP WQMP  
60. FINAL WQMP FOR GRADING

80. WQMP AND MAINTENANCE  
90. WQMP REQUIRED  
90. WQMP COMP AND BNS REG

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

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

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

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

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

Sincerely,

**Rob Gonzalez, MURP**  
Urban Regional Planner II  
TLMA's Planning Department  
County of Riverside  
4080 Lemon Street – 12<sup>th</sup> Floor  
Riverside, CA 92501

Email Address: [rgonzalez@rivco.org](mailto:rgonzalez@rivco.org)  
Desk#: (951) 955-9549 | MS#59549

*If you are contacting me in regard to a case, please include the entitlement or permit number in the subjectline or anywhere within the message body.*

*I currently work a 9/80 work schedule, off every other Friday.*

Confidentiality Disclaimer: This email is confidential and intended solely for the use of the individual(s) to whom it is addressed. The information contained in this message may be privileged and confidential and protected from disclosure. If you are not the author's intended recipient, be advised that you have received this email in error and that any use, dissemination, forwarding, printing, or copying of this email is strictly prohibited. If you have received this email in error, please delete all copies, both electronic and printed, and contact the author immediately.

<PL\_Conditions\_Of\_Approval-7-14-2020 1.28.38 PM.PDF>



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

Juan C. Perez  
Agency Director



09/08/20, 9:39 am

PM33750E01

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for PM33750E01. 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.

**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.

**BS-Grade. 3                                      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. 4                                      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. 5                                      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. 6                                      0010-BS-Grade-MAP - MANUFACTURED SLOPES**

Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought

## ADVISORY NOTIFICATION DOCUMENT

### BS-Grade

**BS-Grade. 6**                              **0010-BS-Grade-MAP - MANUFACTURED SLOPES (cont.)**

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. 7**                              **0010-BS-Grade-MAP - MINIMUM DRAINAGE GRADE**

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

**BS-Grade. 8**                              **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. 9**                              **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. 10**                              **0010-BS-Grade-MAP - SLOPE SETBACKS**

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

### E Health

**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 DEH-ECP staff and with the provision that the information was accurate and representative of site conditions, DEH-ECP concludes no further environmental assessment is required for this project.

## ADVISORY NOTIFICATION DOCUMENT

### E Health

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

If 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 - WATER AND SEWER SERVICE

PM33750 is proposing potable water service and sanitary sewer service from Eastern Municipal Water District (EMWD). It is the responsibility of the developer to ensure that all requirements to obtain 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-#14-COM/RES HYD/SPACING

Approved super fire hydrants, (6"x4"x2 1/2"x2 1/2") shall be located at each street intersection and spaced not more than 330 feet apart in any direction, with no portion of any lot frontage more than 165 feet from a fire hydrant.

#### Fire. 2 0010-Fire-MAP-#15-POTENTIAL FIRE FLOW

The water mains shall be capable of providing a potential fire flow 4000 GPM and an actual fire flow available from any one hydrant shall be 2500 GPM for 2 hour duration at 20 PSI residual operating pressure.

#### Fire. 3 0010-Fire-MAP-#50-BLUE DOT REFLECTORS

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

### Flood

## **ADVISORY NOTIFICATION DOCUMENT**

### **Flood**

**Flood. 1**    **0010-Flood-MAP 100 YR SUMP OUTLET (cont.)**

**Flood. 1**    **0010-Flood-MAP 100 YR SUMP OUTLET**

Drainage facilities outletting sump conditions shall be designed to convey the tributary 100 year storm flows. Additional emergency escape shall also be provided.

**Flood. 2**    **0010-Flood-MAP FLOOD HAZARD REPORT**

Bluebeam Session ID#: 737-966-406

Parcel Map (PM) 33750 is a proposal for a schedule "E" subdivision of a 12-acre site in the French Valley area. The site is located on the northwest corner of Winchester Road/Highway 79 and the old alignment for Leon Road. This map is being processed concurrently with Plot Plans (PP) 20682 and 26212, which are proposals for a self-storage facility and car wash on Parcels 1 and 2 the map, respectively. This site is within Dutch Village Specific Plan 106.

This site is within the Special Flood Hazard Area for the 100-year floodplain limits for Warm Springs Creek as delineated on the February 2003 Special Study performed by the United States Army Corps of Engineers and Department of Water Resources DWR Awareness Maps. The floodplain limits are delineated on Best Available Maps (BAM) by California Department of Water Resources (DWR) and is available at: <http://gis.bam.water.ca.gov/bam/>  
Awareness floodplains identify the 100-year flood hazard areas using approximate assessment procedures. These floodplains will be shown simply as flood prone areas without specific depths and other flood hazard data. The floodplains mentioned above are listed in County Ordinance 458 Section 5.b and 5.d respectfully.

Warm Springs Creek has an estimate flow of 5,500 cfs and impacts the northern portion of the project site. The exhibit shows encroachment into the southerly bank of the floodplain by placing fill and manufactured 4 to 1 slopes along the northern portion of the project and within Parcel 4 of Parcel Map 33750. The design of the manufactured slopes also includes 1-foot freeboard, access ramp with a slope no greater than 10 percent, and 15-foot reciprocal access easement. The design of the manufactured slope shall also include a 12-foot strip setback from the toe of



## ADVISORY NOTIFICATION DOCUMENT

### Flood

#### **Flood. 2** **0010-Flood-MAP FLOOD HAZARD REPORT (cont.)**

slope for maintenance. This setback must be outside the conservation area. The District has expressed an interest in maintaining the slope as it serves a regional benefit.

In accordance with Ordinance 458, any encroachment or other modification of this 100-year floodplain will require the applicant to submit a floodplain analysis to revise the 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 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. A preliminary floodplain analysis has been submitted and approved by the District for tentative approval for the project.

The site is located within the bounds of the Murrieta Creek/Warm Springs Valley Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$677 per acre, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks. The drainage fee is required to be paid prior to the issuance of the grading permits or issuance of the building permits if grading permits are not issued.

#### **Flood. 3** **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. 4** **0010-Flood-MAP ORD 458 SPEC FLOOD HAZARD**

**ADVISORY NOTIFICATION DOCUMENT****Flood****Flood. 4** **0010-Flood-MAP ORD 458 SPEC FLOOD HAZARD (cont.)**

Parcel Map 33750 and Plot Plan 20682 are within the Special Flood Hazard Area Warm Springs Creek delineated by the flood study listed in Ordinance 458 Section 5.c and shown on the Public Flood Hazard Determination Interactive Map found at <http://rcflood.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 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. 5** **0010-Flood-MAP PERP DRAINAGE PATTERNS**

The property's street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions. Otherwise, a drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review.

**Flood. 6** **0010-Flood-MAP SUBMIT FINAL WQMP =PRELIM**

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at:  
[www.rcflood.org](http://www.rcflood.org) under Programs and Services, Stormwater Quality.

To comply with the WQMP a developer must submit a "Project

## ADVISORY NOTIFICATION DOCUMENT

### Flood

#### **Flood. 6    0010-Flood-MAP SUBMIT FINAL WQMP =PRELIM (cont.)**

Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is included as 'exhibit A' in the WQMP.

The developer has submitted a report that meets the criteria for a Preliminary Project Specific WQMP. The report will need to be revised to meet the requirements of a Final Project Specific WQMP. Also, it should be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

#### **Flood. 7    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

## ADVISORY NOTIFICATION DOCUMENT

### Planning

**Planning. 1**                                      **0010-Planning-MAP - ALUC CONDITION #1 (cont.)**

**Planning. 1**                                      **0010-Planning-MAP - ALUC CONDITION #1**

Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either spillage of lumens or reflection into the sky.

**Planning. 2**                                      **0010-Planning-MAP - ALUC CONDITION #2**

Determination of consistency for this Plot Plan is based on the proposed uses and activities noted in the project description. The following uses/activities re not included in the plot plan and shall be prohibited at this site, in accordance with Note A on Table 4 of the Southwest Area Plan:

- (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
- (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
- (c) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

**Planning. 3**                                      **0010-Planning-MAP - ALUC CONDITION #3**

The attached notice shall be provided to all potential purchasers of the property and the on-site caretaker or manager, and shall be recorded as a deed notice.

**Planning. 4**                                      **0010-Planning-MAP - ALUC CONDITION #5**

Any proposed detention basins or facilities shall be designed so as to provide for a detention period for the design storm that does not exceed 48 hours and to remain totally dry between rainfalls. Vegetation in and around such facilities that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Trees shall

### ADVISORY NOTIFICATION DOCUMENT

**Planning**

**Planning. 4                      0010-Planning-MAP - ALUC CONDITION #5 (cont.)**

be spaced so as to prevent large expanses of contiguous canopy, when mature.

**Planning. 5                      0010-Planning-MAP - ALUC CONDITION#4**

The following uses/activities are specifically prohibited at this location: trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; incinerators.

**Planning. 6                      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 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. 7                      0010-Planning-MAP - FINAL MAP PREPARER**

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

**Planning. 8                      0010-Planning-MAP - GEO02489 APPROVED**

County Geologic Report GEO No. 2489, submitted for the project PM33750, APN 480-170-001, was prepared by LGC Geo-environmental, Inc., and is titled; "Updated Preliminary Geotechnical Investigation for the Proposed "French Valley Self-Storage & Car Wash" Located in the French Valley Area of Riverside County, California; APN 480-170-001," dated March 17, 2016. In addition, LGC Geo-environmental, Inc. has submitted the following reports:

"Response to County of Riverside Comments Dated May 19, 2016, Geo No. 02489, and Previously Outstanding Comments Dated September 25, 2008, for the Proposed "French Valley Self-Storage & Car Wash, located in the French Valley Area of Riverside County, California; APN 480-170-001; LGC Project No. G15-1354-10, dated March 17, 2016," response dated June 16, 2016.

"Geotechnical/Geologic Investigation, 26+/- -Acre, Proposed Mixed-Commercial and Residential Site, APN 467-250-039,

## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### Planning. 8

#### 0010-Planning-MAP - GEO02489 APPROVED (cont.)

French Valley Area, Riverside County, California, J.N.  
348-05", dated July 7, 2005.

These documents are herein incorporated in GEO02489.

GEO02489 concluded:

1. Based on a review of published and unpublished geologic maps and reports, and a review of aerial photography for the site, active or potentially active faults are not known to exist on the site.
2. Review of geologic literature and our geologic mapping of the property does not indicate the presence of landslides on or directly adjacent to the site.
3. It is our estimation that future groundwater tables will fluctuate from approximately 9 feet to 13 feet below ground surface within the subject site.
4. The site is underlain by 2 to 8 feet of potentially compressible and/or hydro-collapsible soils.

GEO02489 recommended:

1. Existing topsoil is considered unsuitable for support of proposed fills, structures, and/or improvements, and should be overexcavated to expose underlying competent very old alluvium or bedrock.
2. Where overexcavation and grading do not provide 3 feet to 4 feet or more of fill below finish grade within areas of proposed structures or walls, the area should be overexcavated to 3 feet to 4 feet or more below proposed grade or 2 feet or more below bottoms of footings or walls, whichever is deeper.
3. Necessary removal and/or overexcavation depth bottoms criteria includes being excavated into very old alluvium with a dry density greater than 98 pcf and a 65% saturated or greater to be confirmed by the project engineering geologist.
4. Further acceptable criteria includes overexcavation into competent bedrock.

GEO No. 2489 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2489 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

## ADVISORY NOTIFICATION DOCUMENT

### Planning

**Planning. 8** **0010-Planning-MAP - GEO02489 APPROVED (cont.)**

comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

**Planning. 9** **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 (two working days). 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 consultation between appropriate representatives from that group and the County Archaeologist.

**Planning. 9** **0010-Planning-MAP - IF HUMAN REMAINS FOUND**

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a reasonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then

## **ADVISORY NOTIFICATION DOCUMENT**

### **Planning**

#### **Planning. 9                                  0010-Planning-MAP - IF HUMAN REMAINS FOUND (cont.)**

make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

#### **Planning. 10                                  0010-Planning-MAP - INADVERTENT ARCHAEO FIND**

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

1. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the Native American tribal representative and the Planning Director to discuss the significance of the find.

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

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

#### **Planning. 11                                  0010-Planning-MAP - LOW PALEO**

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation



## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### Planning. 11

#### 0010-Planning-MAP - LOW PALEO (cont.)

for paleontological resources. However, should fossil remains be encountered during site development:

1.All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.

2.The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.

3.The applicant shall retain a qualified paleontologist approved by the County of Riverside.

4.The paleontologist shall determine the significance of the encountered fossil remains.

5.Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

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

7.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum\* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data

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### Planning

#### Planning. 11

#### 0010-Planning-MAP - LOW PALEO (cont.)

will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. \* Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

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

#### Planning. 12

#### 0010-Planning-MAP - MWD Conditions

A letter was recieved from the Metropolitan Water District on July 11, 2016, which provided some conditions of approval:

1. The locations of metropolitan's 54- and 60- inch inside diameter San Diego Pipeline Nos. 1 and 2, appurtenant manhole structures and accompanying 120-foot wide permanent easement right-of-way, as shown on Sheet 1 of the revised profile exhibit and Sheet G-1 of the conceptual grading plan are in agreement with our records.

We note that a segment of the protective slab for our San Diego Pipeline No. 1 as part of the requirement in the year 2002 for the widening of Winchester Road by Caltrans and/or County of Riverside will be verified prior to your construction, as shown on Sheet 1 of your revised profile exhibit.

2. The proposed grading which involves cut and fill of 2 to 5 feet over our San Diego Nos 1 and 2 protective slabs to accomodate the 24-foot wide "access and maintenance road" crossing, RV parking area and widening of Winchester Road,

## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### Planning. 12

#### 0010-Planning-MAP - MWD Conditions (cont.)

as shown on Sheet G-1 of your revised conceptual plan and on Sheet 1 of your revised profile exhibit, are generally acceptable to Metropolitan, provided a site specific settlement analysis report and protective slab design as discussed in our letter dated July 11, 2016 letter be submitted for our review and acceptance.

3. As stated in our letter dated July 11, 2016, a minimum of 4 inches of rigid cellular polystyrene foam insulation can be placed between the top of our pipeline and the bottom of the slab in the area of the proposed Winchester Road widening. The protective slab in this area can be designed at grade with the thickness of the slab demonstrating it will spread the load away from our pipeline. The absolute minimum cover allowed between the road surface and our pipeline is 2 feet. Our pipeline should be potholed at this location as your plan indicates that it is very shallow.

In the event that the required protective slab for our San Diego Pipeline No. 1 were not installed as part of what is now the widened Winchester Road, then we will require the protective slab to be extended from the edge of our existing encasement to the extent of the proposed RV parking area.

4. We note that the proposed 10-foot by 20-foot POD storage containers are removed from the limits of our right of way, which is acceptable to metropolitan.

5. We also note that the proposed concrete paving and protective slab encompasses the entire RV parking area over our pipelines and manhole structures. However, we require that a 20-foot clear zone be maintained around our manhole structures at all times.

No vibratory compaction equipment in vibratory mode must be used within 25 feet of the centerline of the pipeline.

7. The actual cover over the pipelines must be determined by potholing of other means acceptable to Metropolitan and must be under Metropolitan's supervision. When the cover over our pipelines are between 2.5 and 4 feet, equipment

## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### **Planning. 12**                                      **0010-Planning-MAP - MWD Conditions (cont.)**

must be restricted to that which imposes loads no greater than that of a track type tractor weighing a maximum of 12,000 pounds. When the cover is less than 2.5 feet, only hand equipment must be used.

8. We request that a stipulation be added to your plans or specifications to notify Darwin Potter of our Water System Operations Group, telephone (951) 926-5853, at least two working days (Monday through Thursday) prior to starting any work in the vicinity of our facilities.

Facilities constructed within Metropolitan's easement right-of-way shall be subject to the paramount right of Metropolitan's easement right of way shall be subject to the paramount right of Metropolitan to use the easement for the purpose for which it was acquired. If at any time Metropolitan or its assigns should, in the exercise of their rights find it necessary to remove any of the facilities from the easement, such removal and replacement shall be at the expense of the owner of the facility.

Please note that the RV parking lot and other improvements proposed within the limits of our right-of-way could be unavailable at any time, for a period of time, in the event excavation of our pipelines becomes necessary for maintenance repair and replacement. Metropolitan will not be responsible for any disruption to the business if this were to occur.

For any other correspondence with Metropolitan relating to this project, please make reference to the Substructures Job Number 2028-16-004. Should you require any additional information, please contact Ken Chung, telephone (213) 217-7670.

#### **Planning. 13**                                      **0010-Planning-MAP - NO OFFSITE SIGNAGE**

There shall be no offsite signage associated with this land division, except as otherwise provided by Ordinance No. 679.3 (Kiosk Program).

#### **Planning. 14**                                      **0010-Planning-MAP - OFFSITE SIGNS ORD 679.4**

No offsite subdivision signs advertising this land

## ADVISORY NOTIFICATION DOCUMENT

### Planning

**Planning. 14**                      **0010-Planning-MAP - OFFSITE SIGNS ORD 679.4 (cont.)**

Division/development are permitted, other than those allowed under Ordinance No. 679.4. Violation of this condition of approval may result in no further permits of any type being issued for this subdivision until the unpermitted signage is removed.

**Planning. 15**                      **0010-Planning-MAP - ORD 810 OPN SPACE FEE**

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 810 has been established to set forth policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance.

The fee shall be paid for each residential unit to be constructed within this land division.

In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

**Planning. 16**                      **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.

**ADVISORY NOTIFICATION DOCUMENT****Planning****Planning. 16   0010-Planning-MAP - ORD NO. 659 (DIF) (cont.)**

The fee shall be paid for each residential 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. 17   0010-Planning-MAP - TRAIL MAINTENANCE**

The land divider, or the land divider's successor-in-interest, shall be responsible for the maintenance of any trail easement required under these conditions until such time as the maintenance is taken over by an appropriate maintenance district.

**Planning. 18   0010-Planning-MAP - 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:

- 1)All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist\*\*, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find.

- 2)The developer shall call the County Archaeologist immediately upon discovery of the cultural resource to convene the meeting.

- 3)At the meeting with the aforementioned parties, the significance of the discoveries shall be discussed and a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

## ADVISORY NOTIFICATION DOCUMENT

### Planning

**Planning. 18**

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

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. 19**

**0010-Planning-MAP- MAP ACT COMPLIANCE**

This 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. 20**

**0010-Planning-MAP- ZONING STANDARDS**

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the M-SC zone.

**Planning. 21**

**0010-Planning-USE- DESIGN CHANGES**

As a result of discussions between the applicant and nearby property owners, the below design measures shall be incorporated into or considered with the development of the project or as approved by the Assistant TLMA Director.

- 1.Terra Cotta Red as a roofing color shall be utilized instead of the green as shown on the approved elevations.
- 2.A less horizontal stone veneer for an alternative with larger individual stones shall be considered.
- 3.Additional screening in the form of flowering vines shall be provided in front of the vinyl fencing located within





**ADVISORY NOTIFICATION DOCUMENT****Planning-All****Planning-All. 2****0010-Planning-All-MAP - HOLD HARMLESS (cont.)**

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 Parcel Map No. 33750 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 33750 dated 2/7/2017.

FINAL MAP = Final Map or Parcel Map for the TENTATIVE MAP whether recorded in whole or in phases.

**Planning-All. 4****0010-Planning-All-MAP- PROJECT DESCRIPTION**

The land division hereby permitted is to permit a Schedule "E" subdivision combining seven (7) lots into two (2) lots,

## ADVISORY NOTIFICATION DOCUMENT

### Planning-All

#### Planning-All. 4

#### 0010-Planning-All-MAP- PROJECT DESCRIPTION (cont.)

abandoning a right of way and dedicating easements for development.

### Planning-EPD

#### Planning-EPD. 1

#### 0010-Planning-EPD- - UWIG COMPLIANCE

The project must avoid indirect impacts to conserved habitats and must be compliant with Section 6.1.4 of the MSHCP. The following guidelines must be incorporated into the project design. \*Drainage Proposed developments in proximity to the MSHCP Conservation Area shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System (NPDES), to ensure that the quantity and quality of runoff discharged to the MSHCP Conservation Area is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into the MSHCP Conservation Area. Storm water systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the MSHCP Conservation Area. This can be accomplished using a variety of methods including natural detention basins, grass swales or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems. \*Toxics Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate byproducts such as manure that are potentially toxic or may adversely affect wildlife species, habitat or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the MSHCP Conservation Area. Measures such as those employed to address drainage issues shall be implemented. \*Lighting Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area. Shielding shall be incorporated into project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased. \*Noise Proposed noise generating land uses affecting the MSHCP Conservation Area shall incorporate setbacks, berms or walls to minimize the effects of noise

## ADVISORY NOTIFICATION DOCUMENT

### Planning-EPD

#### **Planning-EPD. 1                      0010-Planning-EPD- - UWIG COMPLIANCE (cont.)**

on MSHCP Conservation Area resources pursuant to applicable rules, regulations and guidelines related to land use noise standards. For planning purposes, wildlife within the MSHCP Conservation Area should not be subject to noise that would exceed residential noise standards.

**\*Invasives** When approving landscape plans for Development that is proposed adjacent to the MSHCP Conservation Area, Permittees shall consider the invasive, non-native plant species listed in Table 6-2 and shall require revisions to landscape plans (subject to the limitations of their jurisdiction) to avoid the use of invasive species for the portions of Development that are adjacent to the MSHCP Conservation Area. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography and other features.

**\*Barriers** Proposed land uses adjacent to the MSHCP Conservation Area shall incorporate barriers where appropriate in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage and/or other appropriate mechanisms.

**\*Grading/Land Development** Manufactured slopes associated with proposed site development shall not extend into the MSHCP Conservation Area.

### 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 Department.

#### **Transportation. 6                      0010-Transportation-MAP- TUMF CREDIT AGREEMENT**

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

#### **Transportation. 6                      0010-Transportation-MAP- TUMF CREDIT AGREEMENT (cont.)**

the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation. Please contact (951) 955-6800 for additional information.

#### **Transportation. 7                      0010-Transportation-MAP-CREDIT/REIMBURSEMENT 4 IMP**

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be preapproved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

For more information regarding the public work bidding requirements please visit the following link:  
<http://rctlma.org/trans/Land-Development/Funding-Programs/Road-and-Bridge-Benefit-District-RBBD/Public-Works-Bidding-Requirements>.

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50. Prior To Map Recordation

E Health

050 - E Health. 1                      0050-E Health-MAP - WATER & SEWER WILL SERVE                      Not Satisfied

Current will-serve letters for both water and sewer shall be provided prior to map recordation from the appropriate purveyor.

Fire

050 - Fire. 1                              0050-Fire-MAP-#46-WATER PLANS                              Not Satisfied

The applicant or developer shall furnish one copy of the water system plans to the Fire Department for review. Plans shall be signed by a registered civil engineer, containing a Fire Department approval signature block, and shall conform to hydrant type, location, spacing and minimum fire flow. Once plans are signed by the local water company, the originals shall be presented to the Fire Department for signature.

050 - Fire. 2                              0050-Fire-MAP-#53-ECS-WTR PRIOR/COMBUS                              Not Satisfied

Ecs map must be stamped by the Riverside County Surveyor with the following note: The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot.

Flood

050 - Flood. 1                              0050-Flood-MAP 3 ITEMS TO ACCEPT FACILITY                              Not Satisfied

Inspection and maintenance of the flood control facility/ies to be constructed with this tract must be performed by either the County Transportation Department or the Flood Control District. The engineer (owner) must request in writing that one of these agencies accept the proposed system. The request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment. The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division.

If the District is willing to maintain the proposed facility three items must be accomplished prior to recordation of the final map or starting construction of the drainage facility: 1) the developer shall submit to the 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

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Flood

050 - Flood. 1                      0050-Flood-MAP 3 ITEMS TO ACCEPT FACILITY (cont.)                      Not Satisfied

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 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 ADP FEES                      Not Satisfied

A notice of drainage fees shall be placed on the environmental constraint sheet and final map. The exact wording of the note shall be as follows:

**NOTICE OF DRAINAGE FEES**

Notice is hereby given that this property is located in the Murrieta Creek/Warm Springs Valley Area Drainage Plan which was adopted by the Board of Supervisors of the County of Riverside pursuant to Section 10.25 of Ordinance 460 and Section 66483, et seq, of the Government Code and that said property is subject to fees for said drainage area.

Notice is further given that, pursuant to Section 10.25 of Ordinance 460, payment of the drainage fees shall be paid with cashier's check or money order only to the Riverside County Flood Control and Water Conservation District at the time of issuance of the grading or building permit for said parcels, whichever occurs first, and that the owner of each parcel, at the time of issuance of either the grading or building permit, shall pay the fee required at the rate in effect at the time of issuance of the actual permit.

050 - Flood. 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 SUBMIT FINAL WQMP                      Not Satisfied

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Flood

050 - Flood. 4                      0050-Flood-MAP SUBMIT FINAL WQMP (cont.)                      Not Satisfied

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

050 - Flood. 5                      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. 6                      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.

050 - Flood. 7                      0050-Flood-MAP ZONE 7 PRESENT WORTH MAINT                      Not Satisfied

All flood control facilities should be constructed to District standards. All facilities that the District will assume for maintenance will require the payment of a one time maintenance charge equal to the "present worth" value of 10 years of maintenance costs at the time of improvement plan approval.

Planning

050 - Planning. 1                      0050-Planning-MAP - COMPLY WITH ORD 457                      Not Satisfied

The land divider shall provide proof to the County Planning Department - Land Use Division that all structures or human occupancy presently existing and proposed for retention comply with Ordinance No. 457.

050 - Planning. 2                      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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Planning

050 - Planning. 2                      0050-Planning-MAP - ECS NOTE MT PALOMAR LIGH (cont.    Not Satisfied

050 - Planning. 3                      0050-Planning-MAP - ECS NOTE RIGHT-TO-FARM                      Not Satisfied

The following Environmental Constraints Note shall be placed on the ECS:

"Lot Nos. 1-2, as shown on this map, are located partly or wholly within, or within 300 feet of, land zoned for primarily agricultural purposes by the County of Riverside. It is the declared policy of the County of Riverside that no agricultural activity, operation, or facility, or appurtenance thereof, conducted or maintained for commercial purposes in the unincorporated area of the County, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after the same has been in operation for more than three (3) years, if it wasn't a nuisance at the time it began. The term "agricultural activity, operation or facility, or appurtenances thereof" includes, but is not limited to, the cultivation and tillage of the soil, dairying, the production, cultivation, growing and harvesting of any apiculture, or horticulture, the raising of livestock, fur bearing animals, fish or poultry, and any practices performed by a farmer or on a farm as incident to, or in conjunction with, such farming operations, including preparation for market, delivery to storage or to market, or to carriers for transportation to market."

In the event the number of lots, or the configuration of lots, of the FINAL MAP differs from that shown on the approved TENTATIVE MAP, the actual language used above shall reflect those lots which are partly or wholly within 300 feet of agriculturally zoned (A-1, A-2, A-P, A-D) properties.

050 - Planning. 4                      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. 5                      0050-Planning-MAP - FEE BALANCE                      Not Satisfied

Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE

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50. Prior To Map Recordation

Planning

- 050 - Planning. 5                      0050-Planning-MAP - FEE BALANCE (cont.)                      Not Satisfied  
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. 6                      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. 7                      0050-Planning-MAP - SURVEYOR CHECK                      Not Satisfied  
The County Transportation Department - Survey Division shall review any FINAL MAP and ensure compliance with the following:  
  
A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.  
  
B. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.  
  
C. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.  
  
D. The common open space area[s] shall be shown as a numbered lot[s] on the FINAL MAP.  
  
E. The total number of commercial lots on the final map shall be 4, with 1 open space, recreation/utility lots.
- 050 - Planning. 8                      0050-Planning-MAP- CONTACT VALLEY WIDE                      Not Satisfied  
Prior to Map Recordation, the applicant shall contact Valley Wide Recreation and Park District in regards to their letter dated March 13, 2017, specifically regarding maintenance in the dedicated open space area.
- 050 - Planning. 9                      0050-Planning-MAP- OFFER OF TRAILS                      Not Satisfied  
An offer of dedication to a responsible agency acceptable to the Riverside County Planning Department for a ten foot (10') wide community wide regional trail along the Former

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50. Prior To Map Recordation

Planning

050 - Planning. 9                      0050-Planning-MAP- OFFER OF TRAILS (cont.)                      Not Satisfied  
Leon Road shall be noted on both the FINAL MAP and the Environmental Constraints Sheet.

050 - Planning. 10                      0050-Planning-MAP- REQUIRED APPLICATIONS                      Not Satisfied  
No FINAL MAP shall record until Change of Zone No. 7180 has been approved and adopted by the Board of Supervisors and has been made effective. This land division shall conform with the development standards of the zone ultimately applied to the property.

Planning-EPD

050 - Planning-EPD. 1                      0050-Planning-EPD-MAP - MSHCP DRAINAGE                      Not Satisfied  
Per Section 6.1.4 of the WRMSHCP no nuisance runoff shall be directed off site into adjacent conservation areas. The final project exhibit for approval must clearly show how the site is to be drained and confirm that adequate water quality treatment has been implemented for flows which do enter conservation areas.

050 - Planning-EPD. 2                      0050-Planning-EPD-MAP- FUEL MOD CLEARANCE                      Not Satisfied  
No impacts from fuel mod zones for fire clearance shall occur within any conservation or other biologically constrained areas. All fuel mod zones and conservation or biologically constrained areas shall be clearly delineated on all exhibits.

050 - Planning-EPD. 3                      0050-Planning-EPD-MAP- MSHCP BARRIERS                      Not Satisfied  
The project shall submit a fencing plan that will provide adequate separation between the project and adjacent conservation areas as outlined in Section 6.1.4 of the WRMSHCP to EPD for review prior to project approval and barriers shall be shown on the final project exhibit for approval.

050 - Planning-EPD. 4                      0050-Planning-EPD-NO GRADING WITHIN MSHCP AREA                      Not Satisfied  
No impacts from grading including manufactured slopes shall occur within any conservation or other biologically constrained areas and must be clearly delineated on all exhibits.

Survey

050 - Survey. 1                      0050-Survey-MAP - ACCESS RESTRICTION                      Not Satisfied  
Lot access shall be restricted on Winchester Road (SR-79)

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50. Prior To Map Recordation

Survey

050 - Survey. 1                      0050-Survey-MAP - ACCESS RESTRICTION (cont.)                      Not Satisfied  
and so noted on the final map, with the exception of one  
40' access for proposed project and one 20' access for  
RCFC&WCD.

050 - Survey. 2                      0050-Survey-MAP - EASEMENT                      Not Satisfied  
Any easement not owned by a public utility, public entity  
or subsidiary, not relocated or eliminated prior to final  
map approval, shall be delineated on the final map in  
addition to having the name of the easement holder, and the  
nature of their interests, shown on the map.

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 applicaton 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) Streetlights.
- (2) 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 - CALTRANS 1                      Not Satisfied

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50. Prior To Map Recordation

Transportation

050 - Transportation. 2            0050-Transportation-MAP - CALTRANS 1 (cont.)            Not Satisfied

The land divider shall comply with the Caltrans recommendations as outlined in their letter dated August 9, 2016.

050 - Transportation. 3            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. 4            0050-Transportation-MAP - IMPROVEMENT            Not Satisfied

Winchester Road (SR-79) along project boundary is a paved CALTRANS maintained road designated EXPRESSWAY and shall be improved with 8" concrete curb and gutter, located 55' to 68' from centerline to curb line, 8" curbed landscape median, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by CALTRANS within the 92 foot half-width dedicated right-of-way in accordance with County Standard No. 83, Ordinance 461. (55' to 68'/92') Modified for increased AC improvements from 55' to 68'.)

NOTE: 1. 8' meandering concrete sidewalk shall be constructed within the 24' to 37' parkway per Standard No. 404, Ordinance 461.

2. A 40' wide driveway shall be constructed in accordance with County Standard No. 207A, Ordinance 461.

3. A concrete pork chop shall be constructed at the center to restrict left-out movements as approved by CALTRANS.

4. Acceleration and deceleration AC pavement lane shall be constructed to the north project boundary per 60 mph speed limit.

5. A 400' long curbed landscape median shall be

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50. Prior To Map Recordation

Transportation

050 - Transportation. 4            0050-Transportation-MAP - IMPROVEMENT (cont.)            Not Satisfied  
constructed at the centerline to restrict  
left-turn movement per Standard No. 83, Ordinance  
461 as follow:

- a. 275' south of the centerline of proposed  
driveway and 125' north of the centerline of  
proposed driveway and as approved by CALTRANS.

6. Street improvement plans shall be submitted to  
CALTRANS for review and approval.

050 - Transportation. 5            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. 6            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. 7            0050-Transportation-MAP - SOILS 2            Not Satisfied  
The developer/owner shall submit a preliminary soils and  
pavement investigation report addressing the construction  
requirements within the road right-of-way.

050 - Transportation. 8            0050-Transportation-MAP - ST DESIGN/IMPRV CONCEPT            Not Satisfied  
The street design and improvement concept of this project  
shall be coordinated with PP20682.

050 - Transportation. 9            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. 10            0050-Transportation-MAP - STREETLIGHT PLAN            Not Satisfied  
A separate streetlight plan is required for this project.

Street lighting shall be designed in accordance with County  
Specification Section 22 of Ordinance 461. For projects  
within SCE boundaries use County of Riverside Ordinance  
461, Standard No's 1000 or 1001.

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50. Prior To Map Recordation

Transportation

050 - Transportation. 10      0050-Transportation-MAP - STREETLIGHT PLAN (cont.)      Not Satisfied

050 - Transportation. 11      0050-Transportation-MAP - UTILITY PLAN      Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

050 - Transportation. 12      0050-Transportation-MAP-CALTRANS ENCROACHMENT PI      Not Satisfied

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

050 - Transportation. 13      0050-Transportation-MAP-TEMP OFF-SITE ACCESS IMPVT      Not Satisfied

A temporary access road, from Max Gilliss Boulevard to project westerly boundary, shall be improved with 24' AC pavement within 100' full-width existing Old Leon Road right-of-way as directed by the Riverside County Director of Transportation.

Note: 1. Construct a raised curb median along Max Gilliss Boulevard at the intersection of temporary access road (old Leon Road) to restrict a left-out/-in movement as directed by Riverside County Director of Transportation.

2. The temporary access road (along old Leon Road) will be vacated if and when the adjacent property (APN: 480-106-061) is developed and permanent access is secured or/and as directed by the Director of Transportation.

050 - Transportation. 14      0050-Transportation-USE - TUMF CREDIT AGREEMENT      Not Satisfied

If the applicant/developer is constructing a "TUMF"

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50. Prior To Map Recordation

Transportation

050 - Transportation. 14      0050-Transportation-USE - TUMF CREDIT AGREEMENT (cc    Not Satisfied

facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation. Please contact (951) 955-6800 for additional information.

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1      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. 2      0060-BS-Grade-MAP - GEOTECH/SOILS RPTS      Not Satisfied

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

060 - BS-Grade. 3      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. 4      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



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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 4                      0060-BS-Grade-MAP - IMPORT/EXPORT (cont.)                      Not Satisfied

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. 5                      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. 6                      0060-BS-Grade-MAP - NOTRD OFFSITE LTR                      Not Satisfied

A notarized letter of permission from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

060 - BS-Grade. 7                      0060-BS-Grade-MAP - NPDES/SWPPP                      Not Satisfied

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

Additionally, at the time the county adopts, as part of any

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 7                      0060-BS-Grade-MAP - NPDES/SWPPP (cont.)                      Not Satisfied  
ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

060 - BS-Grade. 8                      0060-BS-Grade-MAP - OFFSITE GDG ONUS                      Not Satisfied  
Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

060 - BS-Grade. 9                      0060-BS-Grade-MAP - PRE-CONSTRUCTION MTG                      Not Satisfied  
Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

060 - BS-Grade. 10                      0060-BS-Grade-MAP - RECORDED ESMT REQ'D                      Not Satisfied  
In instances where the grading plan proposes drainage facilities on adjacent offsite property, the owner/ applicant shall provide a copy of the recorded drainage easement.

060 - BS-Grade. 11                      0060-BS-Grade-MAP - SWPPP REVIEW                      Not Satisfied  
Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

060 - BS-Grade. 12                      0060-BS-Grade-MAP- BMP CONST NPDES PERMIT                      Not Satisfied  
Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

Flood

060 - Flood. 1                      0060-Flood-MAP ADP FEES                      Not Satisfied  
Parcel Map 33750 is located within the limits of the

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60. Prior To Grading Permit Issuance

Flood

060 - Flood. 1                      0060-Flood-MAP ADP FEES (cont.)                      Not Satisfied  
Murrieta Creek/Warm Springs Valley Area Drainage Plan for  
which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

060 - Flood. 2                      0060-Flood-MAP EROS CNTRL AFTER RGH GRAD                      Not Satisfied  
Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to the District for review.

060 - Flood. 3                      0060-Flood-MAP ORD 458 SFHA STUDY REQ'D                      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 not record until the above items and related improvement plans are approved by the District.

060 - Flood. 4                      0060-Flood-MAP PHASING                      Not Satisfied

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60. Prior To Grading Permit Issuance

Flood

060 - Flood. 4                      0060-Flood-MAP PHASING (cont.)                      Not Satisfied

If the map is to be constructed in phases, then each phase shall be protected from the developed condition 100-year tributary storm flows and the necessary water quality features to mitigate the impacts due to each phase shall be constructed in accordance with the approved final water quality management plan (WQMP). The construction and bonding of all necessary improvements along with easements and/or permission from affected property owners to safely collect and discharge the concentrated or diverted 100-year tributary flows of this phase shall be required prior to the recordation of the final map.

060 - Flood. 5                      0060-Flood-MAP SUBMIT FINAL WQMP                      Not Satisfied

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

060 - Flood. 6                      0060-Flood-MAP SUBMIT PLANS                      Not Satisfied

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of grading permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

Planning

060 - Planning. 1                      0060-Planning-MAP - CULTURAL MONITOR REQ.                      Not Satisfied

PRIOR TO ISSUANCE OF GRADING PERMITS: the applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified archaeologist (Project Archaeologist) has been contracted to implement a grading monitoring and data recovery program to mitigate potential impacts to undiscovered buried archaeological resources associated with this project. The Monitoring Plan shall include, but shall not be limited to, the following guidelines:  
(1) The Project Archaeologist shall conduct Cultural Resource Sensitivity Training for all construction Personnel.  
(2) The County certified archaeologist shall attend the pre-grading meeting with the contractors to explain and coordinate the requirements of the monitoring program.  
(3) The archaeologist shall monitor all areas identified for development including off-site improvements.

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1                      0060-Planning-MAP - CULTURAL MONITOR REQ. (cont.)                      Not Satisfied

(4) An adequate number of monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored.

(5) During the original cutting of previously undisturbed deposits, the archaeological monitor(s) shall be onsite as determined by the Project Archaeologist. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist

(6) Isolates and clearly non-significant deposits shall be minimally documented in the field and the monitored grading can proceed.

(7) In the event that previously unidentified potentially significant cultural resources are discovered, the archaeological monitor(s) shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources. The Project Archaeologist shall contact the County Archaeologist at the time of discovery. The Project Archaeologist, in consultation with the County Archaeologist, shall determine the significance of the discovered resources. The County Archaeologist must concur with the evaluation before construction activities will be allowed to resume in the affected area.

(8) Before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The Project Archaeologist shall determine the amount of material to be recovered for an adequate artifact sample for analysis.

(9) In the event that previously unidentified cultural resources are discovered, all cultural material collected during the grading monitoring program shall be processed and curated at a Riverside County facility that meets federal standards per 36 CFR Part 79, and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.

(10) Upon completion of the implementation phase, a final Phase IV Monitoring Report shall be submitted describing

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60. Prior To Grading Permit Issuance

Planning

- |   |   |               |
|---|---|---------------|
| 060 - Planning. 1   | 0060-Planning-MAP - CULTURAL MONITOR REQ. (cont.) | Not Satisfied |
| <p>the plan compliance procedures and site conditions before and after construction. The final report shall include copies of all daily monitoring notes and Cultural Resource Sensitivity sign-in sheet(s).</p>  |   |               |
| 060 - Planning. 2   | 0060-Planning-MAP - FEE BALANCE                   | Not Satisfied |
| <p>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.</p>   |   |               |
| 060 - Planning. 3   | 0060-Planning-MAP - GRADING PLAN REVIEW           | Not Satisfied |
| <p>The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the county T.L.M.A - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved tentative map, in compliance with County Ordinance No. 457, and the conditions of approval for the tentative map.</p>  |   |               |
| 060 - Planning. 4   | 0060-Planning-MAP - NATIVE AMERICAN MONITOR       | Not Satisfied |
| <p>Prior to the issuance of grading permits, the developer/permit applicant shall enter into a contract and retain a Native American Monitor. The contract shall address the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility.</p> <p>The Native American Monitor shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Native American Monitor shall have the limited authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the appropriate Cultural Resources Professional such as an Archaeologist, Historic Archaeologist, Architectural Historian and/or Historian.</p> <p>The developer/permit applicant shall submit a fully executed copy of the contract to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition.</p> |   |               |

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 4                      0060-Planning-MAP - NATIVE AMERICAN MONITOR (cont.)    Not Satisfied

NOTE:

- 1)The Cultural Resources Professional is responsible for implementing mitigation and standard professional practices for cultural resources. The Professional shall coordinate with the County, developer/permit applicant and Native American Monitors throughout the process.
- 2)Native American monitoring does not replace any required Cultural Resources monitoring, but rather serves as a supplement for coordination and advisory purposes for all groups' interests only.
- 3)The developer/permit applicant shall not be required to further pursue any agreement for special interest monitoring of this project if after 60 days from the initial attempt to secure an agreement the developer/permit applicant, through demonstrable good faith effort, has been unable to secure said agreement from the Native American Monitors. A good faith effort shall consist of no less than 3 written attempts from the developer/permit applicant to the tribe to secure the required special interest monitoring agreement and appropriate e-mail and telephone contact attempts. Documentation of the effort made to secure the agreement shall be submitted to the County Archaeologist for review and consideration.
- 4)Should repatriation be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Archaeologist. Should curation be preferred, the developer/permit applicant is responsible for all costs.

This agreement shall not modify any condition of approval or mitigation measure.

060 - Planning. 5                      0060-Planning-MAP - PLANNING DEPT REVIEW                      Not Satisfied

As part of the plan check review of the proposed grading plan for the subject property, the Department of Building and Safety - Grading Division shall submit a copy of the proposed grading plan, along with the applicable Log/Permit Numbers for reference, to the county Planning Department to be reviewed for compliance with the approved tentative map.

060 - Planning. 6                      0060-Planning-MAP - SECTION 1601/1603 PERMIT                      Not Satisfied

Should any grading or construction be proposed within or along the banks of any natural watercourse or wetland located either on-site or on any required off-site improvement areas, the land divider/permit holder shall provide written notification to the County Planning

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60. Prior To Grading Permit Issuance

Planning

- 060 - Planning. 6                      0060-Planning-MAP - SECTION 1601/1603 PERMIT (cont.)                      Not Satisfied  
Department that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place. Or, the land divider shall obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Section 1601/1603 Permit). Copies of any agreement shall be submitted with the notification.
- 060 - Planning. 7                      0060-Planning-MAP - SECTION 404 PERMIT                      Not Satisfied  
Should any grading or construction be proposed within or alongside the banks of the watercourse or wetland, the land divider/permit holder shall provide written notification to the County Planning Department that the alteration of any watercourse or wetland, located either on-site or on any required off-site improvement areas, complies with the U.S. Army Corp of Engineers Nationwide Permit Conditions. Or, the land divider shall obtain a permit under Section 404 of the Clean Water Act. Copies of any agreements shall be submitted along with the notification.
- 060 - Planning. 8                      0060-Planning-MAP- COMMUNITY TRAIL ESMNT                      Not Satisfied  
The land divider/permit holder shall cause grading plans to be prepared which delineates grading adjacent to or within a proposed trail easement on Parcel 3, as delineated on the TENTATIVE MAP. Said grading must conform to the trail standards of the Comprehensive General Plan.
- 060 - Planning. 9                      0060-Planning-MAP- CONTACT VALLEY WIDE                      Not Satisfied  
Prior to Map Recordation, the applicant shall contact Valley Wide Recreation and Park District in regards to their letter dated March 13, 2017, specifically regarding maintenance in the dedicated open space area.
- 060 - Planning. 10                      0060-Planning-MAP- SKR FEE CONDITION                      Not Satisfied  
Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 11.96 acres (gross) in accordance with the TENTATIVE MAP. If the development is



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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 10                      0060-Planning-MAP- SKR FEE CONDITION (cont.)                      Not Satisfied  
subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

Planning-EPD

060 - Planning-EPD. 1                      0060-Planning-EPD- - NESTING BIRD SURVEY                      Not Satisfied  
Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through September 15th). If habitat must be cleared during the nesting season or disturbances occur within 500 feet, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading or building permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds a MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading or building permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from them confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases, EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading or building permit. Prior to finalization of a grading permit or prior to issuance of any building permits, the projects consulting biologist shall prepare and submit a report to EPD for review, documenting the results of the survey.

060 - Planning-EPD. 2                      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. 2            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. 3            0060-Planning-EPD-EPD - MSHCP LANDSCAPING            Not Satisfied

A copy of the landscaping plan for this project shall be submitted to EPD for review to ensure no invasive species are proposed to be utilized. The list of species not to be included within conservation areas can be found on pages 6-44 through 6-46 of the WRMSHCP (Table 6.2).

060 - Planning-EPD. 4            0060-Planning-EPD-EPD- BMPS            Not Satisfied

Prior to issuance of any grading permit Best Management Practices (BMP's) shall be installed to prevent impacts to the Riparian/Riverine Drainages present adjacent to the project site. BMPs shall include but are not limited to installation of silt fencing and erosion control measures to ensure that grading activities do not impact downstream functions and values. Silt fencing shall be installed around all proposed grading activities. All BMP installation shall be monitored by a biologist currently holding a MOU with the County. EPD shall be contacted directly once BMPs are installed and EPD shall confirm that all BMPs are secure and in place prior to issuance of any grading permit. EPD may be contacted directly at 951-955-6892 for any questions.

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 4            0060-Planning-EPD-EPD- BMPS (cont.)            Not Satisfied

060 - Planning-EPD. 5            0060-Planning-EPD-NO GRADING WITHIN CONSERVATIOI            Not Satisfied

No impacts including manufactured slopes are allowed with any areas required for conservation or constrained due to sensitive biological resources. The grading plans for this project shall be reviewed by EPD to ensure there are no impacts to these areas. The grading plans must clearly delineate where these areas occur and indicate that no impacts are proposed in these areas. These areas shall be physically staked off on the site and EPD shall visit the site to inspect these avoidance measures prior to issuance of any grading permits for this property. In addition EPD shall inspect the site to ensure proper BMPs are being incorporated to minimize impacts to these areas.

Transportation

060 - Transportation. 1            0060-Transportation-MAP - SUBMIT GRADING PLAN            Not Satisfied

When you submit a grading plan to the Department of Building and Safety, two sets of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit.

Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee.

Otherwise, please submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA

Standard plan check turnaround time is 10 working days.

060 - Transportation. 2            0060-Transportation-MAP-CREDIT/REIMBURSEMENT 4 IMF            Not Satisfied

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be preapproved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

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Transportation

060 - Transportation. 2            0060-Transportation-MAP-CREDIT/REIMBURSEMENT 4 IMF    Not Satisfied

To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

For more information regarding the public work bidding requirements please visit the following link:  
<http://rctlma.org/trans/Land-Development/Funding-Programs/Road-and-Bridge-Benefit-District-RBBD/Public-Works-Bidding-Requirements>.

70. Prior To Grading Final Inspection

BS-Grade

070 - BS-Grade. 1            0070-BS-Grade-MAP - ROUGH GRADE APPROVAL            Not Satisfied

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

1. Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

3. Submitting a Contractors Statement of Conformance form (284-259).

4. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

5. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

Planning

070 - Planning. 1            0070-Planning-MAP - PHASE IV CULTURAL REQ.            Not Satisfied

PRIOR TO GRADING PERMIT FINAL: The developer/holder shall

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70. Prior To Grading Final Inspection

Planning

070 - Planning. 1                      0070-Planning-MAP - PHASE IV CULTURAL REQ. (cont.)                      Not Satisfied

prompt the Project Cultural Resources Professional to submit one (1) wet-signed paper copy and (1) CD of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall also include evidence of the required cultural/historical sensitivity training for the construction staff held during the required pre-grade meeting.

The Cultural Resource Professional shall also provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during the Phase IV Mitigation Monitoring of the project, have been curated at a Riverside County Curation facility that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.

The County Archaeologist shall review the report to determine adequate mitigation compliance was met. Upon determining the report and mitigation is adequate, the County Archaeologist shall clear this condition.

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).

Flood

080 - Flood. 1                      0080-Flood-MAP ADP FEES                      Not Satisfied

Parcel Map 33750 is located within the limits of the Murrieta Creek/Warm Springs Valley Area Drainage Plan for which drainage fees have been adopted.

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80. Prior To Building Permit Issuance

Flood

080 - Flood. 1                      0080-Flood-MAP ADP FEES (cont.)                      Not Satisfied

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

080 - Flood. 2                      0080-Flood-MAP SUBMIT FINAL WQMP                      Not Satisfied

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

080 - Flood. 3                      0080-Flood-MAP SUBMIT PLANS                      Not Satisfied

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of building permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

Planning

080 - Planning. 1                      0080-Planning-MAP - FEE BALANCE                      Not Satisfied

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

080 - Planning. 2                      0080-Planning-MAP - UNDERGROUND UTILITIES                      Not Satisfied

All utility extensions within a lot shall be placed underground.

Planning-EPD

080 - Planning-EPD. 1                      0080-Planning-EPD-EPD - POST GRADING INSPECTION                      Not Satisfied

EPD shall visit the site prior to issuance of any building permit to ensure that nuisance runoff has not been directed off site into adjacent conservation areas. In addition EPD personnel shall confirm that adequate water quality treatment has been implemented for flows which do enter

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80. Prior To Building Permit Issuance

Planning-EPD

080 - Planning-EPD. 1                    0080-Planning-EPD-EPD - POST GRADING INSPECTION (c    Not Satisfied  
conservation areas.

EPD shall visit the site prior to issuance of any building permit to ensure no grading has occurred in any conservation or other biologically constrained areas.

EPD shall visit the site prior to issuance of building permit to ensure fuel mod areas for fire clearance have not been extended into conservation or other biologically constrained areas.

Transportation

080 - Transportation. 1                    0080-Transportation-MAP - ANNEX L&LMD/OTHER DIST                    Not Satisfied

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or other maintenance district approved by the Transportation Department for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

- (1) Streetlights.
- (2) 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).

Flood

090 - Flood. 1                    0090-Flood-MAP BMP - EDUCATION                    Not Satisfied

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial residents. The developer may obtain NPDES Public Educational Program materials from the District's website: [www.rcwatershed.org/about/materials-library](http://www.rcwatershed.org/about/materials-library).

Plan: PM33750E01

Parcel: 480170014

90. Prior to Building Final Inspection

Flood

090 - Flood. 1                                      0090-Flood-MAP BMP - EDUCATION (cont.)                                      Not Satisfied

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

If conditioned for a Water Quality Management Report (WQMP), a copy of the notarized affidavit must be placed in the report. The District MUST also receive the original notarized affidavit with the plan check submittal in order to clear the appropriate condition. Placing a copy of the affidavit without submitting the original will not guarantee clearance of the condition.

090 - Flood. 2                                      0090-Flood-MAP FACILITY COMPLETION                                      Not Satisfied

The District will not release occupancy permits for any buildings within the project until the new drainage facility is deemed substantially complete.

090 - Flood. 3                                      0090-Flood-MAP IMPLEMENT WQMP                                      Not Satisfied

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

Planning

090 - Planning. 1                                      0090-Planning-MAP- SKR FEE CONDITION                                      Not Satisfied

rior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 11.96 acres (gross) in accordance with TENTATIVE MAP. If the



Plan: PM33750E01

Parcel: 480170014

90. Prior to Building Final Inspection

Planning

090 - Planning. 1                      0090-Planning-MAP- SKR FEE CONDITION (cont.)                      Not Satisfied  
development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

090 - Planning. 2                      0090-Planning-USE- RECROPROCAL ACCESS                      Not Satisfied  
Prior to building permit final, provide an agreement stating that both properties (PP20682)(PP26212) will provide recipocal access through both access points. The agreement shall be between the propetry owners of both parcels 1 and 2 of TM33750.

Condition added at 3/15/17 Planning Commission.

Planning-EPD

090 - Planning-EPD. 1                      0090-Planning-EPD-EPD - FINAL UWIG INSPECTION                      Not Satisfied  
EPD shall visit the site prior to final inspection to ensure proper barriers for conservation or other biologically constrained areas as required during MSHCP consistency review have been incorporated and properly constructed onsite.

EPD shall visit the site prior to final inspection to ensure the landscaping in place matches what was provided in the initial landscaping plan.

EPD shall visit the site prior to final inspection to ensure proper shielding has been utilized or that lighting has been directed away from adjacent conservation areas.

Transportation

090 - Transportation. 1                      0090-Transportation-MAP - COMPLY W/MWD RQMTS                      Not Satisfied  
The land divider shall comply with the Metropolitan Water District (MWD) recommendations as outlined in their letter dated October 26, 2016, reference Job No. 01.145.000.

090 - Transportation. 2                      0090-Transportation-MAP - E STREETLIGHTS INSTALL                      Not Satisfied  
Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461.

Plan: PM33750E01

Parcel: 480170014

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 2            0090-Transportation-MAP - E STREETLIGHTS INSTALL (cor)    Not Satisfied

Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the Developer to ensure that streetlights are energized along the streets associated with this development where the Developer is seeking Building Final Inspection (Occupancy).

090 - Transportation. 3            0090-Transportation-MAP - R & B B D                                    Not Satisfied

Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the project proponent shall pay fees in accordance with Zone D of the Southwest Road and Bridge Benefit District.

NOTE: The project gross/net acreage is 6.65 acres.

090 - Transportation. 4            0090-Transportation-MAP - UTILITY INSTALL                            Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

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

090 - Transportation. 5            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.

090 - Transportation. 6            0090-Transportation-MAP STREETLIGHT AUTHORIZATION    Not Satisfied

Prior to OCCUPANCY, the project proponent shall submit to Transportation Department Permits the following:

1. "Streetlight Authorization" form approved by L&LMD No. 89-1 Administrator
2. Letter establishing interim energy account from SCE or other electric provider.

09/08/20  
09:38

Riverside County PLUS  
CONDITIONS OF APPROVAL

Page 30

Plan: PM33750E01

Parcel: 480170014

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 6

0090-Transportation-MAP STREETLIGHT AUTHORIZATION Not Satisfied



**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
RECEIVE & FILE REPORT**

**Agenda Item No.:**

**1.2**

**Planning Commission Hearing: April 7, 2021**

**PROPOSED PROJECT**

|                              |                        |                           |                                     |
|------------------------------|------------------------|---------------------------|-------------------------------------|
| <b>Case Number(s):</b>       | PPT180003              | <b>Applicant(s):</b>      | Verizon Wireless                    |
| <b>Area Plan:</b>            | Southwest              |                           |                                     |
| <b>Zoning Area/District:</b> | Rancho California Area | <b>Representative(s):</b> | Spectrum Services, c/o Chris Colten |
| <b>Supervisory District:</b> | Third District         |                           |                                     |
| <b>Project Planner:</b>      | Tim Wheeler            |                           |                                     |
| <b>Continued From:</b>       | N/A                    |                           |                                     |

  
 \_\_\_\_\_  
 John Hildebrand  
 Planning Director

**PROJECT DESCRIPTION AND LOCATION**

Plot Plan No. 180013 is a proposal to construct a wireless communication facility consisting of a 70 foot high mono-pine for Verizon Wireless. The facility would consist of 12 panel antennas, two parabolic antenna dishes; one 4 foot and one 2 foot in diameter, 12 Remote Radio Units, two junction box units all mounted on the mono-pine tower. The tower is within a 700 square foot equipment lease area with a 15 KW DC generator and all enclosed by a 6 foot high decorative block wall with perimeter landscaping.

The project site is located north of Auld Road, south of Benton Road, east of Moser Road, and west of Washington Street.

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

**PROJECT RECOMMENDATION**

**RECEIVE AND FILE** the Notice of Decision for the above referenced case acted on by the Planning Director on January 25<sup>th</sup>, 2021.

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

**ADOPTED** a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. CEQ180046**, based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment; and,

**APPROVED PLOT PLAN NO. 180013**, subject to the attached conditions of approval, advisory notification document, and based upon the findings and conclusions provided in this staff report.

**PROJECT LOCATION MAP**

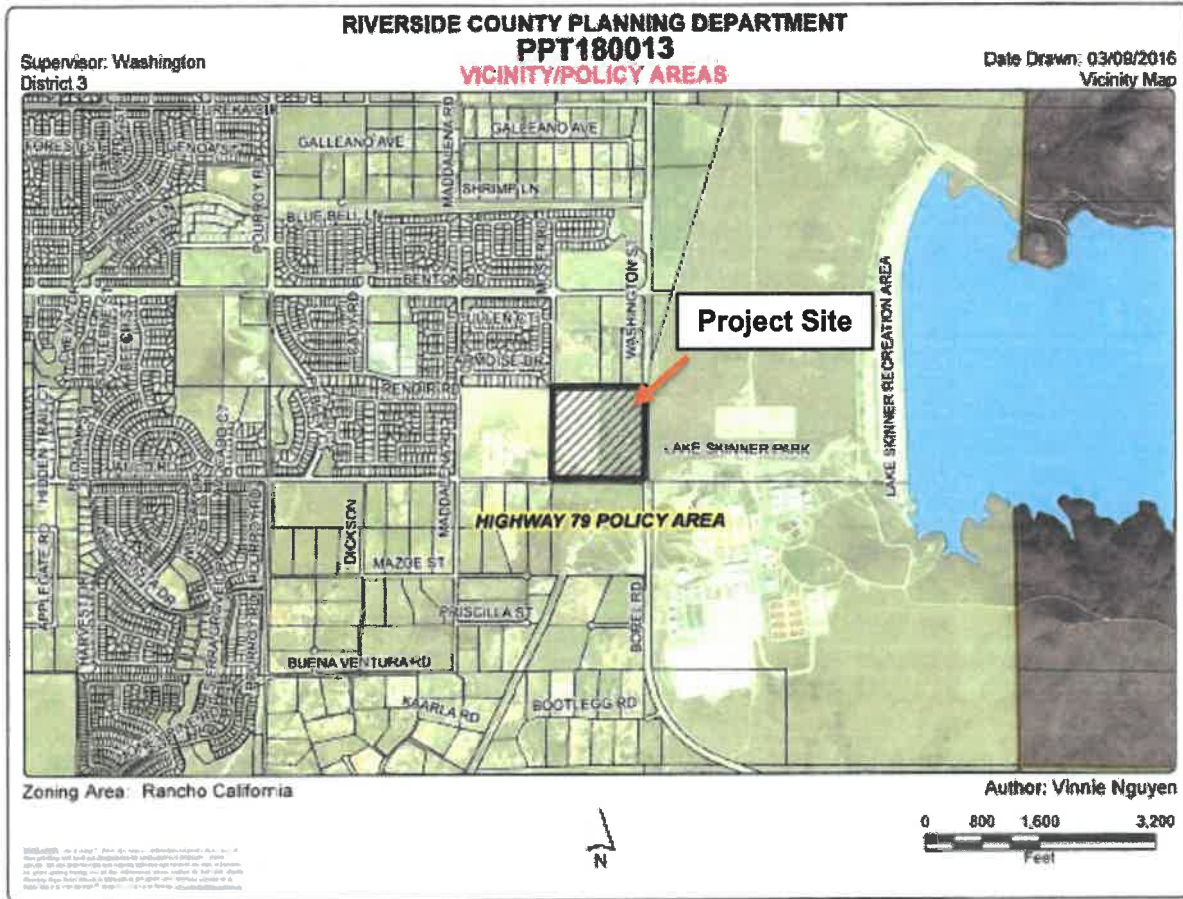


Figure 1: Project Location Map

**PROJECT BACKGROUND AND ANALYSIS**

**Background:**

Plot Plan No. 180013 was applied for on April 18, 2018. It was previously known as Plot Plan No. 25340 that was applied for on April 4, 2013, which was abandoned due to lack of activity. The lack of activity was due to ongoing dialogue with the applicant, the property owners (EMWD), and the County on matters of landscaping, access, and CEQA review and sign-off by EMWD.

This project is located within the Southwest Area Plan (SWAP) and Lake Skinner area. It is also located within the Highway 79 Policy Area. The General Plan Land Use Designation is Community Development: Public Facility (CD: PF) due in fact to the man-made lake operated by the Eastern Metropolitan Water District (EMWD) known as Lake Skinner. The General Plan Land Use Designation of CD: PF allows for various public, quasi-public, and private uses with similar characteristics, such as governmental facilities, utility facilities including public and private stations or facilities. The project is consistent with this land use

designation because it is a wireless communication facility that benefits the general public. The Highway 79 Policy Area is related to transportation infrastructure concerns and traffic capacity. An unmanned wireless facility will provide very little traffic flow as maintenance of the facility will only occur on an as needed basis.

The Project was continued from its original Director's Hearing date of July 8, 2019 due to both the applicant, a wireless communication carrier, and the property owner, the Eastern Metropolitan Water District (EMWD), not yet coming to agreeable terms regarding indemnification agreements between their organizations and not providing fully executed Indemnification Agreements from both parties required by the County of Riverside. It was scheduled to a date certain of October 7, 2019.

As of September 23, 2019, both parties still had not agreed to terms with their organizations regarding their agreements and unable to sign the County's Indemnification Agreement. At the representative request the project was continued again to a date certain of November 4, 2019. Staff was informed that no further progress was achieved, so Staff recommended at the November 4, 2019 hearing for the project to be continued off calendar until both parties were able to finish their agreements. Both parties finalized their agreements and provide signed Indemnification Agreements for the County of Riverside to staff in June 2020.

Prior to the scheduled July 27, 2020 Director's Hearing, Staff was informed that minor changes to the lease area were needed per Verizon and again the project was continued. The revised plans were submitted to Staff in the October/November 2020 and reviewed for compliance with Ordinance No. 348 for wireless communication facilities.

The project was heard and approved at the January 25, 2021 Director's Hearing.

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**DIRECTOR'S HEARING  
REPORT OF ACTIONS  
JANUARY 25, 2021**

**1.0 CONSENT CALENDAR:**

**NONE**

**2.0 HEARINGS – CONTINUED ITEMS 1:30 p.m. or as soon as possible thereafter:**

**NONE**

**3.0 HEARINGS – NEW ITEMS 1:30 p.m. or as soon as possible thereafter:**

**3.1 PLOT PLAN NO. 180013 – Intent to Adopt a Negative Declaration – CEQ180046 – Applicant: Verizon Wireless – Engineer/Representative: Spectrum Services c/o Chris Colten – Third Supervisorial District – Rancho California Area – Southwest Area Plan - Highway 79 Policy Area – Community Development: Public Facilities (CD-PF) – Location: Northerly of Auld Road, southerly of Benton Road, easterly of Moser Road, and westerly of Washington Street – 38.62 Net Acres – Zoning: Light Agriculture – 10 Acre Minimum (A-1-10) – **REQUEST:** Plot Plan No. 180013 is a proposal to construct a wireless communication facility consisting of a 70 foot high mono-pole for Verizon Wireless. The facility would consist of 12 panel antennas, two (2) parabolic antenna dishes; one (1) four (4) foot and one (1) two (2) foot in diameter, 12 Remote Radio Units, two (2) junction box units all mounted on the mono-pole tower. The tower is within a 700 sq. ft. equipment lease area with a 15 KW DC generator and all enclosed by a six (6) foot high decorative block wall with perimeter landscaping. APN: 964-030-005. Project Planner: Tim Wheeler at (951) 955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org).**

**Staff Report Recommendation:**

**ADOPT** a Negative Declaration for Environmental Assessment No. CEQ180046; and,

**APPROVE** Plot Plan No. 180013, subject to conditions of approval.

**Staff's Recommendation:**

**ADOPT** a Negative Declaration for Environmental Assessment No. CEQ180046; and,

**APPROVE** Plot Plan No. 180013, subject to conditions of approval.

**Planning Director's Actions:**

**ADOPTED** a Negative Declaration for Environmental Assessment No. CEQ180046; and,

**APPROVED** Plot Plan No. 180013, subject to conditions of approval as modified at hearing.

**4.0 SCOPING SESSION: 1:30 p.m. or soon as possible thereafter:**

**NONE**

**5.0 PUBLIC COMMENTS:**



**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**

**Agenda Item No.**

**3.1**

**Director's Hearing: January 25, 2021**

**PROPOSED PROJECT**

|                              |  |  |
|------------------------------|--|--|
| <b>Case Number(s):</b>       | PPT180013  | <b>Applicant(s):</b> Verizon Wireless  |
| <b>EA No.:</b>               | Negative Declaration   |  |
| <b>Area Plan:</b>            | Southwest  | <b>Representative(s):</b> Chris Colten, c/o  |
| <b>Zoning Area/District:</b> | Rancho California Area   | Spectrum Services  |
| <b>Supervisory District:</b> | Third District   |  |
| <b>Project Planner:</b>      | Tim Wheeler  | <br>John Hildebrand<br>Interim Planning Director |
| <b>Project APN(s):</b>       | 964-030-005  |  |
| <b>Continued From:</b>       | July 27, 2020; November 4, 2019<br>October 7, 2019; July 8, 2019 |  |

**PROJECT DESCRIPTION AND LOCATION**

Plot Plan No. 180013 is a proposal to construct a wireless communication facility consisting of a 70 foot high mono-pine for Verizon Wireless. The facility would consist of 12 panel antennas, two parabolic antenna dishes; one 4 foot and one 2 foot in diameter, 12 Remote Radio Units, two junction box units all mounted on the mono-pine tower. The tower is within a 700 square foot equipment lease area with a 15 KW DC generator and all enclosed by a 6 foot high decorative block wall with perimeter landscaping.

The project site is located north of Auld Road, south of Benton Road, east of Moser Road, and west of Washington Street.

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

**PROJECT RECOMMENDATION**

**STAFF RECOMMENDATIONS:**

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

**ADOPT** a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. CEQ180046**, based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment; and,

**APPROVE PLOT PLAN NO. 180013**, subject to the attached conditions of approval, advisory notification document, and based upon the findings and conclusions provided in this staff report.



| <b>PROJECT DATA</b>                         |  |
|---|--|
| <b>Land Use and Zoning:</b>                 |  |
| Specific Plan:                              | N/A  |
| Specific Plan Land Use:                     | N/A  |
| Existing General Plan Foundation Component: | Community Development  |
| Proposed General Plan Foundation Component: | N/A  |
| Existing General Plan Land Use Designation: | Community Development: Public Facilities (CD: PF)                      |
| Proposed General Plan Land Use Designation: | N/A  |
| Policy / Overlay Area:                      | Highway 79 Policy Area   |
| Surrounding General Plan Land Uses          |  |
| North:                                      | Community Development: Commercial Tourist (CD: CT)                     |
| East:                                       | Community Development: Public Facilities (CD: PF)                      |
| South:                                      | Community Development: Public Facilities (CD: PF)                      |
| West:                                       | Community Development: Medium Density Residential (CD: MDR)            |
| Existing Zoning Classification:             | Light Agriculture – 10 Acre Minimum (A-1-10)                           |
| Proposed Zoning Classification:             | N/A  |
| Surrounding Zoning Classifications          |  |
| North:                                      | Specific Plan No. 286 (Winchester 1800 – PA 48)                        |
| East:                                       | Rural Residential (R-R)  |
| South:                                      | Light Agriculture – 5 Acre Minimum (A-1-5) and Rural Residential (R-R) |
| West:                                       | Light Agriculture – 10 Acre Minimum (A-1-10)                           |
| Existing Use:                               | Vacant Land owned by EMWD  |
| Surrounding Uses                            |  |
| North:                                      | Residential and Vacant Land  |
| East:                                       | EMWD Lake Skinner Water Plant Facility                                 |
| South:                                      | EMWD Lake Skinner Water Plant Facility                                 |
| West:                                       | Residential Dwelling   |

**Project Details:**

| <i>Item</i>                            | <i>Value</i>                          | <i>Min./Max. Development Standard</i> |
|--|---------------------------------------|---------------------------------------|
| Project Site (Acres):                  | 38.62 Net Acres                       | N/A                                   |
| Proposed Project/Building Area (SQFT): | Cell Site Project Area is 700 sq. ft. | N/A                                   |
| Tower/Building Height (FT):            | Disguised Monopine Height is 70 feet  | 70 feet Maximum                       |

**Located Within:**

|  |                           |
|--|---------------------------|
| City's Sphere of Influence:              | No                        |
| Community Service Area ("CSA"):          | No                        |
| Special Flood Hazard Zone:               | No                        |
| Agricultural Preserve:                   | No                        |
| Liquefaction Area:                       | Yes – Low to Moderate     |
| Subsidence Area:                         | Yes – Susceptible         |
| Fault Zone:                              | No                        |
| Fire Zone:                               | No                        |
| Mount Palomar Observatory Lighting Zone: | Yes – Zone B              |
| WRCMSHCP Criteria Cell:                  | No                        |
| CVMSHCP Conservation Boundary:           | No                        |
| Stephens Kangaroo Rat ("SKR") Fee Area:  | Yes – Inside SKR fee area |
| Airport Influence Area ("AIA"):          | No                        |

**PROJECT LOCATION MAP**

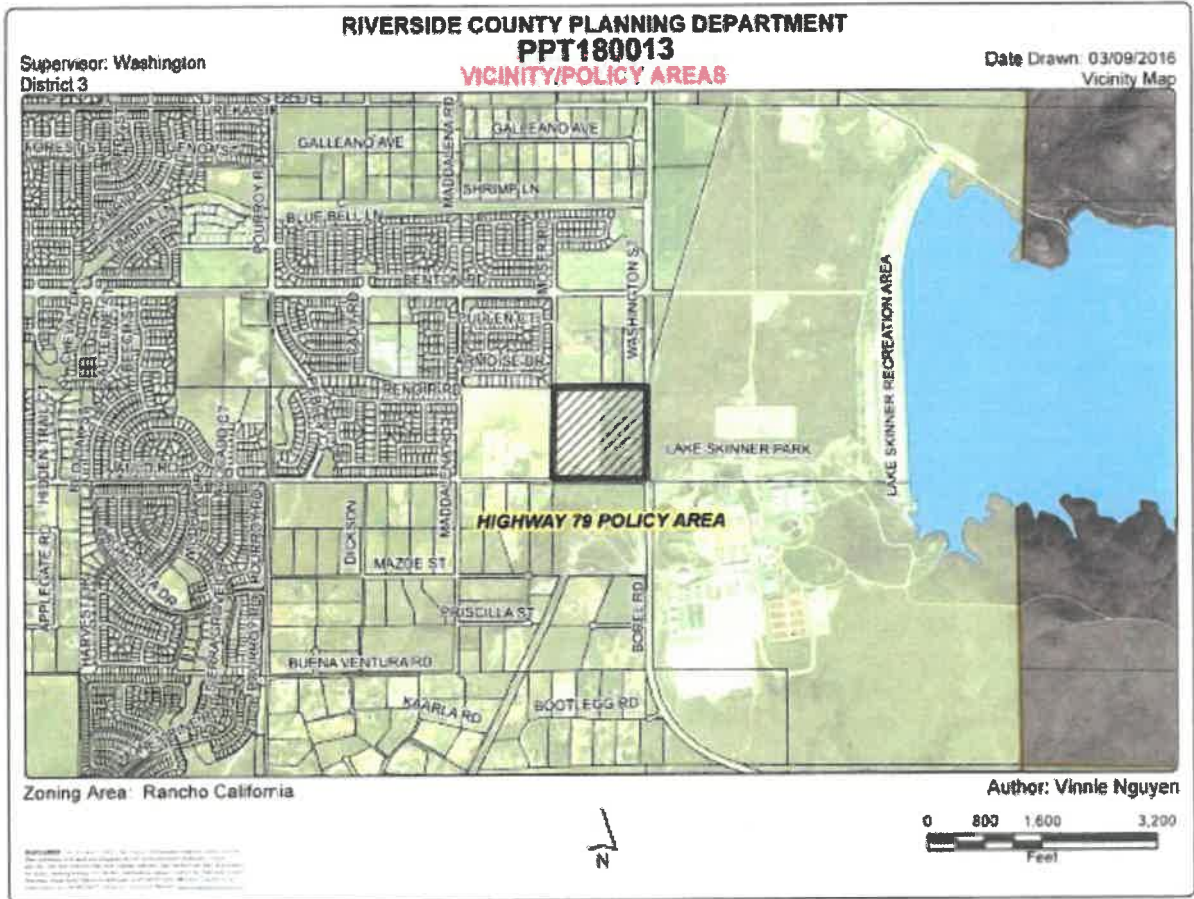


Figure 1: Project Location Map

**PROJECT BACKGROUND AND ANALYSIS**

**Background:**

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This project is located within the Southwest Area Plan (SWAP) and Lake Skinner area. It is also located within the Highway 79 Policy Area. The General Plan Land Use Designation is Community Development: Public Facility (CD: PF) due in fact to the man-made lake operated by the Eastern Metropolitan Water District (EMWD) known as Lake Skinner. The General Plan Land Use Designation of CD: PF allows for

various public, quasi-public, and private uses with similar characteristics, such as governmental facilities, utility facilities including public and private stations or facilities. The project is consistent with this land use designation because it is a wireless communication facility that benefits the general public. The Highway 79 Policy Area is related to transportation infrastructure concerns and traffic capacity. An unmanned wireless facility will provide very little traffic flow as maintenance of the facility will only occur on an as needed basis.

The Project was continued from its original Director's Hearing date of July 8, 2019 due to both the applicant, a wireless communication carrier, and the property owner, the Eastern Metropolitan Water District (EMWD), not yet coming to agreeable terms regarding indemnification agreements between their organizations and not providing fully executed Indemnification Agreements from both parties required by the County of Riverside. It was scheduled to a date certain of October 7, 2019.

As of September 23, 2019, both parties still had not agreed to terms with their organizations regarding their agreements and unable to sign the County's Indemnification Agreement. At the representative request the project was continued again to a date certain of November 4, 2019. Staff was informed that no further progress was achieved, so Staff recommended at the November 4, 2019 hearing for the project to be continued off calendar until both parties were able to finish their agreements. Both parties finalized their agreements and provide signed Indemnification Agreements for the County of Riverside to staff in June 2020.

Prior to the scheduled July 27, 2020 Director's Hearing, Staff was informed that minor changes to the lease area were needed per Verizon and again the project was continued. The revised plans were submitted to Staff in the October/November 2020 and reviewed for compliance with Ordinance No. 348 for wireless communication facilities.

## **ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS**

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

No comment letters were received in response to the circulated IS and ND. Since the end of the public review period for the IS and ND, revisions were not made to the project. As demonstrated in the IS and ND, the proposed project will not result in any significant impacts to the environment and no mitigation is required.

## **FINDINGS AND CONCLUSIONS**

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

### **Entitlement Findings:**

1. The proposed use, a disguised wireless communication facility, 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:

- i. The unmanned wireless communication facility is designed and sited so that it is minimally visually intrusive as the proposed use is a disguised wireless communication facility that has been designed to be a pine tree (monopine) to assist in blending into the surrounding area on which the subject parcel is located. The facility matches the neutral earth tone colors with the surrounding areas landscape design.
- ii. The supporting equipment is located entirely within an equipment lease area screened by a 6 foot high decorative block wall. The lease area's decorative block wall is architecturally compatible with the surrounding area and the disguised wireless communication facility is screened with a neutral earth tone decorative block that wall. Additionally, the project 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 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, disguised wireless communication facilities with an approved plot plan may be located in the Light Agriculture – 10 Acre Minimum (A-1-10) zone, which is the zoning classification for the parcel.
- v. Pursuant to Section 19.410 of Ordinance No. 348, the application has met the development standards for disguised wireless communication facilities as follows:
  - a. Disturbance to the natural landscape shall be minimized. This project meets the development standard because the disguised wireless communication facility requires little ground disturbance to erector maintain and is located on a vacant parcel of land with existing tree clusters in the vicinity, which shall not be impacted by the project.
  - b. All wireless communication facilities shall be enclosed with a screening option at a maximum height of six (6) feet as deemed appropriate by the Planning Director and shall conform to the Countywide Design Standards and Guidelines. This project meets the development standard because the disguised wireless communication facility is a neutral earth tone decorative block wall of 6–feet-high and meets the Countywide Standard Design Guidelines.
  - c. Disguised wireless communication facilities in non-residential zone classifications shall not exceed seventy (70) feet. This project meets the development standard because the project site is zoned A-1-10. The A-1 zone classification is classified as a non-residential zone classification if the subject parcel is two and a half acres (2 ½ ac) in size or larger. The project site is 38.62 net acres. The proposed disguised monopine is 70 feet in height, which is permissible for a non-residential zoning classification.
  - d. All wireless communication facilities shall be sited so as to minimize the adverse impacts to the surrounding community and biological resources. This project complies with this development standard due to the limited project footprint, approximately 700 square feet. The project has been determined, through the Initial Study and Negative Declaration, to not have

any potential environmental impacts requiring mitigation or above a level considered to be less than significant. The facility as proposed will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, and is consistent with the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

- e. 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. This project meets the development standard because the proposed wireless communication facility is already located within a clustering of existing trees on the subject property. Furthermore, the property owner being Eastern Municipal Water District (EMWD) and their desire for no landscaping due to drought and water conservation measures, the County of Riverside Planning Director has agreed to not require any additional landscaping than what already exists.
- f. Outside lighting is prohibited unless required by the FAA or the California Building Code (CBC). Any lighting system installed shall also be shielded to the greatest extent possible so as to minimize the negative impact of such lighting on adjacent properties and so as not to create nuisance for the surrounding property owners or wildlife attractant. This project meets the development standard because the disguised wireless communication facility will have two (2) service lights, shielded and directed down into the lease area. This shielded service light will be on a timer switch for use by maintenance technicians who will periodically service the facility, when needed.
- g. All noise produced by wireless communication facilities shall be minimized and in no case shall noise produced exceed 45 decibels inside the nearest dwelling and 60 decibels at the property line. This project meets the development standard because the disguised wireless communication facility plans include a standard condition of approval to ensure that all noise produced by the disguised wireless communication facility will not exceed 45 decibels inside the nearest dwelling and 60 decibels at the property line (015. Planning-Noise Reduction). The nearest habitable dwelling is approximately 615 feet away. Additionally, the Industrial Hygiene Division of the Riverside County Environmental Health Department provided a letter in December 2014 stating that a noise study would not be required per their review and assessment of the equipment for the wireless communication facility.
- h. Temporary parking for service vehicles may be permitted but only on-site and paving for the parking shall be required, where appropriate, and may not be removed without proper mitigation. This project meets the development standard because the disguised wireless communication facility provides space for on-site, temporary parking within the non-exclusive access easement from the road right of way to the project site enclosure location.
- i. All wireless communication facilities within residential developments containing lots larger than 18,000 square feet shall be accessed via an all-weather surface. The project meets the development standard because the disguised wireless communication facility provides an all-weather surface for access through a non-exclusive easement from the road right of way.
- j. No above-ground power or communication lines shall be extended to the site and all underground utilities shall be installed in a manner so as to minimize disturbance of existing vegetation and wildlife habitats during construction. This project meets the development standard because all power and communication lines for the disguised wireless

communication facility are proposed to be underground and shall minimize disturbance of existing vegetation and wildlife habitats during construction by remaining within the path of the proposed site access to be included with the development of this wireless facility.

- k. Wireless communication facilities mounted on a roof shall be less than ten (10) feet above the roofline. This development standard does not apply to this case as the proposed wireless communication facility will not be mounted to a roof.
  - l. 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 facilities below the ridgeline as viewed from any direction. This project meets the development standard because the disguised wireless communication facility is not proposed within a ridgeline or other sensitive viewshed. The proposed design for this wireless facility has been set to be as minimally intrusive as possible and the concealed monopine is sited to blend into the surrounding area where the subject parcel is located and well below any ridgeline that could be viewed in any direction.
  - m. Disguised wireless communication facilities in or adjacent to residential zone classifications shall be setback from habitable dwellings at 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. This project meets the development standard because the disguised wireless communication facility is located adjacent to the residential zone A-1-10 and Specific Plan No. 286 (Winchester 1800 – PA 51 or an R-1 zone class). The disguised wireless communication facility is set back over 600 feet from the nearest habitable dwelling and is 140 feet from the nearest property line. This exceeds the required setback from a habitable dwelling of more than two hundred (200) percent of the facility height of 70 feet.
  - n. 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. This project meets the development standard because the disguised wireless communication facility's shelter and supporting equipment is designed with a color scheme of neutral earth tone colors that blend with natural view elements (beiges and browns) of the surrounding area.
  - o. Wireless communication facilities shall be given a surface treatment similar to surrounding architecture and all finishes shall be dark in color with a matte finish. This project meets the development standard because the wireless facility's tower, shelter, and equipment have been designed and painted to match in color and look with the surrounding pine trees and earth-tone colors.
- vi. Pursuant to Section 18.30 of Ordinance No. 348, the disguised wireless communication facility application has met the requirements for approval as follows:
- a. 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, including the Southwest Area Plan (SWAP) and the Highway 79 Policy Area. The land use designation of the proposed development is Public Facility (PF), with a foundational component of Community Development. The project is located on a vacant parcel of land owned by EMWD, a public

facility. The existence of the proposed wireless communication facility on this land will not interrupt any future uses by EMWD. The project is located within the SWAP areas of Lake Skinner (a man-made lake operated by EMWD) for use by tourists and visitors to the area for outdoor activities (fishing, boating, hiking, or other outdoor activities). It is also located within the Highway 79 Policy Area, which was designated to address transportation infrastructure capacity. The project will not add any additional traffic flow then what already exists today as the project is an unmanned wireless communication facility.

- b. Based on the above, the public health, safety, and general welfare are protected through the project design.
- c. Based on the above, the project is compatible with the present and future logical development of the area.

**Other Findings:**

1. The project site is not located within a Criteria Cell of the Multi-Species Habitat Conservation Plan.
2. The project 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. In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all requesting tribes on July 13, 2015. Consultation was requested by the Pechanga Band of Luiseno Indians. The tribe was provided with the cultural report on September 2, 2015 and this project was discussed in a meeting held October 14, 2015. At this meeting the tribe requested the Tower Construction Notification system (TCNS) number for the project and did not identify any tribal cultural resources that may be impacted by this project. Consultation was concluded on May, 06, 2016. Because there are no tribal cultural resources present, there will be no impacts in this regard.
5. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
6. The project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP"). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

**Fire Findings:**

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



**Conclusion:**

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

**PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH**

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 800 feet of the project site. As of the date of this report, Planning Staff have not received written communication/phone calls from anyone indicating support/opposition to the proposed project.

**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.

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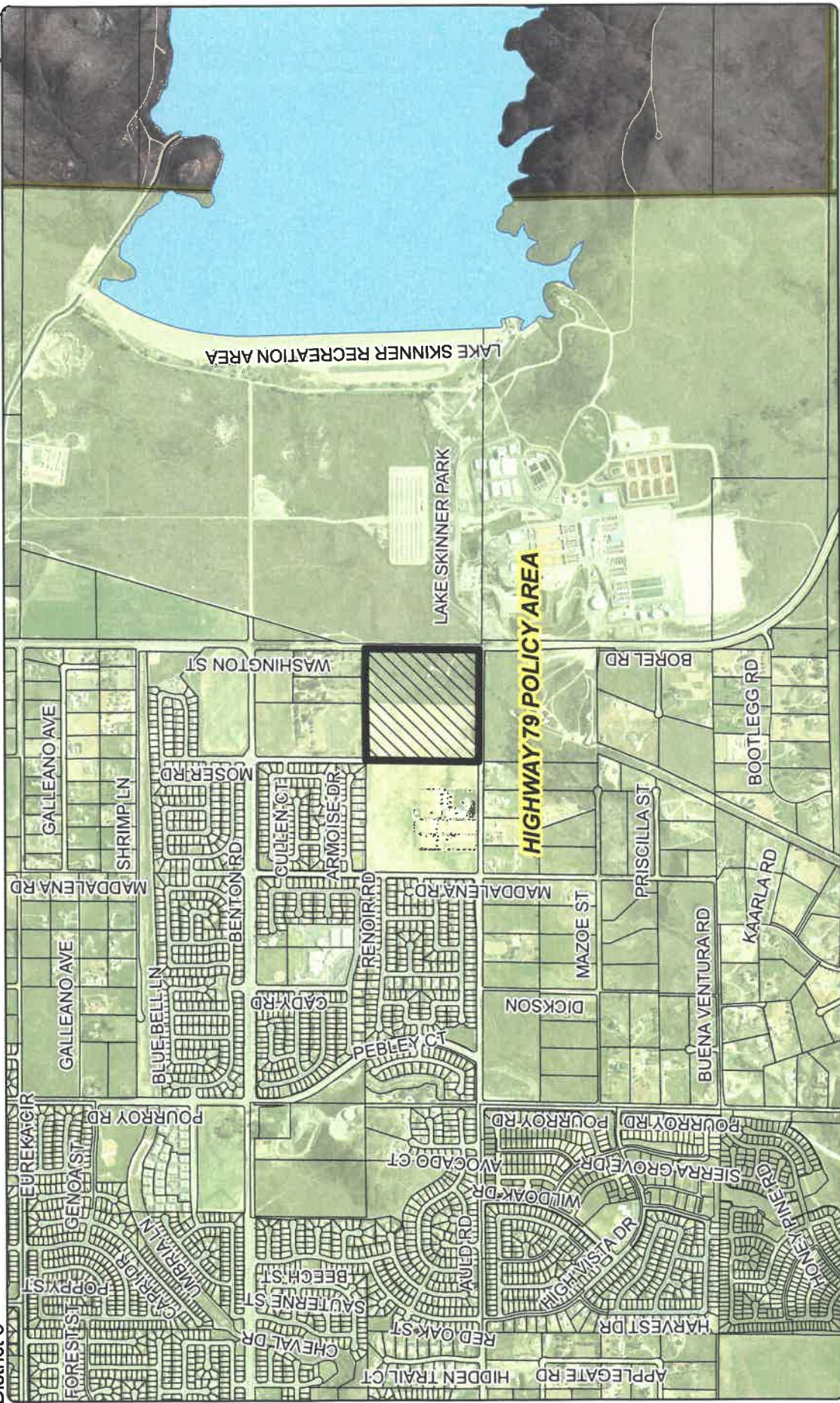
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## PPT180013

### VICINITY/POLICY AREAS

Date Drawn: 03/09/2016  
Vicinity Map

Supervisor: Washington  
District 3



Author: Vinnie Nguyen



Zoning Area: Rancho California

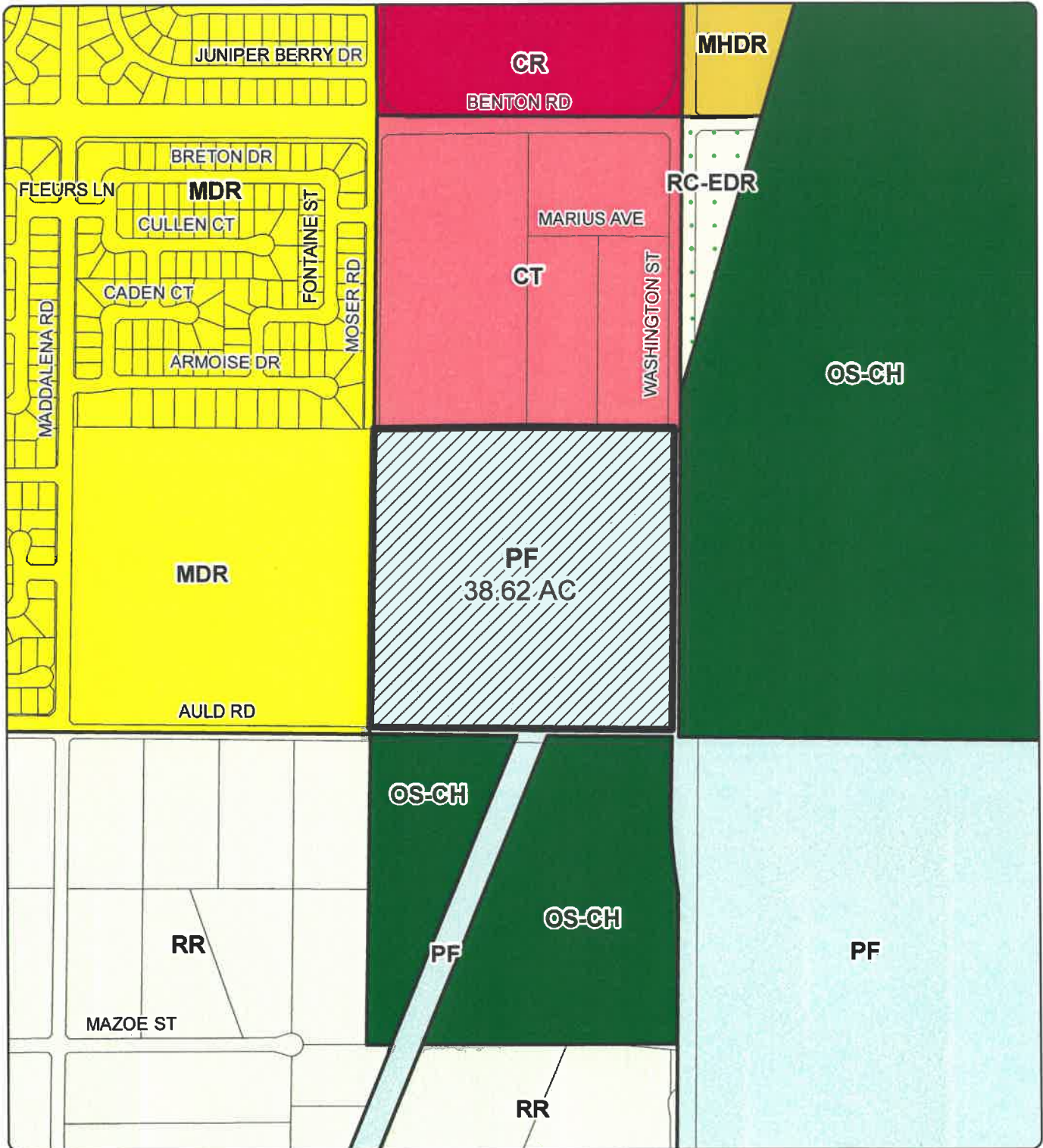
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. This new General Plan may contain different type codes than the previous General Plan. The Planning Department offices in Riverside at (951)955-5200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website: <http://planning.rivco.net>.

RIVERSIDE COUNTY PLANNING DEPARTMENT  
**PPT180013**

Supervisor: Washington  
District 3

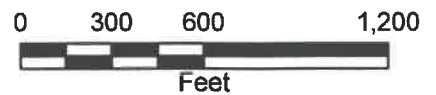
**EXISTING GENERAL PLAN**

Date Drawn: 03/09/2016  
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.ctdms.org>

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## PPT180013

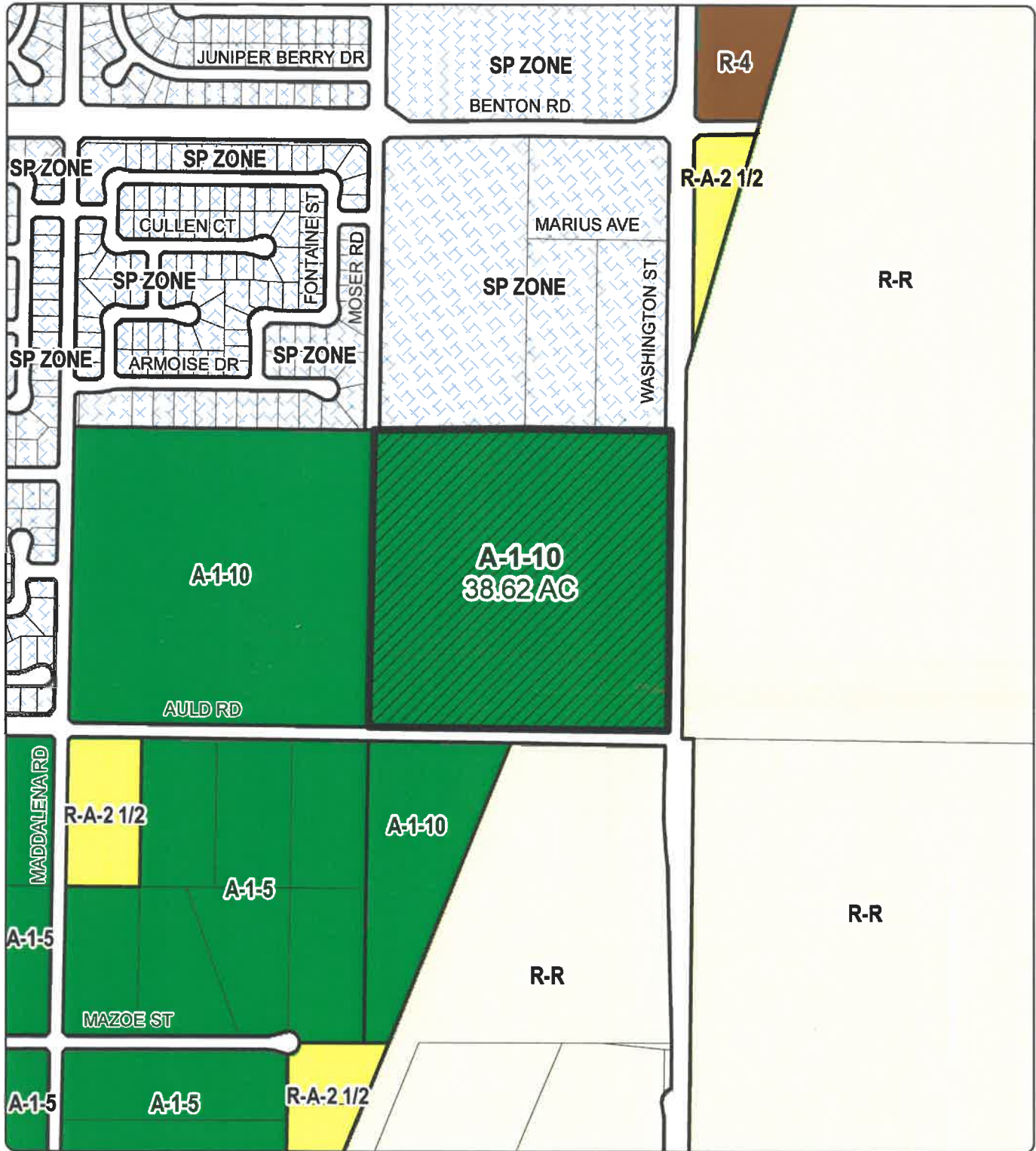
Date Drawn: 03/09/2016

Supervisor: Washington

District 3

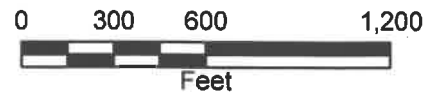
### EXISTING ZONING

Exhibit 2



Zoning Area: Rancho California

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

PPT180013

Supervisor: Washington  
District 3

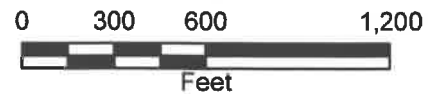
Date Drawn: 03/09/2016  
Exhibit 1

LAND USE



Zoning Area: Rancho California

Author: Vinnie Nguyen



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# SOLEDAD WINE

MTX-44 / BSC-13  
MCE

UNADDRESSED PARCEL  
APN: 964-030-005-3  
WINCHESTER, CALIFORNIA 92596

OVERALL HEIGHT 7'0"

### PROJECT TEAM

**SITE ACQUISITION PLANNING:**  
SPECTRUM SERVICES, INC.  
4405 E. AIRPORT DRIVE, SUITE 100  
IRVINE, CALIFORNIA 92718  
PHONE: (949) 456-8400  
FAX: (949) 456-8408

**CABLE ENGINEER:**  
SPECTRUM SERVICES, INC.  
4405 E. AIRPORT DRIVE, SUITE 100  
IRVINE, CALIFORNIA 92718  
PHONE: (949) 456-8400  
FAX: (949) 456-8408

**ELECTRICAL ENGINEER:**  
DES CONSULTING ENGINEERING SERVICES LLC  
8811 W. CHARLESTON BOULEVARD, SUITE 2538  
SANTA ANA, CALIFORNIA 92705  
CONTACT: DEREK C. STEVENS  
PHONE: (714) 885-1552

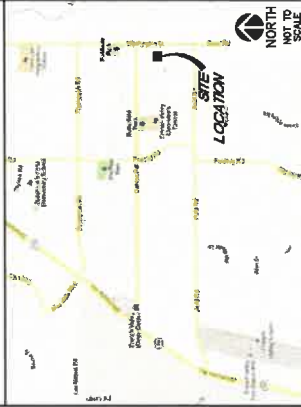
**SUBSECTORS:**  
SUNBELT LAND SURVEYING  
8140 BRETT THURMAN WAY, SUITE 230  
SANTA ANA, CALIFORNIA 92705  
CONTACT: BRETT KESJIAN  
PHONE: (714) 823-3257

### PROJECT DESCRIPTION

THIS PROJECT IS A VERIZON WIRELESS UNMANNED TELECOMMUNICATIONS WIRELESS FACILITY. IT WILL CONSIST OF THE FOLLOWING:

- INSTALLATION OF A 700 SQ. FT. VERIZON WIRELESS TELECOMMUNICATIONS FACILITY.
- INSTALLATION OF 12 VERIZON WIRELESS TELECOMMUNICATIONS ANTENNAS AT A 6' CENTERLINE MOUNTED ON A NEW 70' ANTENNA STRUCTURE.
- INSTALLATION OF 12 VERIZON WIRELESS TELECOMMUNICATIONS RADIOS.
- INSTALLATION OF 12 VERIZON WIRELESS REMOTE RADIO UNITS (RRU).
- INSTALLATION OF 12 VERIZON WIRELESS POWER MOUNTED JUNCTION BOXES ON CONCRETE PILES.
- INSTALLATION OF A VERIZON WIRELESS GPS ANTENNA.
- INSTALLATION OF A VERIZON WIRELESS 6' BLOCK WALL METAL GATE.
- INSTALLATION OF A VERIZON WIRELESS 15KW DC GENERATOR WITH A 54 AMPERE HOUR BATTERY.
- INSTALLATION OF 12 10' WIDE OCEAN LINK GATES.
- INSTALLATION OF 2' CHAIN LINK FENCE.
- INSTALLATION OF 2' CHAIN LINK FENCE TO ANTENNAS.
- NEW FIBER CABLE RUN TO CABINES.
- NEW 200A DEDICATED ELECTRICAL SERVICE TO METER.

### VICINITY MAP



### DRIVING DIRECTIONS

FROM: VERIZON OFFICE  
TO: APN: 964-030-005-3  
WINCHESTER, CALIFORNIA 92598

FROM 1505 SAND CANYON AVENUE, IRVINE, CALIFORNIA 92618, START OUT DRIVING SOUTHWEST ON SAND CANYON AVENUE TOWARD WATERWORKS WAY. 0.3 MILE SOUTH OF WATERWORKS WAY, TURN RIGHT ON WASHINGTON STREET TO PACIFICA. 0.03 MILE TURN LEFT ON CA-133 N. 3.19 MILE KEEP LEFT TO TAKE 148 VIA EAST 148 TOWARD INVERSOLE. 0.2 MILE MERGE ONTO CA-241 N. 12.02 MILE ONTO CA-112 S TOWARD SAN DIEGO. 25.3 MILE TAKE THE BRANDY CANYON ROAD EXIT ON THE RIGHT TOWARD BRANDY CANYON ROAD. 0.1 MILE TAKE THE BRANDY CANYON ROAD EXIT ON THE RIGHT TOWARD SCOTT ROAD. 0.1 MILE SCOTT ROAD BECOMES WASHINGTON STREET. 4.1 MILE THE SITE WILL BE TO THE NORTHWEST OF THE INTERSECTION OF WASHINGTON STREET AND ADD ROAD.

### PROJECT SUMMARY

**APPLICANT/LESSEE:**  
Verizon

**VERIZON WIRELESS:**  
VERIZON WIRELESS  
1505 SAND CANYON AVENUE  
BUILDING D, 1ST FLOOR  
IRVINE, CALIFORNIA 92618  
OFFICE: (949) 286-1600

**ASSESSORS PARCEL NUMBER:**  
APN: 964-030-005-3

**PROPERTY OWNER:**  
METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA  
702 NORTH ALAMANDA STREET  
WINCHESTER, CALIFORNIA 90012  
CONTACT: SEF WYNN  
TELEPHONE: (213) 272-6000

**PROPERTY INFORMATION:**  
SITE NAME: SOLEDAD WINE PARCEL  
SITE ADDRESS: WINCHESTER, CALIFORNIA 92596  
APN: 964-030-005-3  
JURISDICTION: RIVERSIDE COUNTY

**CONSTRUCTION INFORMATION:**  
AREA OF CONSTRUCTION: 25' X 28' (L=700 SQ FT)  
OCCUPANCY TYPE: U  
TYPE OF CONSTRUCTION: U  
FACILITIES (RF):  
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. MACHINERY SPACES ARE EXEMPT FROM THE REQUIREMENTS PER THE ADA COMPLIANCE.  
CSC SECTION T1B-2023.5.

### GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWINGS  
CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS OF THE SITE PRIOR TO THE BEGINNING OF ANY WORK. CONTRACTOR IS RESPONSIBLE FOR THE SAME.

### CODE COMPLIANCE

- 2019 CALIFORNIA ENERGY CODE
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA ELECTRICAL CODE
- 2019 CALIFORNIA FIRE CODE
- 2019 CALIFORNIA GREEN BUILDING CODE

| REV | DESCRIPTION  | DATE     | BY | R.S. |
|-----|--------------|----------|----|------|
| 1   | ISSUE STATUS | 04/19/21 |    |      |
| 2   | DESCRIPTION  |          |    |      |
| 3   | 90% ZONING   |          |    |      |

| SHEET | DESCRIPTION  | REV |
|-------|--|-----|
| T1    | TITLE SHEET  | 0   |
| A1    | SITE PLAN  | 0   |
| A2    | ENLARGED SITE PLAN   | 0   |
| A3    | SITE DETAIL WITH DIMENSIONS, ANTENNA & CABLE SCHEDULE AND ANTENNA LAYOUT | 0   |
| A4    | NORTH & EAST ELEVATIONS  | 0   |
| A5    | SOUTH & WEST ELEVATIONS  | 0   |
| A6    | LANDSCAPE PLAN   | 0   |
| L1    | LANDSCAPE DETAILS  | 0   |
| L2    |  | 0   |

### ZONING DRAWINGS

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND UTILITIES BEFORE YOU DIG, CALL 811. VISIT WWW.CALL811.CA OR VISIT WWW.CALL811.CA FOR MORE INFORMATION. CALIFORNIA STATUTE REQUIRES MINIMUM 2 WORKING DAYS NOTICE BEFORE YOU DIG.



Know where you dig.  
Call before you dig.

| REV | DATE     | DESCRIPTION  | BY | R.S. |
|-----|----------|--------------|----|------|
| 1   | 04/19/21 | ISSUE STATUS |    |      |
| 2   |          | DESCRIPTION  |    |      |
| 3   |          | 90% ZONING   |    |      |

**SPECTRUM SERVICES, INC.**  
4405 E. AIRPORT DRIVE, SUITE 100  
IRVINE, CALIFORNIA 92718  
PHONE: (949) 456-8400  
FAX: (949) 456-8408

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**Verizon**  
1505 SAND CANYON AVENUE, D1  
IRVINE, CALIFORNIA 92618

**UNADDRESSED PARCEL**  
MCE  
MTX-44 / BSC-13  
APN: 964-030-005-3  
WINCHESTER, CALIFORNIA 92596

**SOLEDAD WINE**  
MCE  
MTX-44 / BSC-13  
APN: 964-030-005-3  
WINCHESTER, CALIFORNIA 92596

**TITLE SHEET**  
SHEET TITLE:  
REVISION:  
T1  
0  
LAX-167

CASE: PPT180013  
EXHIBIT A-B-C: Site/Elevation/As-Built  
PLANNER: T. Wheeler  
DATE: January 25, 2021



# ISSUE STATUS

| REV | DATE     | DESCRIPTION | BY   |
|-----|----------|-------------|------|
| 1   | 04/27/20 | SOIL ZONING | R.S. |

**SPECTRUM SERVICES, INC.**  
4405 E. AIRPORT DRIVE, SUITE 100  
DENVER, CO 80231  
PHONE: (303) 459-8400  
FAX: (303) 459-8408

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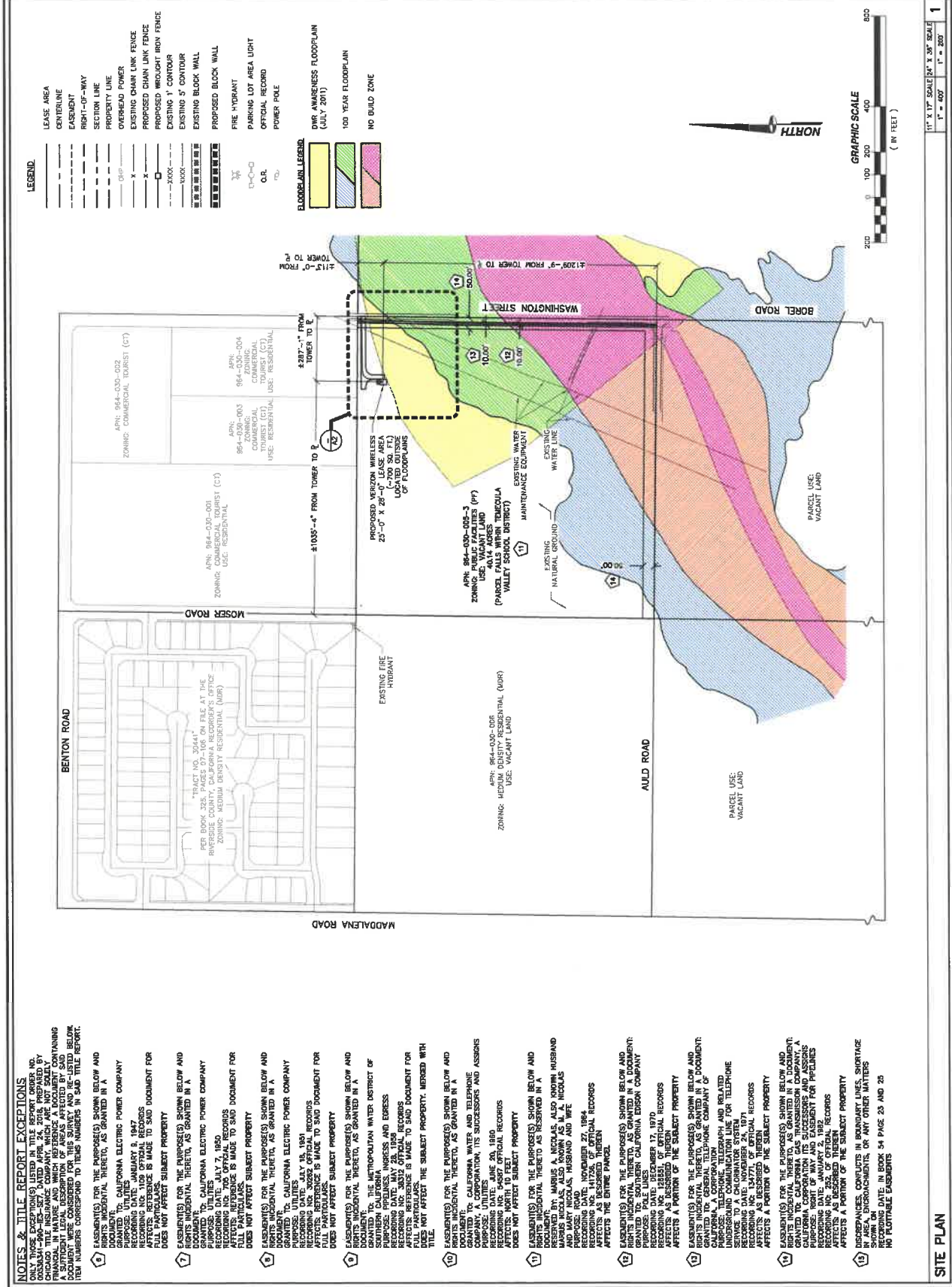
**Verizon**  
15505 SAND CANYON AVENUE, D1  
IRVINE, CALIFORNIA 92618

UNADDRESSED PARCEL  
APN: 964-030-005-3  
MCE  
MTX-44 / B9C-13  
SOLEIDAD WINE

WINCHESTER, CALIFORNIA 92596  
SHEET TITLE: **SITE PLAN**

REVISION: **0**  
LAX-167

**A1**



## LEGEND

- LEASE AREA
- CENTERLINE
- EASEMENT
- RIGHT-OF-WAY
- SECTION LINE
- PROPERTY LINE
- OVERHEAD POWER
- EXISTING CHAIN LINK FENCE
- PROPOSED WROUGHT IRON FENCE
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- EXISTING BLOCK WALL
- PROPOSED BLOCK WALL
- FIRE HYDRANT
- PARKING LOT AREA LIGHT
- OFFICIAL RECORD
- POWER POLE

### FLOODPLAIN LEGEND

- DWR AWARENESS FLOODPLAIN (JULY 2011)
- 100 YEAR FLOODPLAIN
- NO BUILD ZONE

### BLOODLINE LEGEND

- EXISTING WATER
- EXISTING WATER
- EXISTING WATER

### GRAPHIC SCALE

(IN FEET)

0 100 200 400 600

1" = 400'    1" = 200'

## NOTES & TITLE REPORT EXCEPTIONS

- ONLY THOSE EXCEPTIONS LISTED IN THE REPORT COVERED BY CHICAGO TITLE INSURANCE COMPANY, WHICH ARE NOT SOLELY THE RESPONSIBILITY OF THE TITLE INSURANCE COMPANY, SHOULD BE CONSIDERED FOR THIS SURVEY AND RE-LISTED BELOW. ITEM NUMBERS CORRESPOND TO ITEM NUMBERS IN SAID TITLE REPORT.
- 1) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT DATED JANUARY 8, 1947, RECORDED IN BOOK 1109 OF OFFICIAL RECORDS, RECORDING NO. 128511, OF OFFICIAL RECORDS, AFFECTS A PORTION OF THE SUBJECT PROPERTY. DOES NOT AFFECT SUBJECT PROPERTY.
  - 2) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT DATED JULY 7, 1920, RECORDED IN BOOK 1109 OF OFFICIAL RECORDS, RECORDING NO. 128511, OF OFFICIAL RECORDS, AFFECTS A PORTION OF THE SUBJECT PROPERTY. DOES NOT AFFECT SUBJECT PROPERTY.
  - 3) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT DATED JULY 15, 1951, RECORDED IN BOOK 3028 OF OFFICIAL RECORDS, RECORDING NO. 128511, OF OFFICIAL RECORDS, AFFECTS A PORTION OF THE SUBJECT PROPERTY. DOES NOT AFFECT SUBJECT PROPERTY.
  - 4) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT DATED JULY 15, 1951, RECORDED IN BOOK 3028 OF OFFICIAL RECORDS, RECORDING NO. 128511, OF OFFICIAL RECORDS, AFFECTS A PORTION OF THE SUBJECT PROPERTY. DOES NOT AFFECT SUBJECT PROPERTY.
  - 5) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT DATED JULY 23, 1958, RECORDED IN BOOK 3028 OF OFFICIAL RECORDS, RECORDING NO. 128511, OF OFFICIAL RECORDS, AFFECTS A PORTION OF THE SUBJECT PROPERTY. DOES NOT AFFECT SUBJECT PROPERTY.
  - 6) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT DATED JUNE 28, 1980, RECORDED IN BOOK 3028 OF OFFICIAL RECORDS, RECORDING NO. 128511, OF OFFICIAL RECORDS, AFFECTS A PORTION OF THE SUBJECT PROPERTY. DOES NOT AFFECT SUBJECT PROPERTY.
  - 7) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT DATED JANUARY 8, 1947, RECORDED IN BOOK 1109 OF OFFICIAL RECORDS, RECORDING NO. 128511, OF OFFICIAL RECORDS, AFFECTS A PORTION OF THE SUBJECT PROPERTY. DOES NOT AFFECT SUBJECT PROPERTY.
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| REV. | DATE     | DESCRIPTION | R.S. |
|------|----------|-------------|------|
| 1    | 08/17/20 | 90% ZONING  |      |

**SPECTRUM**  
 SPECTRUM SERVICES, INC.  
 4405 E. AIRPORT DRIVE, SUITE 100  
 DENVER, CO 80231  
 PHONE: (303) 456-8401  
 FAX: (303) 456-8408

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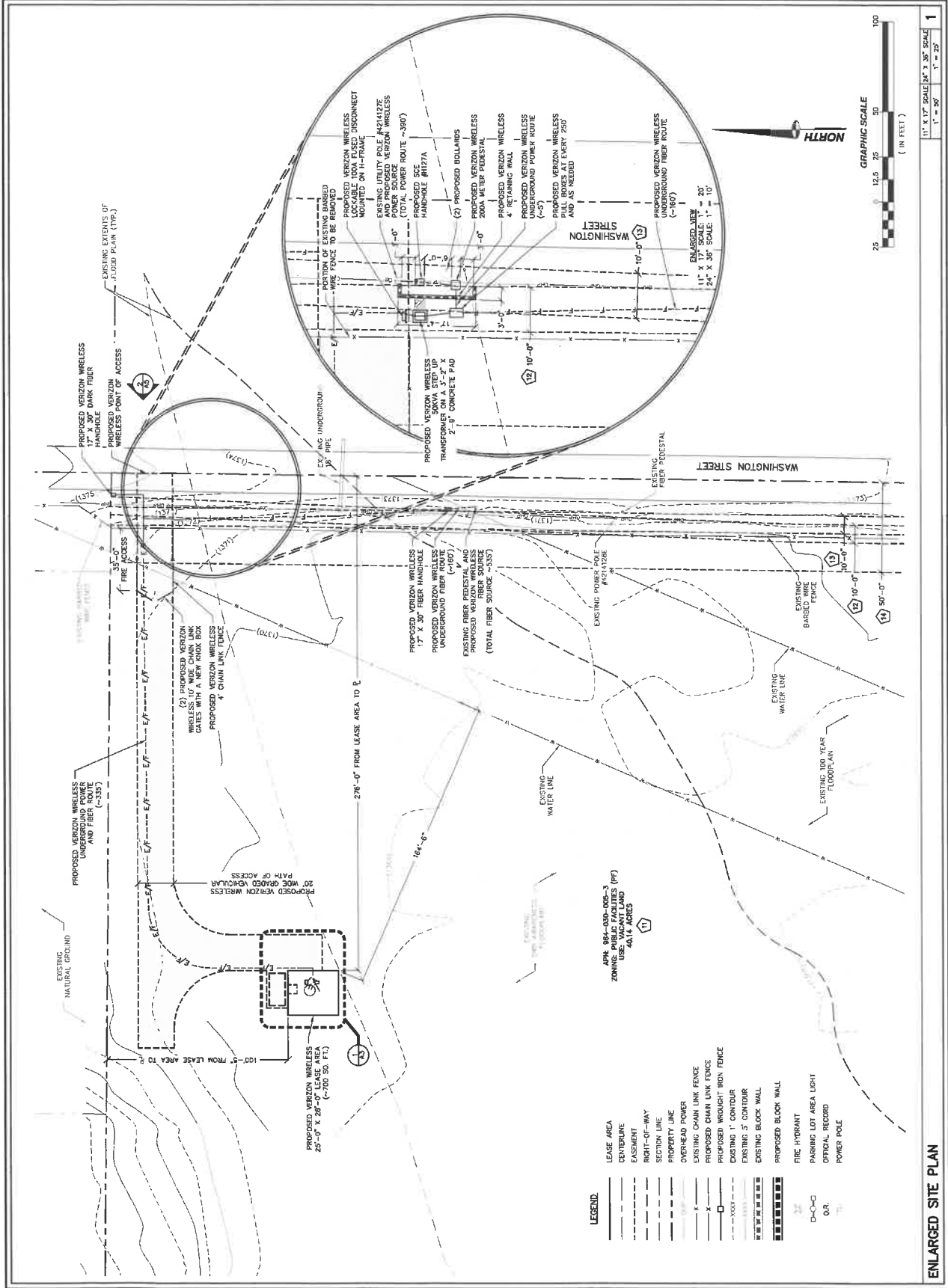
**Verizon**  
 15505 SAND CANYON AVENUE, D1  
 IRVINE, CALIFORNIA 92618

**SOLEADAD WINE**  
 MTK-44 / BSC-13  
 MCE

UNADDRESSSED PARCEL  
 APN: 984-030-005-3  
 WINCHESTER, CALIFORNIA 92596

SHEET TITLE:  
**ENLARGED SITE PLAN**

REVISION:  
**0**  
 LAK-167



**ENLARGED SITE PLAN**



| REV. | DATE     | DESCRIPTION | BY   |
|------|----------|-------------|------|
| 1    | 04/28/20 | 90% ZONING  | R.S. |

### ISSUE STATUS

| DATE     | DESCRIPTION | BY   |
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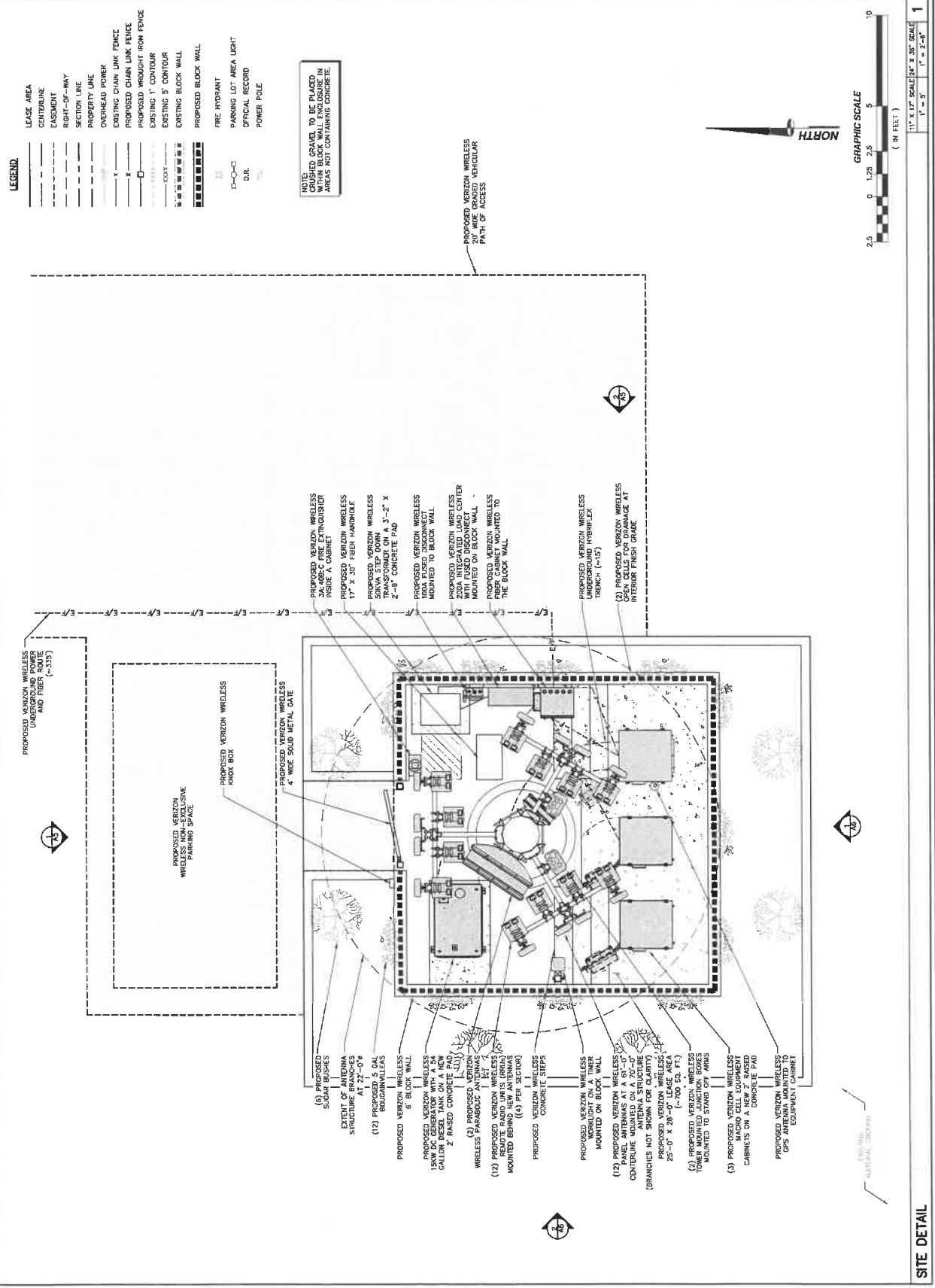
UNADDRESSSED PARCEL  
APN: 964-030-005-3  
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SOLEIDAD WINE

WINCHESTER, CALIFORNIA 92596

SHEET TITLE:  
SITE DETAIL

REVISION:  
**A3**  
0

LAX-167



**SITE DETAIL**

| REV | DATE     | DESCRIPTION | BY | RT   |
|-----|----------|-------------|----|------|
| 1   | 04/28/20 | 90% DOWING  |    | R.S. |

**ISSUE STATUS**

|  |  |  |  |  |
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**SPECTRUM**  
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 4405 E. AIRPORT PARK, SUITE 100  
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 UNADRESSED PARCEL  
 APN: 964-030-005-3  
 WINCHESTER, CALIFORNIA 92596

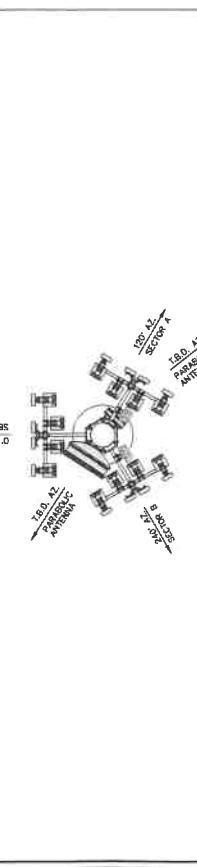
SHEET TITLE:  
**SITE DETAIL WITH DIMENSIONS**  
**ANTENNA & CABLE SCHEDULE**  
**AND ANTENNA LAYOUT**

REVISION:  
**A4**  
**0**  
 LAX-167

| ANTENNA SECTOR     | AZIMUTH | # OF ANTENNAS | # OF INTERNAL RISERS | CENTERLINE | CABLE LENGTH | CABLE TYPE    | COLOR CODE | HURDS JUMPER | JUMPER | COMMENTS |
|--------------------|---------|---------------|----------------------|------------|--------------|---------------|------------|--------------|--------|----------|
| SECTOR A           | 120°    | 4             | 4                    | 61'        | 95'          | (2) HYBRIFLEX |            | 5'           | 15'    | ...      |
| SECTOR B           | 240°    | 4             | 4                    |            |              |               |            | 5'           | 15'    | ...      |
| SECTOR C           | 0°      | 4             | 4                    |            |              |               |            | 5'           | 15'    | ...      |
| PANORAMIC ANTENNAS | T.B.D.  | 2             |                      | T.B.D.     |              |               |            |              |        | ...      |
| GPS                | N/A     | 1             |                      |            |              | 1/2" COAX     |            |              |        | ...      |

MODEL CONTRACTOR TO FIELD VERIFY CABLE LENGTHS PRIOR TO ORDERING, FABRICATING, OR INSTALLATION OF CABLES.

|        |      |
|--------|------|
| SCALE: | NONE |
| 2      |      |

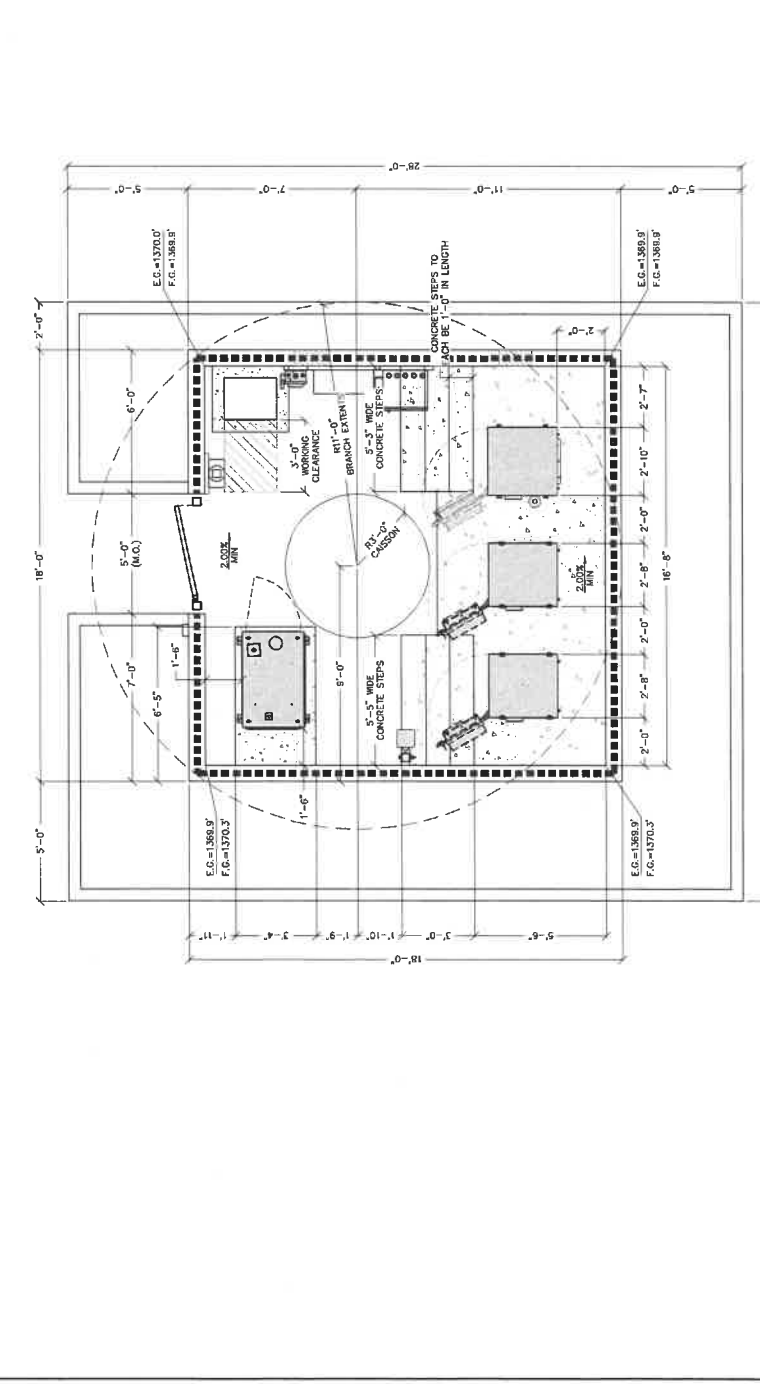


**3 ANTENNA AND CABLE SCHEDULE**

|                                     |         |
|-------------------------------------|---------|
| 1/4" X 1/4" SCALE (24" X 36" SCALE) | 1" = 5' |
| 1" = 10'                            |         |

- LEGEND**
- LEASE AREA
  - CENTERLINE
  - EASEMENT
  - RIGHT-OF-WAY
  - SECTION LINE
  - PROPERTY LINE
  - OVERHEAD POWER
  - CHAIN LINK FENCE
  - PROPOSED CHAIN LINK FENCE
  - PROPOSED BROUGHT FROM FENCE
  - EXISTING 1" CONTOUR
  - EXISTING 5" CONTOUR
  - EXISTING BLOCK WALL
  - PROPOSED BLOCK WALL
  - FIRE HYDRANT
  - PARKING LOT AREA LIGHT
  - OFFICIAL RECORD
  - POWER POLE

NOTE: ANTENNA STRUCTURE AND ANTENNAS TO BE SHOWN FOR CLARITY ONLY. NOT TO BE CONSIDERED FOR CLARITY.



|                                     |         |
|-------------------------------------|---------|
| 1/4" X 1/4" SCALE (24" X 36" SCALE) | 1" = 5' |
| 1" = 10'                            |         |

**1 SITE DETAIL WITH DIMENSIONS**



| REV | DATE     | DESCRIPTION       | BY   |
|-----|----------|-------------------|------|
| 1   | 01/11/17 | ISSUE FOR PERMITS | R.S. |
| 2   | 02/01/17 | REVISED PERMITS   | R.S. |
| 3   | 03/01/17 | REVISED PERMITS   | R.S. |
| 4   | 04/01/17 | REVISED PERMITS   | R.S. |
| 5   | 05/01/17 | REVISED PERMITS   | R.S. |
| 6   | 06/01/17 | REVISED PERMITS   | R.S. |
| 7   | 07/01/17 | REVISED PERMITS   | R.S. |
| 8   | 08/01/17 | REVISED PERMITS   | R.S. |
| 9   | 09/01/17 | REVISED PERMITS   | R.S. |
| 10  | 10/01/17 | REVISED PERMITS   | R.S. |
| 11  | 11/01/17 | REVISED PERMITS   | R.S. |
| 12  | 12/01/17 | REVISED PERMITS   | R.S. |

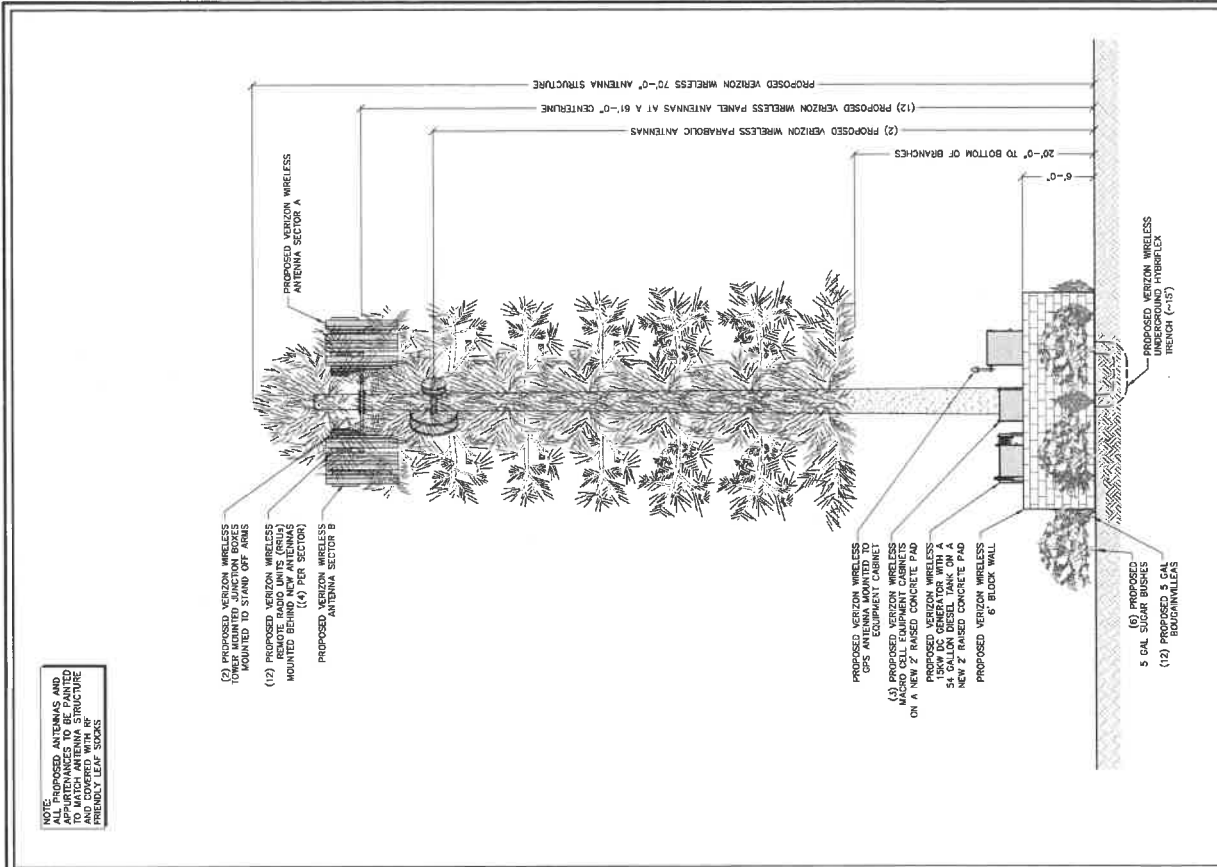
**SPECTRUM**  
**SPECTRUM SERVICES, INC.**  
 4400 CALIFORNIA DRIVE, 100  
 IRVINE, CALIFORNIA 92618  
 PHONE: (949) 456-9401  
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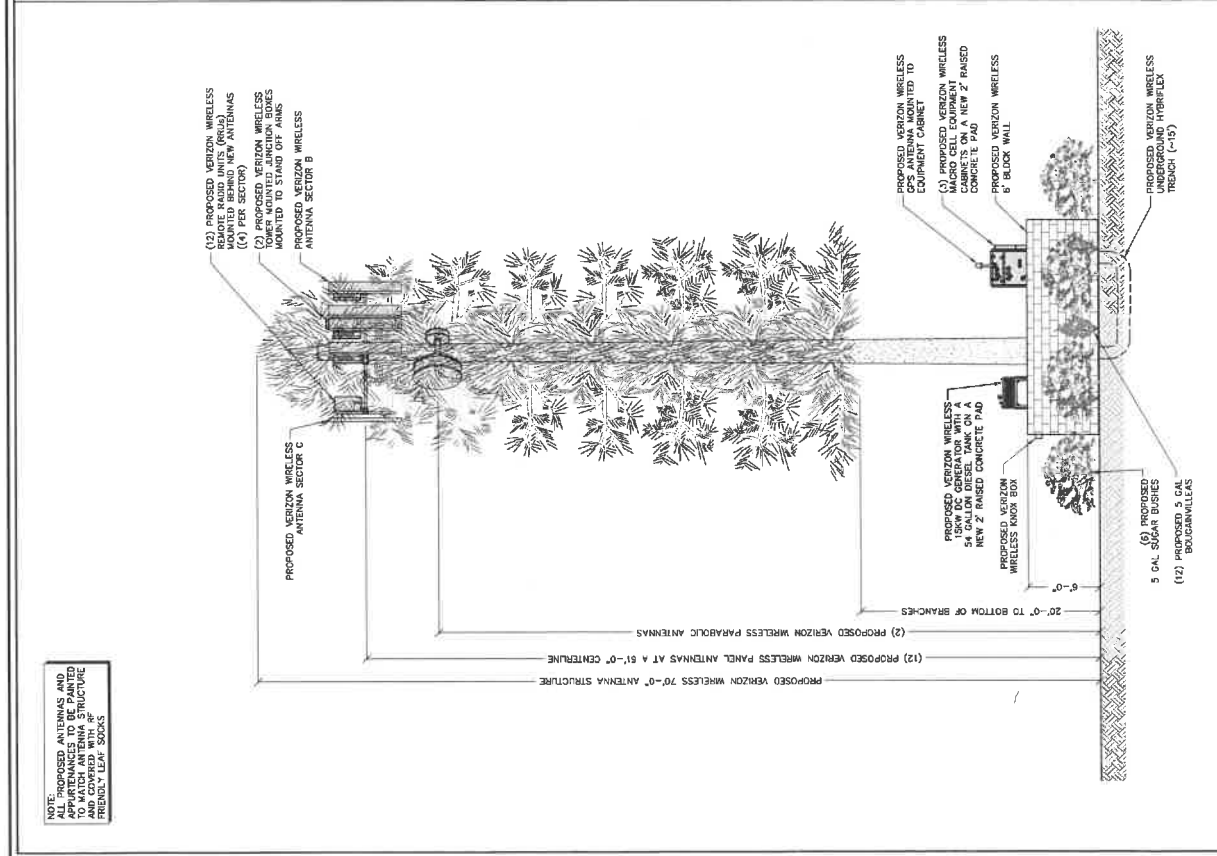
**Verizon**  
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 IRVINE, CALIFORNIA 92618

**SOLEDAD WINE**  
 MTK-44 / BSC-13  
 NCE  
 UNADDRESSSED PARCEL  
 APN: 984-030-005-3  
 WINCHESTER, CALIFORNIA 92596

**SOUTH & WEST ELEVATIONS**  
 SHEET TITLE:  
 REVISION: **0**  
 LAX-167



**NOTE:** ALL PROPOSED ANTENNAS AND REMOTE RADIO UNITS (RRUs) SHALL BE PAINTED TO MATCH ANTENNA STRUCTURE AND COVERED WITH FRIENDLY LEAF SOCKS



**NOTE:** ALL PROPOSED ANTENNAS AND REMOTE RADIO UNITS (RRUs) SHALL BE PAINTED TO MATCH ANTENNA STRUCTURE AND COVERED WITH FRIENDLY LEAF SOCKS

| SCALE                        | SECTION         | NO. |
|------------------------------|-----------------|-----|
| 11" x 17" SCALE 1/4" = 1'-0" | SOUTH ELEVATION | 1   |
| 11" x 17" SCALE 1/4" = 1'-0" | WEST ELEVATION  | 2   |

| REV. | DATE | DESCRIPTION | BY | R.S. |
|------|------|-------------|----|------|
|      |      | DOOR ZONING |    |      |

### ISSUE STATUS

15505 SAND CANYON AVENUE, D1  
IRVINE, CALIFORNIA 92618

UNADDRESSED PARCEL  
APN: 964-030-005-3  
MCE  
MTX-44 / BSC-13  
SOLE DAD WINE

WMOHESSTER, CALIFORNIA 92596

SHEET TITLE:  
**LANDSCAPE PLAN**

REVISION:  
**L1**

REVISION:  
**0**

LAX-167

| PLANT MATERIAL LEGEND |                |               |               |            |                       |                   |
|-----------------------|----------------|---------------|---------------|------------|-----------------------|-------------------|
| SYMBOL                | BOTANICAL NAME | COMMON NAME   | PLANT SPACING | PLANT SIZE | PLANT QUANTITIES (PF) | PLANT FACTOR (PF) |
| (Symbol)              | RHUS OVATA     | SUGAR BUSH    | AS SHOWN      | 5 GAL      | 6                     | 2 (LOW)           |
| (Symbol)              | BOUGAINVILLEA  | BOUGAINVILLEA | AS SHOWN      | 5 GAL      | 12                    | 2 (LOW)           |

**SOIL PREPARATION FOR USE OF PLANTING ALL LANDSCAPING**  
 1. 5% ORGANIC AMENDMENT SHALL BE APPLIED TO ALL PLANTING AREAS.  
 2. 5 PARTS BY VOLUME ORGANIC AMENDMENT TO 95 PARTS BY VOLUME ORGANIC AMENDMENT TO 1 LB. HOW SOLUBLE PER CU. YD. OF SOIL.  
 3. 1 LB. HOW SOLUBLE PER CU. YD. OF SOIL.  
 (NOTE: THIS BACKFILL MIX IS FOR BIDDING PURPOSES ONLY. THE CONTRACTOR SHALL PROVIDE SOIL SAMPLES TO BE TESTED BY A SOIL AND PLANT LAB FOR ACTUAL GRAPPELL AND SOIL AMENDMENT REQUIREMENTS.)

**2. PLANT TABLE FOR ALL LANDSCAPING**  
 3-21 GRANULAR FERTILIZER TABLETS PER 5 GALLON STOCK  
 4-21 GRANULAR FERTILIZER TABLETS PER 5 GALLON STOCK

### PLANTING NOTES AND PLANT MATERIAL LEGEND

| IRRIGATION LEGEND |              |   |                         |
|-------------------|--------------|---|-------------------------|
| SYMBOL            | MANUFACTURER | DESCRIPTION                             | QUANTITY                |
| X                 | RAIN BIRD    | WIRELESS IRRIGATION SUPPLEMENT CEL PACK | 144 TOTAL (4 PER PLANT) |

SCALE: 1" = 5' (TYP.)

**SCOPE OF WORK:** THE WORK DESCRIBED IN THESE SPECIFICATIONS SHALL CONSIST OF ALL LABOR, TOOLS, MATERIALS, PERMITS, TAXES, AND ALL OTHER COSTS, FORESEENABLE AND UNFORESEENABLE AT THE TIME OF BIDDING, NECESSARY FOR THE PROPER INSTALLATION OF THE LANDSCAPING AS HEREIN SPECIFIED ON THE ACCOMPANYING DRAWINGS.

**GENERAL CONDITIONS:** THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES AND AGENCIES AFFECTED WHICH MAY BE NECESSARY FOR THE PROPER INSTALLATION OF THE LANDSCAPING AS HEREIN SPECIFIED ON THE ACCOMPANYING DRAWINGS.

**1. INTERFERENCES:** THE CONTRACTOR SHALL VERIFY ALL UTILITIES AND INTERFERENCES PRIOR TO THE START OF WORK. ANY UNDISCOVERED INTERFERENCES SHALL BE FINAL AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER REMEDIATION THEREOF.

**2. LICENSE REQUIREMENTS:** THE CONTRACTOR SHALL CARRY ALL NECESSARY CALIFORNIA STATE CONTRACTORS LICENSE OR CERTIFICATE FOR THE TYPE OF WORK LISTED, SUCH AS C-27.

**3. INSURANCE COVERAGE:** THE CONTRACTOR SHALL CARRY ALL NECESSARY COMPENSATION AND LIABILITY INSURANCE TO COVER THE WORKMEN AND WORK TO FULLY PROTECT THE OWNER FROM ANY POSSIBLE SUIT OR LITIGATION.

**4. KNOWLEDGE OF SITE:** IT IS ASSUMED THAT THE CONTRACTORS HAVE VISITED THE SITE AND ARE FAMILIAR WITH ALL CONDITIONS AND SHALL HAVE OBSERVED ALL DIMENSIONS AND OTHER FACTORS AFFECTING THE WORK.

**5. INCREASED COSTS:** IF EXTRA WORK OR CHANGES WILL RESULT IN ANY INCREASED COSTS OVER THE CONTRACT FEE, THE OWNER SHALL SIGN THE CONTRACTOR'S WRITTEN REQUEST FOR SUCH ADDITIONAL FUNDS PRIOR TO ACTUALLY DOING THE WORK.

**6. CHANGES:** THE OWNER SHALL HAVE THE RIGHT TO MAKE MINOR CHANGES IN THE LANDSCAPE PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES AND AGENCIES AFFECTED WHICH MAY BE NECESSARY FOR THE PROPER INSTALLATION OF THE LANDSCAPING AS HEREIN SPECIFIED ON THE ACCOMPANYING DRAWINGS.

**PLANTING:** THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES AND AGENCIES AFFECTED WHICH MAY BE NECESSARY FOR THE PROPER INSTALLATION OF THE LANDSCAPING AS HEREIN SPECIFIED ON THE ACCOMPANYING DRAWINGS.

**1. PLANTING:** ALL PLANTS SHALL BE PLANTED IN PLANT PITS TWO TIMES WIDER THAN PLANT CONTAINER AND A DEPTH OF THE HEIGHT OF HOODBALL. PLANT CROWN TO BE SLIGHTLY HIGHER THAN ITS NATURAL GROWING HEIGHT AFTER SETTLEMENT. (SHRUBS ONLY)

**2. ALL PLANTS SHALL BE WATERED IMMEDIATELY, PRIOR TO BACKFILLING PLANTING PITS.**

**3. USE AGROFORM 20-10-5, 21 GRANULE TABLETS PER MAKER'S SPECIFICATIONS, WITH ALL BOX WIDTH, TREES 1 PER 1 GAL, 2 PER 5 GAL, 3 PER 15 GAL, AND 4 PER FOOT OF BOX WIDTH.**

**4. PROVIDE A WATERING GUSH AROUND ALL 5 GALLON AND LARGER SIZE MATERIAL APPROX AS FOLLOWS:**

**5 GAL, 2" DEPTH X 1-1/2" TIMES CONTAINER**

**IS EVERY 4" REGULAR ROOTS GUSH, PLANTS WILL BE WATERED**

**CLEAN UP:** UPON COMPLETION OF THE WORK THE CONTRACTOR SHALL PROPERLY CLEAN AND REMOVE ALL EXCESS MATERIALS, DEBRIS, AND WASTE FROM THE SITE OR DISPOSE OF SAME AS DIRECTED BY OWNER, ARCHITECT OR LANDSCAPE ARCHITECT.

**MAINTENANCE:**

**1. THE OWNER SHALL BE RESPONSIBLE FOR THE FOLLOWING MAINTENANCE:**

**2. MAINTENANCE PERIOD SHALL BE FOR THE FOLLOWING DURATION: 60 DAYS.**

**3. THE CONTRACTOR SHALL KEEP SITE FREE, CLEAR OF DEBRIS, AND ALL CUTTINGS REMOVED FROM SITE. DEAD BRANCHES SHALL BE PROPERLY CUT AND ALL CUTTINGS SHALL BE REMOVED FROM THE SITE IMMEDIATELY.**

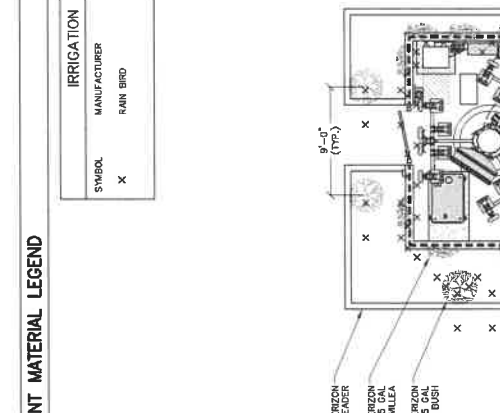
**4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE HEALTHY PLANT ESTABLISHMENT FOR A PERIOD OF 12 MONTHS AND SHALL NOT BE RESPONSIBLE FOR DAMAGE DUE TO EXTREME WIND OR EXCESSIVE RAIN RUN-OFF ON NEW PLANTED GROUND COVER AREAS. SUCH NATURAL DAMAGE SHALL BE REPAIRED ON A TIME AND MATERIAL BASIS.**

**5. ALL PLANT MATERIAL FAILING TO SURVIVE DUE TO CONTRACTOR'S IMPROPER INSTALLATION SHALL BE REPLACED BY CONTRACTOR AT NO ADDITIONAL COST TO OWNER.**

**LANDSCAPE NOTES**

**1. NO CHANGES OR SUBSTITUTIONS TO BE MADE WITHOUT THE WRITTEN APPROVAL OF THE LANDSCAPE PLANNERS.**

**2. DEL. PACKS TO BE REPLACED EVERY 90 DAYS UNTIL PLANTS MATURE.**



### LANDSCAPE PLAN

SCALE: 1" = 5' (TYP.)

11" X 17" SCALE (AT 1/8" SCALE)

1" = 10'

1" = 5'

LANDSCAPE PLAN

REVISION: 0

LAX-167

| REV. | DATE     | DESCRIPTION | BY   |
|------|----------|-------------|------|
| 1    | 08/28/20 | BOX ZONING  | R.S. |

### ISSUE STATUS



**SPECTRUM SERVICES, INC.**  
 4405 E. ASPHART DRIVE, SUITE 100  
 TULSA, OKLAHOMA 74116  
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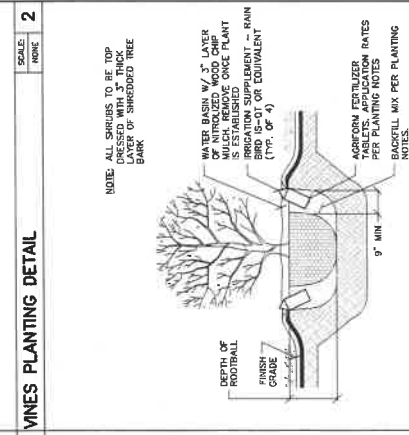
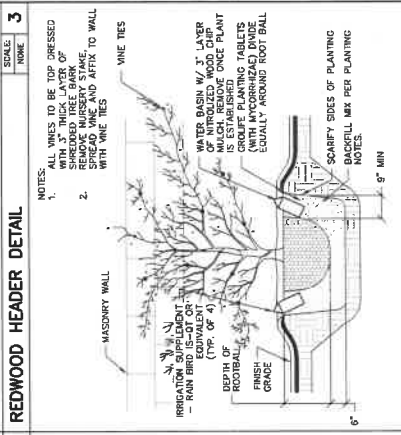
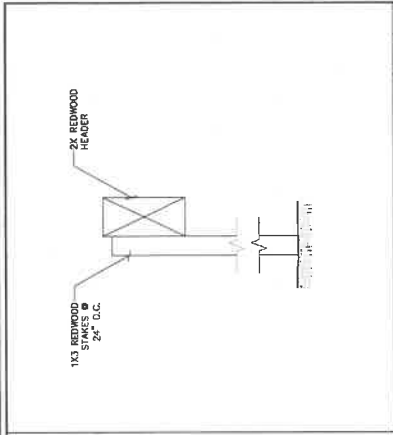


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 15505 SAND CANYON AVENUE, D1  
 IRVINE, CALIFORNIA 92618

**SOLEADAD WINE**  
 MTX-44 / BSC-13  
 MCE  
 UNADDRESSSED PARCEL  
 APN: 964-030-005-3  
 WINCHESTER, CALIFORNIA 92596

SHEET TITLE:  
**LANDSCAPE DETAILS**

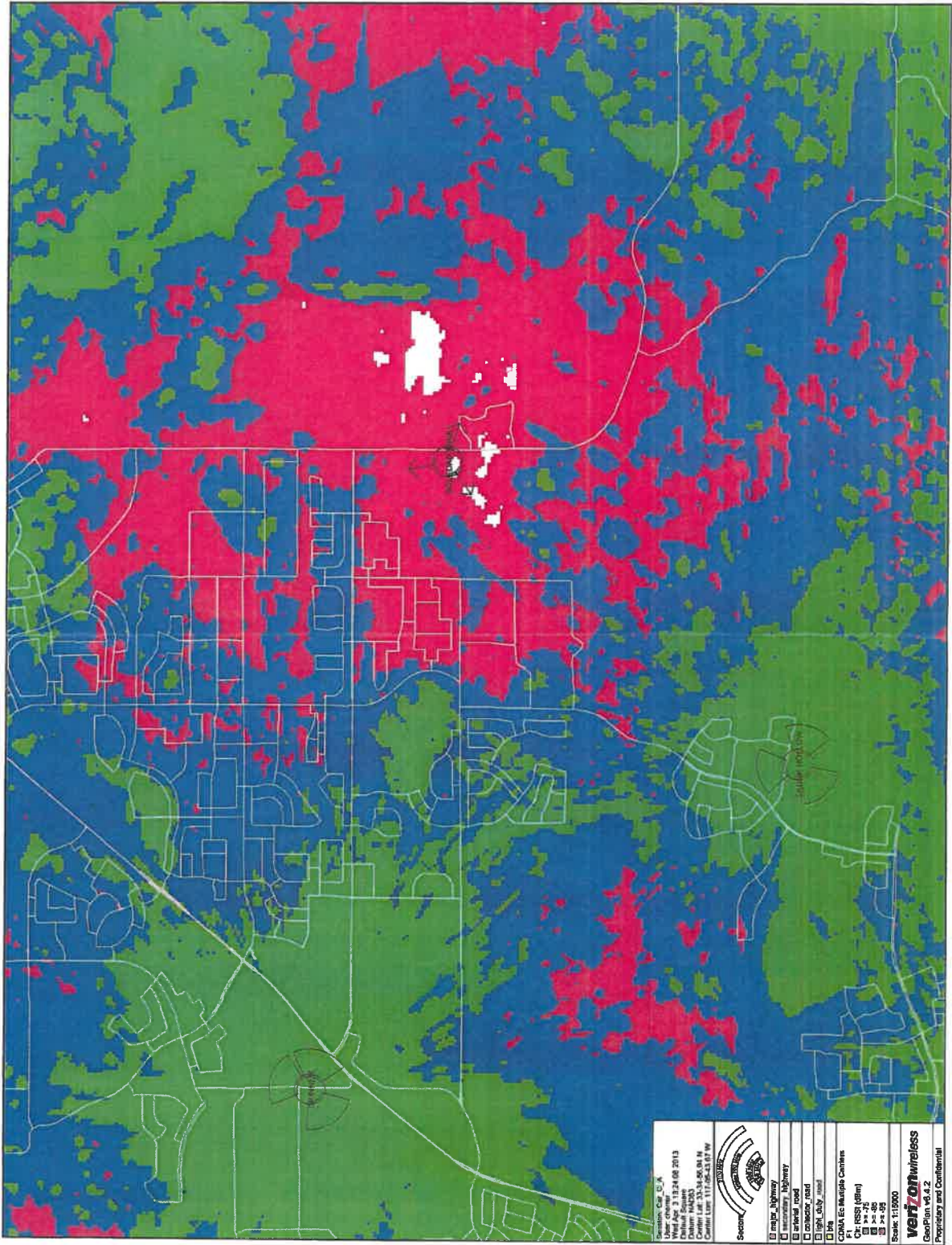
REVISION:  
**L2**      **0**  
 LAC-167

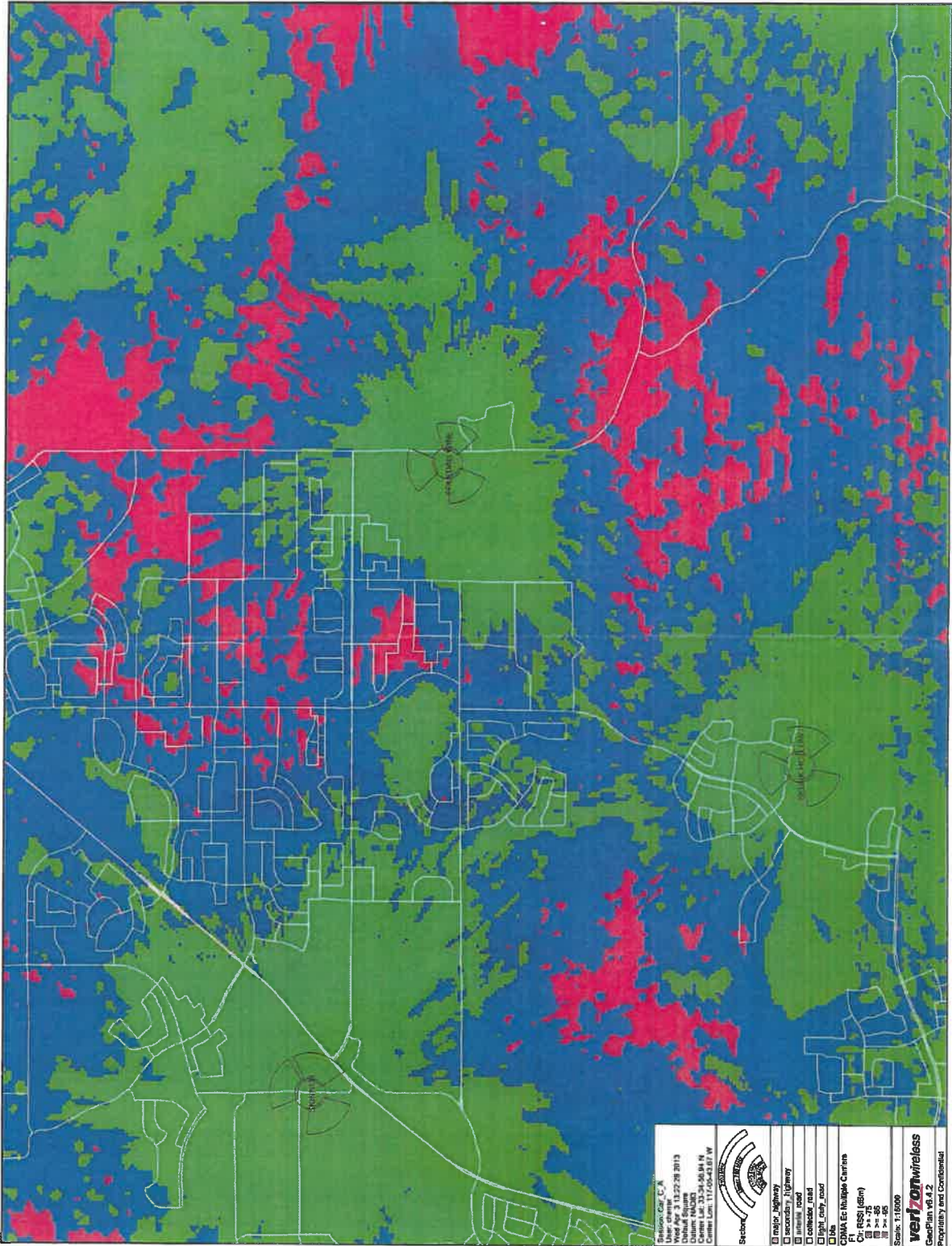


|          |             |    |          |             |   |          |             |   |                       |             |   |
|----------|-------------|----|----------|-------------|---|----------|-------------|---|-----------------------|-------------|---|
| NOT USED | SCALE: NONE | 12 | NOT USED | SCALE: NONE | 9 | NOT USED | SCALE: NONE | 6 | REDWOOD HEADER DETAIL | SCALE: NONE | 3 |
|----------|-------------|----|----------|-------------|---|----------|-------------|---|-----------------------|-------------|---|

|          |             |    |          |             |   |          |             |   |                       |             |   |
|----------|-------------|----|----------|-------------|---|----------|-------------|---|-----------------------|-------------|---|
| NOT USED | SCALE: NONE | 11 | NOT USED | SCALE: NONE | 8 | NOT USED | SCALE: NONE | 5 | VINES PLANTING DETAIL | SCALE: NONE | 2 |
|----------|-------------|----|----------|-------------|---|----------|-------------|---|-----------------------|-------------|---|

|          |             |    |          |             |   |          |             |   |                       |             |   |
|----------|-------------|----|----------|-------------|---|----------|-------------|---|-----------------------|-------------|---|
| NOT USED | SCALE: NONE | 10 | NOT USED | SCALE: NONE | 7 | NOT USED | SCALE: NONE | 4 | SHRUB PLANTING DETAIL | SCALE: NONE | 1 |
|----------|-------------|----|----------|-------------|---|----------|-------------|---|-----------------------|-------------|---|





Session: Car\_C\_A  
 Tower: 111-006-43.07  
 Visd At: 3/13/2016 20:13  
 Dashed Square  
 Center Lat: 32.345684 N  
 Center Lon: 111.0064307 W

**Verizon Wireless**  
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major\_highway  
 secondary\_highway  
 primary\_road  
 other\_road  
 bike\_lane\_road  
 other\_road

**CMALec Multiple Contours**  
 C1: RSSI (dBm)  
 > -75  
 < -75

Scale: 1:10000  
**verizonwireless**  
 GeoPlan v6.1.2  
 Proprietary and Confidential



**SOLEDAD WINE UNADDRESSED PARCEL, APN: 964-030-005-3, WINCHESTER, CALIFORNIA 92596**

VIEW 1



LOCATION



EXISTING



PROPOSED INSTALLATION OF (12) VERIZON WIRELESS PANEL ANTENNAS ON AN NEW 70' ANTENNA STRUCTURE.  
 PROPOSED INSTALLATION OF (2) VERIZON WIRELESS PARABOLIC ANTENNAS ON AN NEW 70' ANTENNA STRUCTURE.  
 PROPOSED INSTALLATION OF AN EQUIPMENT COMPOUND SCREENED BY A 6' BLOCK WALL



4435 E AIRPORT DRIVE, SUITE 100  
 COSTA MESA, CALIFORNIA 92626  
 OFFICE: (949) 455-8801  
 FAX: (949) 455-8408



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

CASE: PPT180013  
 EXHIBIT P: Photo Sims  
 PLANNER: T. Wheeler  
 DATE: January 25, 2021



**SOLEDAD WINE UNADDRESSED PARCEL, APN: 964-030-005-3, WINCHESTER, CALIFORNIA 92596**

VIEW 2



LOCATION



PROPOSED INSTALLATION OF (12) VERIZON WIRELESS PANEL ANTENNAS ON AN NEW 70' ANTENNA STRUCTURE.  
PROPOSED INSTALLATION OF (2) VERIZON WIRELESS PARABOLIC ANTENNAS ON AN NEW 70' ANTENNA STRUCTURE.  
PROPOSED INSTALLATION OF AN EQUIPMENT COMPOUND SCREENED BY A 6' BLOCK WALL



EXISTING



4405 E AIRPORT DRIVE, SUITE 100  
CITY OF IRVINE, CALIFORNIA 92714  
OFFICE: (949) 455-8401  
FAX: (949) 455-8408



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



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach*  
Assistant TLMA Director

## NEGATIVE DECLARATION

Project/Case Number: PPT180013 / CEQ180046

Based on the Initial Study, it has been determined that the proposed project, subject to the proposed mitigation measures, will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (See Environmental Assessment and Conditions of Approval)

**COMPLETED/REVIEWED BY:**

By: Tim Wheeler Title: Project Planner Date: December 22, 2020

Applicant/Project Sponsor: Verizon Wireless Date Submitted: April 18, 2018

**ADOPTED BY:** Planning Director

Person Verifying Adoption: Tim Wheeler Date: January 25, 2021

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

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

For additional information, please contact Tim Wheeler at (951) 955-6060.

Please charge deposit fee case#: ZCEQ180046 / ZCFW180038

**FOR COUNTY CLERK'S USE ONLY**

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

**Environmental Assessment (CEQ / EA) Number:** CEQ180046  
**Project Case Type (s) and Number(s):** Plot Plan No. 180013  
**Lead Agency Name:** County of Riverside Planning Department  
**Address:** P.O. Box 1409, Riverside, CA 92502-1409  
**Contact Person:** Tim Wheeler  
**Telephone Number:** 951-955-6060  
**Applicant's Name:** Verizon Wireless  
**Applicant's Address:** 15505 Sand Canyon Road Building D1, Irvine CA 92618

**I. PROJECT INFORMATION**

**Project Description:** Plot Plan No. 180013 is a proposal to construct a wireless communication facility consisting of a 70 foot high mono-pine for Verizon Wireless. The facility would consist of 12 panel antennas, two parabolic antenna dishes; one 4 foot and one 2 foot in diameter, 12 Remote Radio Units, two junction box units all mounted on the mono-pine tower. The tower is within a 700 square foot equipment lease area with a 15 KW DC generator and all enclosed by a 6 foot high decorative block wall with perimeter landscaping.

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

**B. Total Project Area:** 700 square feet of lease area

|                                  |              |                               |                                    |
|----------------------------------|--------------|-------------------------------|------------------------------------|
| <b>Residential Acres:</b>        | <b>Lots:</b> | <b>Units:</b>                 | <b>Projected No. of Residents:</b> |
| <b>Commercial Acres:</b>         | <b>Lots:</b> | <b>Sq. Ft. of Bldg. Area:</b> | <b>Est. No. of Employees:</b>      |
| <b>Industrial Acres:</b>         | <b>Lots:</b> | <b>Sq. Ft. of Bldg. Area:</b> | <b>Est. No. of Employees:</b>      |
| <b>Other:</b> 70 foot high tower |              |                               |                                    |

**C. Assessor's Parcel No(s):** 964-030-005

**Street References:** The project site is located north of Auld Road, south of Benton Road, east of Moser Road, and west of Washington Street.

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

**E. Brief description of the existing environmental setting of the project site and its surroundings:** The site is currently vacant and is immediately surrounded by open space, agricultural uses and scattered single-family residential to the west, and a water treatment facility to the east.

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

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

- 1. Land Use:** The proposed project is consistent with the Community Development: Public Facilities (CD: PF) land use designation and other applicable land use policies within the General Plan.
- 2. Circulation:** The project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. Additionally, this is an unmanned wireless

communication facility that will require occasional maintenance personnel to access the site. The proposed project meets all other applicable circulation policies of the General Plan.

3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is not located within a fault zone but is located within a dam inundation zone. The project is not located within any other special hazard zone (area with high liquefaction potential, etc.). The proposed project has allowed for sufficient provision of emergency response services and safety measures to the project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety element policies.
5. **Noise:** Sufficient measures against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The project is for an unmanned wireless communication facility and the Housing Element Policies do not apply to this project.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality element policies.
8. **Healthy Communities:** The project is for an unmanned wireless communication facility so the Healthy Communities Policies do not apply to this project.
9. **Environmental Justice (After Element is Adopted):** N/A – not adopted.

**B. General Plan Area Plan(s):** Southwest Area Plan (SWAP)

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

**D. Land Use Designation(s):** Community Development: Public Facilities (CD: PF)

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

**F. Policy Area(s), if any:** Highway 79

**G. Adjacent and Surrounding:**

1. **General Plan Area Plan(s):** Southwest Area Plan (SWAP)

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

3. **Land Use Designation(s):** Community Development: Public Facilities (CD: PF), Community Development: Commercial Tourist (CD: CT), Community Development: Medium Density Residential (CD: MDR), and Rural Residential (R: RR).

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

5. Policy Area(s), if any: Highway 79

H. Adopted Specific Plan Information

1. Name and Number of Specific Plan, if any: Winchester 1800, Specific Plan #286 (to the north)

2. Specific Plan Planning Area, and Policies, if any: Planning Area 48 (to the north)

I. Existing Zoning: Light Agriculture – 10 Acre minimum (A-1-10)

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning: SP #286 to the north, Light Agriculture – 10 Acre minimum (A-1-10) to the west, Light Agriculture – 5 acre minimum (A-1-5) and Rural Residential (R-R) to the south, and Rural Residential (R-R) to the east.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

**A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED**

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

**A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED**

I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have

been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

Signature

Tim Wheeler,  
Project Planner  
Printed Name

December 22, 2021

Date

For: John Hildebrand  
TLMA Deputy Director - Interim  
Planning Director

## V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

**Source(s):** Riverside County General Plan Figure C-8 "Scenic Highways"

### Findings of Fact:

a) According to Southwest Area Plan Figure 9, Southwest Area Plan Scenic Highways, the nearest County Eligible Scenic Highway is I-215 located approximately 5.5 miles to the west of the Project site. Views of the Project site from I-215 are not possible due to distance, existing development and topography. Accordingly, the proposed Project would not have a substantial effect upon the corridor, and there will be no impacts.

b) The proposed Project is located on a 700 square-foot lease area within an approximately 38-acre vacant site. Under current conditions, the Project site is relatively flat and is regularly tilled to prevent overgrowth. As the site has previously been disturbed with a maintenance road, it is not likely that the proposed Project would have impacts substantially beyond the existing.

c) With respect to the visual character of the surrounding area, the proposed Project would be disguised as a monopine tower to blend in with trees in the vicinity of the Project site. Accordingly, the proposed Project would not substantially degrade the existing visual character of the site and its surroundings.



As indicated above, the Project would not substantially damage scenic resources, including but not limited to, trees, rock outcroppings and unique or landmark features. Additionally, the Project would not obstruct any prominent scenic vista or view open to the public, or result in the creation of an aesthetically offensive site open to the public view. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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**2. Mt. Palomar Observatory**

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

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

Findings of Fact:

a) Riverside County Ordinance No. 655 identifies portions of the County that have the potential to adversely affect the Mt. Palomar Observatory. Specifically, Ordinance No. 655 identifies Zone A as comprising lands within a 15-mile distance of the observatory, while Zone "B" comprises lands located greater than 15 miles, but less than 45 miles from the observatory. The Project site is located approximately 20.14 miles northeast of the Mt. Palomar Observatory, and is therefore subject to the provisions of Ordinance No. 655, Zone B. Ordinance No. 655 requires methods of installation, definition, requirements for lamp source and shielding, prohibition and exceptions. The project incorporated the lighting requirements of the Riverside County Ordinance No. 655 into the proposed project design with shielding and directing the light directly into the lease area only. This will reduce the impacts to be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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**3. Other Lighting Issues**

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

b) Expose residential property to unacceptable light levels?

Source(s): On-site Inspection, Project Application Description

Findings of Fact:

a-b) The proposed wireless communications facility will provide a service light to be used at the time of servicing the facility and on a timer. However, it will not create a new source of light or glare in the area and will not expose residential property to unacceptable light levels as the lighting is shielded and directed into the project lease area. Impacts will be less than significant.

Mitigation: No mitigation is required.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

Monitoring: No monitoring is required.

**AGRICULTURE & FOREST RESOURCES** Would the project:

**4. Agriculture**

|   |                          |                          |                                     |                                     |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

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

Findings of Fact:

a) According to "Map My County," the project site is designated as "Farmland of Local Importance" and "Other Lands". However, the 700 square-foot lease area is located entirely within the portion of the Project site designated as "Other Lands." Areas surrounding the Project site are designated as "Urban-Built Land," "Other Lands," and "Farmland of Local Importance." No portion of the Project site or immediately surrounding areas contains "Prime Farmland," "Unique Farmland," or "Farmland of Statewide Importance." Accordingly, the Project would not result in the conversion of Farmland to a non-agricultural use, and there will be no impacts.

b) According to "Map My County," there are no lands on the Project site or in the off-site improvement areas that are located within an agricultural preserve. As such, the Project would have no impacts to any Riverside County Agricultural Preserves.

Additionally, according to mapping information available from the California Department of Conservation, the Project site is not subject to a Williamson Act Contract and is not located near a property subject to a Williamson Act Contract. There will be no impacts.

c) The Project site and the area immediately to the west of the Project site are zoned Light Agriculture – 10 acre minimum (A-1-10). However, the 700 square-foot lease area is not being utilized for any agriculture uses. Due to limited scale of the proposed Project and because the property is designated for Public Facility uses, impacts will be less than significant.

d) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use. There will be no impacts.

Mitigation: No mitigation is required.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

Monitoring: No monitoring is required.

**5. Forest**

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

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

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

**Source(s):** Riverside County General Plan Figure OS-3a "Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas," Figure OS-3b "Forestry Resources Eastern Riverside County Parks, Forests, and Recreation Areas," Project Application Materials

Findings of Fact:

a-c) No lands within the Project site are zoned for forest land, timberland, or timberland zoned Timberland production. Therefore, the Project would have no potential to conflict with forest land, timberland, or timberland zoned Timberland Production, nor would the Project result in the loss of forest land or cause other changes in the existing environment which would result in the conversion of forest land to non-forest use. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**AIR QUALITY** Would the project:

**6. Air Quality Impacts**

a) Conflict with or obstruct implementation of the applicable air quality plan?

b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

c) Expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations?

d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

**Source(s):** Riverside County General Plan, Riverside County Climate Action Plan ("CAP"), SCAQMD CEQA Air Quality Handbook

Findings of Fact:

|                                |  |                              |           |
|--------------------------------|--|------------------------------|-----------|
| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|

a) A significant impact could occur if the proposed project conflicts with or obstructs implementation of the South Coast Air Basin 2016 Air Quality Management Plan (AQMP). Conflicts and obstructions that hinder implementation of the AQMP can delay efforts to meet attainment deadlines for criteria pollutants and maintaining existing compliance with applicable air quality standards. Pursuant to the methodology provided in Chapter 12 of the 1993 South Coast Air Quality Management District CEQA Air Quality Handbook, consistency with the South Coast Air Basin 2016 AQMP is affirmed when a project (1) does not increase the frequency or severity of an air quality standards violation or cause a new violation and (2) is consistent with the growth assumptions in the AQMP. Consistency review is presented below:

(1) The proposed project will result in short-term construction and long-term pollutant emissions that are less than the CEQA significance emissions thresholds established by the SCAQMD, as demonstrated by the CalEEMod analysis conducted for the proposed site; therefore, the project will not result in an increase in the frequency or severity of any air quality standards violation and will not cause a new air quality standard violation.

(2) The CEQA Air Quality Handbook indicates that consistency with AQMP growth assumptions must be analyzed for new or amended General Plan Elements, Specific Plans, and significant projects. Significant projects include airports, electrical generating facilities, petroleum and gas refineries, designation of oil drilling districts, water ports, solid waste disposal sites, and offshore drilling facilities.

According to the consistency analysis presented above and the analysis presented in section b) below, the proposed project will not conflict with the AQMP. There will be no impacts.

b-c) The SCAQMD has also developed regional significance thresholds for regulated pollutants, as summarized in Table 1, *SCAQMD Regional Thresholds*. The SCAQMD's CEQA Air Quality Significance Thresholds (March 2015) indicate that any projects in the SCAB with daily emissions that exceed any of the indicated thresholds should be considered as having an individually and cumulatively significant air quality impact.

**Table 1 SCAQMD Regional Thresholds**

| <b>MAXIMUM DAILY EMISSIONS THRESHOLDS (REGIONAL THRESHOLDS)</b> |                     |                    |
|---|---------------------|--------------------|
| <b>Pollutant</b>  | <b>Construction</b> | <b>Operational</b> |
| No <sub>x</sub>   | 100 lbs/day         | 100 lbs/day        |
| VOC   | 75 lbs/day          | 75 lbs/day         |
| PM <sub>10</sub>  | 150 lbs/day         | 150 lbs/day        |
| PM <sub>2.5</sub>   | 55 lbs/day          | 55 lbs/day         |
| SO <sub>x</sub>   | 150 lbs/day         | 150 lbs/day        |
| CO  | 550 lbs/day         | 550 lbs/day        |

|                                |  |                              |           |
|--------------------------------|--|------------------------------|-----------|
| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|

|                |           |           |
|----------------|-----------|-----------|
| Lead<br>(AQMD) | 3 lbs/day | 3 lbs/day |
|----------------|-----------|-----------|

It should be noted that all projects within the SCAB, including the proposed Project, would be required to comply with applicable state and regional regulations that have been adopted to address air quality emissions within the basin. This includes the following requirements pursuant to SCAQMD Rule 403:

- All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 mph per SCAQMD guidelines in order to limit fugitive dust emissions.

Additionally, the Project would be subject to Title 13, Chapter 10, Section 2485, Division 3 of the California Code of Regulations, which imposes a requirement that heavy duty trucks accessing the site shall not idle for greater than five minutes at any location. This measure is intended to apply to construction traffic. Any implementing grading plans would be required to include a note requiring a sign be posted on-site stating that construction workers need to shut off engines at or before five minutes of idling.

The proposed Project is not expected to exceed the maximum daily thresholds during the construction phase nor the operational phase. Impacts will be less than significant.

c) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, childcare centers, and athletic facilities. The nearest sensitive receptor is French Valley School located at 36680 Cady Rd, Winchester, CA 92596 at approximately .63 miles northwest of the Project site.

While the proposed Project would be located within one mile of sensitive receptors, any impacts would be less than significant based on the analysis above and due to the limited scale of the proposed Project. Impacts will be less than significant.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include but are not limited to long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, childcare centers, and athletic facilities. The proposed Project would not be located within one mile of an existing substantial point source emitter as none are known to exist in the immediate area. Land uses within one mile of the site comprise residential, commercial, schools, water treatment facility, and undeveloped lands, none of which are considered sources of point source emissions. Therefore, the project would not result in the construction of a sensitive receptor near a point source emitter. There will be no impacts.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

The potential for the Project to generate objectionable odors has also been considered. Land uses generally associated with odor complaints include: agricultural uses (livestock and farming); wastewater treatment plants; food processing plants; chemical plants; composting operations; refineries; landfills; dairies; and fiberglass molding facilities.

The Project does not contain land uses typically associated with emitting objectionable odors. Potential odor sources associated with the proposed Project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities and the temporary storage of typical solid waste (refuse) associated with the proposed Project's (long-term operational) uses. Standard construction requirements would minimize odor impacts from construction. The construction odor emissions would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction and is thus considered less than significant. It is expected that Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with the County's solid waste regulations. The proposed Project would also be required to comply with SCAQMD Rule 402 to prevent occurrences of public nuisances. Impacts will be less than significant as it relates to odors associated with the proposed Project construction and operations.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**BIOLOGICAL RESOURCES** Would the project:

**7. Wildlife & Vegetation**

|  |                          |                          |                                     |                                     |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?               | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| f) Have a substantial adverse effect on State or federally protected wetlands (including, but not limited to,  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

|   | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?                      |                                |  |                              |                                     |
| g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

**Source(s):** GIS database, WRCMSHCP and/or CVMSHCP, On-site Inspection

**Findings of Fact:**

a) The Project site and the proposed lease area do not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The proposed Project is not subject to Criteria Area requirements and would not conflict with the provisions of the MSHCP [as stated in section b and c, shown below]. There will be no impacts.

b-c) The proposal will disturb approximately a 700 square foot lease area for the construction of the telecommunication tower and associated equipment. A biological assessment conducted by Michael Brandman Associates in December 2014 concluded that the Project site does not contain any suitable habitat in the proposed lease area for Munz's onion, San Diego ambrosia, many-stemmed dudleya, California Orcutt grass, spreading navarretia and Wright's trichocoronis. Based upon the absence of suitable habitat, no recommendations were made for the focused rare plant surveys. The Project site and the proposed lease area is located within a fallow field that appears to be routinely disced. The site contains no suitable nesting habitat for burrowing owl. The site lacks small mammal burrows and does not provide sufficient habitat for nesting. Therefore, focused surveys for burrowing owl are not recommended. Impacts will be less than significant.

Based on previous construction, the site is not anticipated to have habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12). Impacts will be less than significant.

d) The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors or impede the use of native wildlife nursery sites. There will be no impacts.

e-f) The project site does not contain riverine/riparian areas or vernal pools. There will be no impacts.

g) The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. There will be no impacts.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

|  | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| <b>CULTURAL RESOURCES</b> Would the project:   |                                |  |                              |                                     |
| <b>8. Historic Resources</b>   |                                |  |                              |                                     |
| a) Alter or destroy a historic site?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of a historical resource, pursuant to California Code of Regulations, Section 15064.5? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

**Source(s):** On-site Inspection, Project Application Materials, PDA04904; 2014, Bonner; Cultural Resources Assessment Verizon Wireless Facility Candidate "Soledad Wine", Winchester, Riverside County, California

**Findings of Fact:**

a) Based upon analysis of records and a survey of the property by a County approved Archaeologist, it has been determined that there will be no impacts to historical resources as defined in California Code of Regulations, Section 15064.5 because they do not exist on the project site. There will be no impacts to historic resources.

b) Based upon analysis of records and a survey of the property by a County approved Archaeologist, it has been determined that there will be no impacts to significant historical resources as defined in California Code of Regulations, Section 15064.5 because they do not exist on the project site. As such, no change in the significance of historical resources would occur with the implementation of the proposed project because there are no significant historical resources. There will be no impacts.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

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

**Source(s):** On-site Inspection, Project Application Materials. PDA04904; 2014, Bonner; Cultural Resources Assessment Verizon Wireless Facility Candidate "Soledad Wine", Winchester, Riverside County, California.

**Findings of Fact:**

a) Based upon analysis of records and a survey of the property it has been determined that there will be no impacts to archaeological resources as defined in California Code of Regulations, Section 15064.5 because there were no archaeological resources identified during the survey of the project site. Impacts will be less than significant.



| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

b) Based upon analysis of records and a survey of the property it has been determined that there will be no impacts to significant archaeological resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. Therefore, no change in the significance of archaeological resources would occur with the implementation of the proposed project because there are no significant archaeological resources. Impacts will be less than significant.

c) Based on an analysis of records and archaeological survey of the property, it has been determined that the project site does not include a formal cemetery or any archaeological resources that might contain interred human remains. Nonetheless, the project will be required to adhere to State Health and Safety Code Section 7050.5 if in the event that human remains are encountered and by ensuring that no further disturbance occur until the County Coroner has made the necessary findings as to origin of the remains. Furthermore, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. This is State Law, is also considered a standard Condition of Approval and as pursuant to CEQA, is not considered mitigation. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**ENERGY** Would the project:

**10. Energy Impacts**

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

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

Source(s): Source: Project implementation materials

Findings of Fact:

a-b) The proposed Project is an unmanned wireless communication facility. This use would increase consumption of energy for operation of facility equipment.

Planning efforts by energy resource providers take into account planned land uses to ensure the long-term availability of energy resources necessary to service anticipated growth. The proposed Project would develop the site in a manner consistent with the County's General Plan land use designations for the property; thus, energy demands associated with the proposed Project are addressed through long-range planning by energy purveyors and can be accommodated as they occur. Therefore, Project implementation is not anticipated to result in the need for the construction or expansion of existing energy generation facilities, the construction of which could cause significant environmental effects.

Implementation of the proposed Project is not expected to result in or conflict with applicable energy conservation plans. Impacts will be less than significant.

Mitigation: No mitigation is required.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

Monitoring: No monitoring is required.

**GEOLGY AND SOILS** Would the project directly or indirectly:

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

a) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

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

Findings of Fact:

a) The Project site is not located within a currently designated State of California Alquist-Priolo Earthquake Fault Zone and no active faults have been identified on or adjacent to the site. In addition, the site does not lie within a fault zone established by the County of Riverside. According to County Geologic Report No. 2410, the nearest fault is located approximately 7.8 miles away from the project site. Therefore, the potential for active fault rupture at the site is considered very low and no direct seismically induced rupture impacts would occur. Additionally, the project is subject to the California Building Code (CBC) requirements pertaining to commercial development and thereby mitigating any potential impact to less than significant. CBC requirements are applicable to all commercial development, so they are not considered mitigation for CEQA implementation purposes. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**12. Liquefaction Potential Zone**                       

a) Be subject to seismic-related ground failure, including liquefaction?

Source(s): Riverside County General Plan Figure S-3 "Generalized Liquefaction," Geology Report

Findings of Fact:

a) Seismically induced liquefaction occurs when dynamic loading of a saturated sand or silt causes pore-water pressures to increase to levels where grain-to-gran contact is lost, and material temporarily behaves as a viscous fluid. Liquefaction can cause settlement of the ground surface, settlement and tilting of engineered structures, flotation of buoyant structures, and fissuring of the ground surface. Typically, liquefaction occurs in areas where groundwater lies within the upper 50 +/- feet of the ground surface. According to "Map My County," the Project site is identified as having a "low" liquefaction susceptibility. Additionally, County Geologic Report No. 2410 found that is very low due to presence of fine grained clay and clayed silt layers. Adherence to CBC requirements are applicable to all commercial developments but are not considered mitigation for CEQA implementation purposes. Impacts will be less than significant.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**13. Ground-shaking Zone**

a) Be subject to strong seismic ground shaking?

|                          |                          |                                     |                          |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Source(s):** Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk)

Findings of Fact:

According to "Map My County," the Project site is not located in a fault zone or near an identified fault-line. As is common throughout Southern California, the potential exists for strong seismic ground shaking. However, with mandatory compliance with Section 1613 of the current CBC, structures within the site will be designed and constructed to resist the effects of seismic ground motions. Accordingly, ground shaking impacts would be less than significant, and no mitigation is required. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**14. Landslide Risk**

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

|                          |                          |                                     |                          |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Source(s):** On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope," Geology Report

Findings of Fact:

a) Based on the relatively flat topography across the site and the surrounding area, the potential for landslides is considered low. The Project site has minimal possibilities of resulting in on- or off-site landslide, lateral spreading, collapse, or rock fall hazards. As noted in the comments from geological or geotechnical report (GEO02410) provided by the applicant, there is no potential for landslides, and seismic slope instability is not expected to occur at the project site. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**15. Ground Subsidence**

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

|                          |                          |                                     |                          |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

|                                |  |                              |           |
|--------------------------------|--|------------------------------|-----------|
| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|

**Source(s):** Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map," Geology Report

Findings of Fact:

a) The effects of area subsidence generally occurs at the transition of boundaries between low-lying areas and adjacent hillside terrain, where materials of substantially different engineering properties (i.e. alluvium vs. bedrock) are present. According to "Map My County," the Project site is mapped as susceptible to subsidence. However, County Geologic Report No. 2410 concluded that subsidence should not be considered a hazard. Additionally, California Building Code (CBC) requirements pertaining to development would reduce any potential impact. Through the CBC, the State provides a minimum standard for building design and construction. The CBC contains specific requirements for seismic safety, excavation, foundations, retaining walls, and site demolition. It also regulates grading activities, including drainage and erosion control. Adherence to CBC requirements are applicable to all commercial developments but are not considered mitigation for CEQA implementation purposes. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**16. Other Geologic Hazards**

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

**Source(s):** On-site Inspection, Project Application Materials, Geology Report

Findings of Fact:

a) The Project site is more than 29 miles from the Pacific Ocean and is not located in close proximity to any natural enclosed bodies of water. Additionally, there are no volcanoes in the Project vicinity. As such, the project site would not be subject to inundation by tsunamis or seiches and would not be affected by volcanoes. The Project site is located approximately .71 miles west of Skinner Reservoir and within a high dam hazard zone, as illustrated by the Riverside County General Plan, Southwest Area Plan, Figure 10, *Southeast Area Plan Flood Hazards*. Additionally, Figure 10, *Southwest Area Plan Flood Hazards* illustrates that the Project site is not located within a 100-Year Flood Zone. Due to the relatively flat topography of the Project site and surrounding areas, there is not a potential for the Project site to be impacted by mudflow hazards. The Project site would not be affected by any other geologic hazards beyond what is discussed herein under the appropriate topic heading. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**17. Slopes**

a) Change topography or ground surface relief features?

|  | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact        | No Impact                           |
|--|--------------------------------|--|-------------------------------------|-------------------------------------|
| b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?            | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) Result in grading that affects or negates subsurface sewage disposal systems? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

**Source(s):** Riv. Co. 800-Scale Slope Maps, Project Application Materials, Slope Stability Report

**Findings of Fact:**

a-b) Under existing conditions, the Project site is relatively flat. Implementation of the proposed Project would require limited grading of the site to accommodate the unmanned wireless communication facility. Due to the limited scale of the proposed Project, the site's existing topographic conditions would be maintained. Impacts will be less than significant.

c) Under existing conditions, the Project site is vacant; there are no subsurface sewage disposal systems. There will be no impacts.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

|  |                          |                          |                                     |                                     |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| <b>18. Soils</b>   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| a) Result in substantial soil erosion or the loss of topsoil?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Be located on expansive soil, as defined in Section 1803.5.3 of the California Building Code (2019), creating substantial direct or indirect risks to life or property?       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

**Source(s):** U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection, Soils Report

**Findings of Fact:**

a) Construction activities associated with the Project would temporarily expose underlying soils to water and air, which would increase erosion susceptibility while the soils are exposed. Exposed soils would be subject to erosion during rainfall events or high winds due to the removal of stabilizing vegetation and exposure of these erodible materials to wind and water. However, due to the project's limited scale, and with incorporation of Best Management Practices (BMP's) would reduce the impact to below a level of significance. Impacts will be less than significant.

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

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

c) No septic tanks or alternative waste water disposal systems are proposed to be constructed or expanded as part of the Project. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

**Source(s):** Riverside County General Plan Figure S-8 “Wind Erosion Susceptibility Map,” Ord. No. 460, Article XV & Ord. No. 484

Findings of Fact:

a) The Project site is considered to have a “moderate” susceptibility to wind erosion (Riverside County, 2003, Figure S-8). Proposed grading activities would expose underlying soils at the Project site which would increase wind erosion susceptibility during grading and construction activities. Exposed soils would be subject to erosion due to the exposure of these erodible materials to wind. Erosion by wind would be highest during period of high wind speeds. Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the CBC. Following construction, wind erosion would be non-existent, as the disturbed areas would be covered with impervious surfaces. Therefore, implementation of the proposed Project would not significantly increase the risk of long-term wind erosion on- or off-site and impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**GREENHOUSE GAS EMISSIONS** Would the project:

|  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <b>20. Greenhouse Gas Emissions</b>  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?      |                          |                          |                                     |                          |
| b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Source(s):** Riverside County General Plan, Riverside County Climate Action Plan (“CAP”), Project Application Materials

Findings of Fact:

a) The Project proposes the installation of an unmanned wireless communication facility disguised as a 70 foot tall mono-pine within a 700 square-foot lease area. The installation of the mono-pine will involve small-scale construction activities that will not involve an extensive amount of heavy duty equipment or labor. Therefore, greenhouse gas emissions generated during construction phase are

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

minimal. In addition, the powering of the cell tower will not require an extensive amount of electricity. Therefore, the Project is not anticipated to generate greenhouse gas emissions, either directly or indirectly, and impacts will be less than significant.

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

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**HAZARDS AND HAZARDOUS MATERIALS** Would the project:

**21. Hazards and Hazardous Materials**

|  |                          |                          |                                     |                                     |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?                                | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter (1/4) mile of an existing or proposed school?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

**Source(s):** Project Application Materials

**Findings of Fact:**

a) The project is not associated with the need for routine transport, use or disposal of substantial quantities of hazardous materials. This project is not forecast to cause any significant environmental impacts related to activities related to routine delivery, management or disposal of hazardous materials. There will be no impacts.

b) During the construction of any new proposed development, there is a limited potential for accidental release of construction-related products although not in sufficient quantity to pose a significant hazard to people and the environment. Impacts will be less than significant.

c-d) Any new development on the project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The project site is not located within one-quarter mile of an existing or proposed school. When combined with the lack of uses that would generate hazardous emissions, no adverse impact from hazardous emissions is forecast to occur. There will be no impacts.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

e) The site is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, its development would not create a significant hazard to the public or the environment. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**22. Airports**

|  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Result in an inconsistency with an Airport Master Plan?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Require review by the Airport Land Use Commission?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source(s): Riverside County General Plan Figure S-20 "Airport Locations," GIS database

Findings of Fact:

a-c) The nearest airport to the Project site is the French Valley Airport, which is located approximately 2.4 miles southwest of the Project site. Therefore, the proposed Project would not result in an inconsistency with an Airport Master Plan or require review by the Airport Land Use Commission. Additionally, the proposed Project would not result in a safety hazard for people residing or working in the Project area. There will be no impacts.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**HYDROLOGY AND WATER QUALITY** Would the project:

**23. Water Quality Impacts**

|   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |



|   | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact        | No Impact                |
|---|--------------------------------|--|-------------------------------------|--------------------------|
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Result in substantial erosion or siltation on-site or off-site?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?         | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) Impede or redirect flood flows?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| h) In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| i) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

**Findings of Fact:**

a) Due to the limited scope of the proposed Project, it is not anticipated that implementation of the proposed Project will violate any water quality standards or waste discharge requirements. Since this is a wireless communication facility with no water supply, impacts will be less than significant.

b) Due to the relatively small nature of the proposed project, it is not anticipated that the project would substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin. Impacts to groundwater recharge as a result of project implementation would be less than significant.

c) The proposed project is not anticipated to substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces. Project development would include the grading of a small pad area in a relatively small portion of the site and would not create a substantial amount impervious surfaces. Due to the natural terrain, the majority of the site would remain untouched and in its natural condition. Because of the implementation of Best Management Practices (BMPs) and compliance with relevant regulating agencies, impacts would be considered less than significant.

d) The proposed project is not anticipated to result in substantial erosion or siltation on-site or off-site. Project development would include the grading of a small portion of the site and would not create areas that would erode or cause siltation because of compliance with relevant regulations preventing such conditions. Due to the existing terrain, the majority of the site would remain untouched and in its existing condition. The utilization of Best Management Practices (BMPs) and compliance with the relevant regulating agencies would reduce impacts to less than significant levels.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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e) Because most of the site would be left untouched and the small scale of the graded area that would support the development, project development is not anticipated to substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site. The project would be required to comply with regulations that would prevent such conditions to occur. The utilization of Best Management Practices (BMPs) and compliance with the relevant regulating agencies would reduce impacts to less than significant levels.

f) Because most of the site would be left untouched and the small scale of the graded area that would support the development, project development is not anticipated to substantially create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Impacts are considered less than significant.

g) The project site is located within a flood zone. However, due to the limited scope of the proposed Project, the small structures would not cause a significant impact to a flood hazard area which would impede or redirect flood flows. Impacts would be less than significant.

h) The project site is located within a flood zone and approximately 0.72 mile west of Lake Skinner. The risk for tsunami would be very remote as the project is located approximately 30 miles from the Pacific Ocean and has mountainous terrain in between the ocean and the site. Due to the limited scope of the proposed Project, the small structures and minimal electrical equipment that would be part of the monopine facility would not cause a significant impact to a release of pollutants due to inundation. Impacts would be less than significant.

i) As presented above, the relatively small scope of the project would not have the potential to conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**LAND USE/PLANNING** Would the project:

**24. Land Use**

a) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

b) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?

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

Findings of Fact:

a) a) Under existing conditions, the Project site is vacant. With implementation of the proposed Project, only the 700 square-foot lease area would be disturbed. According to the General Plan, the proposed wireless communication facility would be in compliance with the current land use designation of

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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Community Development: Public Facilities (CD: PF). Although the proposed Project will not result in a substantial alteration of the present or planned land use of the area, all potential environmental impacts associated with the Project are evaluated throughout this environmental assessment. Therefore, the project would not cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigation an environmental effect. Impacts will be less than significant.

b) There are residential communities to the north and west of the Project site. However, there are no components of the proposed Project that would obstruct access to the communities. The residential communities would continue to utilize the existing circulation system. Accordingly, the proposed Project would not disrupt or divide the physical arrangement of an established community. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**MINERAL RESOURCES** Would the project:

**25. Mineral Resources**

|   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?                                 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Potentially expose people or property to hazards from proposed, existing, or abandoned quarries or mines?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Source(s):** Riverside County General Plan Figure OS-6 "Mineral Resources Area"

a-b) Based on available information, the Project site has never been the location of mineral resource extraction activity. No mines are located on the property. According to General Plan Figure OS-5, *Mineral Resources Area*, the Project site is designated within the Mineral Resources Zone 3 (MZ-3) pursuant to the Surface Mining and Reclamation Act of 1975 (SMARA). According to the California Department of Conservation California Surface Mining and Reclamation Policies and Procedures, lands designated as MRZ-3 are defined as areas of undetermined mineral resource significance. Furthermore, the Project site is not identified as an important mineral resource recovery site by the General Plan. Accordingly, the proposed Project would not result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State, nor would the Project result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan. There will be no impacts.

c) The Project site is not located near lands classified as Mineral Resources Zone 2 (MRZ-2), which are areas known to have mineral resource deposits. Additionally, lands abutting the Project site do not include any State classified or designated areas, and there are no known active or abandoned mining or quarry operations on lands abutting the Project site. Accordingly, implementation of the proposed Project would not result in an incompatible use located adjacent to a State classified or designated area or existing mine. In addition, implementation of the proposed Project would not expose people or

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

property to hazards from proposed, existing, or abandoned quarries or mines. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**NOISE** Would the project result in:

**26. Airport Noise**

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

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

**Source(s):** Riverside County General Plan Figure S-20 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

a) The nearest airport to the Project site is the French Valley Airport, which is located approximately 2.4 miles southwest of the Project site and the Project is not located within an Airport Influence Area. Therefore, the proposed Project would not result in an inconsistency with an Airport Master Plan or require review by the Airport Land Use Commission. Additionally, the proposed Project would not result in a safety hazard for people residing or working in the Project area. There will be no impacts.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**27. Noise Effects by the Project**

a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies?

b) Generation of excessive ground-borne vibration or ground-borne noise levels?

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

Findings of Fact:

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

a) Although the project will increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level may increase slightly after project completion due to occasional/periodic facility maintenance, the impacts are not considered significant. Therefore, the proposed Project itself would not result in a substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project. Impacts would be less than significant.

b) The Project’s only potential to result in a substantial temporary or periodic increase in noise levels would be during short-term construction activities, as long-term operation of the unmanned wireless communication facility would not result in the generation of any significant temporary or periodic noise increases. The occasional facility maintenance would not result in a significant noise increase. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**PALEONTOLOGICAL RESOURCES:**

**28. Paleontological Resources**

|  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source(s): Riverside County General Plan Figure OS-8 “Paleontological Sensitivity,” Paleontological Resource Impact Mitigation Program (“PRIMP”) Report

Findings of Fact:

a) According to “Map My County,” the project site has been mapped as having a low potential for paleontological resources. Additionally, a paleontological report (PDP No. 1474) was prepared by Kenneth J. Lord in 2014. PDP No. 1474 concluded that the project has low potential of encountering Paleontological resources at or near the surface (within the upper 10 feet) but that there is a high potential for sensitive paleontological resources within the subsurface at depth. PDP No. 1474 recommended no monitoring program to mitigate for potential impacts to Paleontological resources. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**POPULATION AND HOUSING** Would the project:

**29. Housing**

|   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?             | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County’s median income? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new                                | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

**Source(s):** Project Application Materials, GIS database, Riverside County General Plan Housing Element

**Findings of Fact:**

a & c) Under existing conditions, there are no existing homes on-site, nor is the site occupied by any people. Thus, implementation of the proposed Project would not displace housing or people, necessitating the construction of replacement housing elsewhere. There will be no impacts.

b) The Project simply proposes an unmanned wireless telecommunication and would not result in an affordable housing demand. There will be no impacts.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

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

**30. Fire Services**

**Source(s):** Riverside County General Plan Safety Element

**Findings of Fact:**

The Riverside County Fire Department provides fire protection services to the Project area. The proposed Project would primarily be served French Valley Station (Station No. 83), located approximately 2.7 miles southwest of the Project site at 37500 Sky Canyon Dr. # 401 Murrieta CA, 92563. Thus, the Project site is adequately served by fire protection services under existing conditions. Because the proposed Project is simply an unmanned wireless communication facility, implementation of the proposed Project would not result in the need for new or physically altered fire protection facilities and would not exceed applicable service ratios or response times for fire protection services. Impacts will be less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**31. Sheriff Services**

**Source(s):** Riverside County General Plan

**Findings of Fact:**

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

The Riverside County Sheriff's Department provides community policing to the Project area via the Southwest Sherriff's Station located approximately 2.2 miles southwest of the Project site at 30755 Auld Road, Murrieta, CA 92563. The proposed Project's demand on sheriff protection services would be little to nonexistent because the proposed Project is simply an unmanned wireless communication facility. Therefore, implementation of the proposed Project would not result in in the need for new or physically altered sheriff stations. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

|                    |                          |                          |                          |                                     |
|--------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <b>32. Schools</b> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source: Temecula Valley Unified School District correspondence, GIS database

Findings of Fact:

The Project simply proposes an unmanned telecommunication facility. Therefore, there would be no impact. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

|                      |                          |                          |                          |                                     |
|----------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <b>33. Libraries</b> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source(s): Riverside County General Plan

Findings of Fact:

Implementation of the Project would result in the development of an unmanned wireless communication facility. No housing, which could increase the demand for library services, is being proposed. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

|                            |                          |                          |                          |                                     |
|----------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <b>34. Health Services</b> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source(s): Riverside County General Plan

Findings of Fact:

The Project simply proposes an unmanned wireless communication facility. No housing, which could increase the demand for health services, is being proposed. There will be no impacts.

Mitigation: No mitigation is required.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

Monitoring: No monitoring is required.

**RECREATION** Would the project:

**35. Parks and Recreation**

|   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?                      | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

Findings of Fact:

- a) The Project simply proposes an unmanned wireless communication facility and does not involve the construction or expansion of recreational facilities. There will be no impacts.
- b) The Project simply proposes an unmanned wireless communication facility and does not involve the use of existing neighborhood or regional parks or other recreational facilities. Implementation of the Project would not increase the use of existing neighborhood or regional park use that would cause physical deterioration of recreational facilities. There would be no impacts.
- c) According to "Map My County," the Project site is not located within a County Service Area (CSA). There would be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**36. Recreational Trails**

|   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Include the construction or expansion of a trail system? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

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

Findings of Fact:

- a) According to the Southwest Area Plan Figure 8, *Trails and Bikeway System*, there are regional trails planned along Washington Street. However, due to the limited scope of the proposed Project, it is not likely that the planned trail would be negatively impacted as the proposed development does not impact the right-of-way. Impacts would be less than significant.



| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**TRANSPORTATION** Would the project:

**37. Transportation**

a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?

b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

d) Cause an effect upon, or a need for new or altered maintenance of roads?

e) Cause an effect upon circulation during the project's construction?

f) Result in inadequate emergency access or access to nearby uses?

Source(s): Riverside County General Plan, Project Application Materials

Findings of Fact:

a) The proposed Project is simply an unmanned wireless communication facility. Any traffic resulting from the proposed Project would be due to occasional maintenance. Therefore, there would be no substantial traffic increase in relation to the existing traffic load and capacity of the street system and there would be no conflict with the Riverside County Transportation Commission's (RCTC) 2011 Riverside County Congestion Management Program. Impacts will be less than significant.

b) Pursuant to Senate Bill 743, CEQA Guidelines Section 15064.3, the most appropriate measure of transportation impacts is vehicle miles traveled (VMT), which refers to the amount and distance of automobile travel attributable to a project. The proposed Project would require a minimal amount of temporary construction vehicle trips. The construction vehicle trips are anticipated to come from the local region. Regional construction vehicle trips for temporary project construction are not anticipated to generate a substantial increase in Vehicle Miles Traveled (VMT) on local or regional roadways or vehicle emissions. When construction is completed, all construction worker commute trips would halt, and the operational facility would require a minimal amount of periodic vehicle trips (less than 5 trips per day) for occasional maintenance, which is anticipated to have no substantial impacts to local or regional roadways or cause a substantial increase in vehicle emissions. The Project is anticipated to fall below any thresholds for screening for VMTs and would have a minimal effect on VMT during construction and operation. Projects that generate or attract fewer than 110 trips per day generally may be assumed to cause a less than significant transportation impact. Impacts are considered less than significant.

c) The proposed Project is simply an unmanned wireless communication facility that would not substantially increase hazards due to a geometric design feature. The project would be accessed off

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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of Washington Street and would have a gated driveway on-site to allow periodic maintenance of the facility. Impacts would be less than significant.

d-e) The proposed Project is simply an unmanned wireless communication facility and does not propose any change in street design. No effect upon, or a need for new or altered maintenance of roads are anticipated for construction or Project operations. All construction staging would be on-site and periodic maintenance of the operational facility would not require any roadway improvements that would cause an effect upon circulation during the Project's construction. Impacts would be less than significant.

f) The proposed Project is simply an unmanned wireless communication facility on a 700 square-foot lease area. All construction would be located on-site. No roadway improvements are proposed that would result in inadequate emergency access to nearby uses. There would be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**38. Bike Trails**

a) Include the construction or expansion of a bike system or bike lanes?

Source(s): Riverside County General Plan

Findings of Fact: The proposed Project is simply an unmanned wireless communication facility and does not create a need for- or impact a bike trail in the vicinity of the project. No bike trails are required or proposed along Washington Street or near the proposed site. No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

**39. Tribal Cultural Resources**

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

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

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

**Source(s):** County Archaeologist, AB52 Tribal Consultation

Findings of Fact:

a-b) In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all requesting tribes on July 13, 2015. Consultation was requested by the Pechanga Band of Luiseno Indians. The tribe was provided with the cultural report on September 2, 2015 and this project was discussed in a meeting held October 14, 2015. At this meeting the tribe requested the Tower Construction Notification System (TCNS) number for the project and did not identify any tribal cultural resources that may be impacted by this project. Consultation was concluded on May, 06, 2016. The Native American tribes did not identify any tribal cultural resources, so there would be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**UTILITIES AND SERVICE SYSTEMS** Would the project:

**40. Water**

a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems, whereby the construction or relocation would cause significant environmental effects?

b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?

**Source(s):** Project Application Materials, Water Company

Findings of Fact:

a-b) The proposed Project is simply an unmanned wireless communication facility. No water service is required for construction or operation. Therefore, the proposed Project would not require or result in the construction of new water treatment facilities or expansion of existing facilities. There would be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**41. Sewer**

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?

b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

**Source(s):** Department of Environmental Health Review

**Findings of Fact:**

a-b) The proposed Project is simply an unmanned wireless communication facility and would not require any connection to sewer lines or the creation of a septic system. No sewer service is required for Project construction or operation. Therefore, the Project will not require or result in the construction of new wastewater treatment facilities or expansion of existing facilities. There would be no impacts.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**42. Solid Waste**

|   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

|   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Comply with federal, state, and local management and reduction statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

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

**Findings of Fact:**

a-b) The proposed Project is simply an unmanned wireless telecommunication facility and would not require solid waste services. Construction of such a small facility would generate minimal construction waste that would be hauled off the site in accordance with County regulations as construction activities are completed. No waste would be generated during operation and maintenance workers would be required to haul and appropriately dispose of any minimal amount of waste generated. Therefore, the proposed Project would not require or result in the construction of new landfill facilities, including the expansion of existing facilities. There would be no impacts.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**43. Utilities**

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?

|                            |                          |                          |                                     |                          |
|----------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Electricity?            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Natural gas?            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Communications systems? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Street lighting?        | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

|   | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact        | No Impact                |
|---|--------------------------------|--|-------------------------------------|--------------------------|
| e) Maintenance of public facilities, including roads? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Other governmental services?                       | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Source(s):** Project Application Materials, Utility Companies

a-f) Implementation of the proposed Project would require the construction of electrical and communication facilities. Electrical service would be provided by Southern California Edison and communication systems would be provided by Verizon. No natural gas would be required to serve the site, no street lighting is required for project implementation, no public facility or roadway maintenance would be required for project construction or operation. No other governmental services are required for project construction or operation. Any physical impacts resulting from the construction of necessary utility connections to the Project site have been evaluated throughout this environmental assessment. Impacts would be less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**WILDFIRE** If located in or near a State Responsibility Area ("SRA"), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, would the project:

**44. Wildfire Impacts**

|  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Substantially impair an adopted emergency response plan or emergency evacuation plan?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

**Findings of Fact:**

a-e) According to County of Riverside General Plan, Southwest Area Plan, Figure 11, *Southwest Area Plan Wildfire Susceptibility*, the Project site is not located within a wildland fire zone. Any structure constructed within this project shall comply with the special construction provisions contained in Riverside County Ordinance 787, CFC, and CBC. There would be no impacts.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**MANDATORY FINDINGS OF SIGNIFICANCE** Does the Project:

|   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 45. Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Source(s):** Staff Review, Project Application Materials

**Findings of Fact:**

As indicated in the discussion and analysis of Biological Resources (Section 7), Cultural Resources (Section 8), Archaeological Resources (Section 9), and Paleontological Resources (Section 34), implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. Impacts would be less than significant.

|  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 46. Have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Source(s):** Staff Review, Project Application Materials

**Findings of Fact:** As documented throughout this Initial Study, the project does not have impacts which are individually limited, but cumulatively considerable. No impacts would occur.

|  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 47. Have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Source(s):** Staff Review, Project Application Materials

The Project's potential to result in substantial adverse environmental effects on human beings, either directly or indirectly, have been evaluated throughout this environmental assessment. There are no components of this project likely to result in substantial adverse effects on human beings that have not

---

|                                      |  |                                       |              |
|--------------------------------------|--|---------------------------------------|--------------|
| Potentially<br>Significant<br>Impact | Less than<br>Significant<br>with<br>Mitigation<br>Incorporated | Less<br>Than<br>Significant<br>Impact | No<br>Impact |
|--------------------------------------|--|---------------------------------------|--------------|

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already been evaluated and disclosed throughout this environmental assessment or reference source documents. Impacts would be considered less than significant.

**VI. EARLIER ANALYSES**

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

Earlier Analyses Used, if any: N/A

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

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



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

Juan C. Perez  
Agency Director



12/22/20, 5:00 pm

PPT180013

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for PPT180013. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

**Advisory Notification**

**Advisory Notification. 1 AND - Preamble**

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (Plot Plan No. 180013) 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**

Plot Plan No. 180013 is a proposal to construct a wireless communication facility consisting of a 70 foot high mono-pine for Verizon Wireless. The facility would consist of 12 panel antennas, two parabolic antenna dishes; one 4 foot and one 2 foot in diameter, 12 Remote Radio Units, two junction box units all mounted on the mono-pine tower. The tower is within a 700 square foot equipment lease area with a 15 KW DC generator and all enclosed by a 6 foot high decorative block wall with perimeter landscaping.

**Advisory Notification. 3 AND - Design Guidelines**

Compliance with applicable Design Guidelines:

1. 3rd District Design Guidelines
2. County Wide Design Guidelines and Standards

**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 8/28/20.
- Exhibit B (Elevations), dated 8/28/20.
- Exhibit C (Floor Plans), dated 8/28/20.



## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

#### **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)
  - Native American Cultural Resources, and Human Remains (Inadvertent Find)
  - School District Impact Compliance
  - Current California Building Code (CBC)
  - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)
  
3. Compliance with applicable County Regulations, including, but not limited to:
  - Ord. No. 348 (Land Use Planning and Zoning Regulations)
  - Ord. No. 413 (Regulating Vehicle Parking)
  - Ord. No. 457 (Building Requirements)
  - Ord. No. 460 (Division of Land)
  - Ord. No. 461 (Road Improvement Standards)
  - Ord. No. 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. 915 (Regulating Outdoor Lighting)
  
4. Mitigation Fee Ordinances
  - Ord. No. 659 Development Impact Fees (DIF)
  - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
  - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
  - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)
  - Road & Bridge Benefit District (Southwest Area, Zone D)

#### **Advisory Notification. 6 AND - Hold Harmless**

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PPT180013; 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 PPT180013, including, but not limited to, decisions made in response to California Public Records Act requests.

**ADVISORY NOTIFICATION DOCUMENT****Advisory Notification****Advisory Notification. 6 AND - Hold Harmless (cont.)**

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

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

**Advisory Notification. 7 AND - PPW Collocation**

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

**BS-Grade****BS-Grade. 1 0010-BS-Grade-USE - NPDES INSPECTIONS**

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

**ADVISORY NOTIFICATION DOCUMENT****BS-Grade****BS-Grade. 1****0010-BS-Grade-USE - NPDES INSPECTIONS (cont.)**

You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request. Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities) shall be in place at the end of each working day. Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

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

**PERMIT ISSUANCE:** Per section 105.1 (current California Building Code, CBC): Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property. The applicant shall obtain an approved final building inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure. At no time shall the approval of the planning case exhibit allow for the construction or use of any building or structure. In non-residential applications, separate building permits may include a permit for the structure (Shell building), grading, tenant improvements, accessory structures and/or equipment, which may include trash enclosures, light standards, block walls/fencing, etc.

**CODE/ORDINANCE REQUIREMENTS:** The applicant shall obtain the required building permit(s) from the building department prior to any construction on the property. All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances, and California Title 25 regulations in effect at the time of building plan submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply.

**ADVISORY NOTIFICATION DOCUMENT****E Health****E Health. 1 0010-E Health-USE - EMERGENCY GENERATOR**

For any proposed use of emergency generators, the following shall apply: a) A Business Emergency Plan (BEP) shall be submitted to the County of Riverside, Hazardous Materials Management Branch (HMMB). b) A concrete berm shall be installed around all diesel backup generators, especially those designed with single-walled tanks. c) If the fuel tank capacity is greater than or equal to 1,320 gallons, the facility shall be required to prepare a Spill Prevention Control and Countermeasure (SPCC) plan. The SPCC shall be written in compliance with Federal rules and regulations. d) If the generator is located indoors, all entrance doors shall be labeled with an NFPA 704 sign with the appropriate NFPA ratings. e) If the generator is located outdoors, the NFPA 704 sign shall be placed on the most visible side of the exterior surface of the generator unit, or if fenced, on the most visible side of the fence, with the appropriate NFPA ratings. f) The location and capacity of the "day tank", if proposed, shall be clearly identified in the chemical inventory and facility map sections of the BEP. g) The business shall address the handling of spills and leaks in the Prevention, Mitigation, and Abatement sections of the BEP. h) If the generator is located in a remote site, HMMB shall conduct an inspection to determine whether any exemptions can be granted.

**E Health. 2 0010-E Health-USE - NO ENV SITE ASSESSMENT**

No environmental assessment is being required for this project. As with any real property, if previously unidentified contamination is discovered at the site, assessment, investigation, and/or cleanup may be required.

**E Health. 3 0010-E Health-USE - NO NOISE REPORTS**

Based upon the information provided, a noise study is not required. However, the project shall be required to comply with the following: 1. Facility-related noise, as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library, or nursing home", must not exceed the following worst-case noise levels: 45 dB(A) - 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB(A) - 10 minute leq, between 7:00 a.m. and 10:00 p.m. (daytime standard). 2. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exception to these standards shall be allowed only with the written consent of the building official. For any questions, please contact the Department of Environmental Health, Office of Industrial Hygiene at (951) 955-8982.

**E Health. 4 0010-E Health-USE-NO WASTEWATER PLUMBING**

The project comprises structures without wastewater plumbing. If wastewater plumbing fixtures are proposed in the future, the applicant shall contact the Department of Environmental Health for the requirements.

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 1                                      0010-Fire-USE-#25-GATE ENTRANCES

Any gate providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Gates shall be wide enough to allow Fire Department apparatus access.

Fire. 2                                      0010-Fire-USE-#89-RAPID HAZMAT BOX

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

Flood

Flood. 1                                      0010-Flood-USE FLOOD HAZARD REPORT

Plot Plan No. 180013 is a proposal to construct an unmanned wireless telecommunications facility with the antennas disguised as a pine tree on an approximately 40.0-acre site. The site is located in the French Valley area on the northwest corner of Washington Street and Auld Road. The facility, with all the equipment, antenna pole and a generator, will be enclosed within a 6-foot high block wall with an entrance gate on the east side with an access road to the facility from Washington Street. The location selected for the facility is in the northeasterly corner of the property and outside of the Tocolata Creek floodplain which crosses the southeasterly corner of the property. Except for nuisance nature local runoff, the facility is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause damage. Any grading should perpetuate the existing drainage patterns of the area and new construction should comply with all applicable ordinances. This project is located within the Santa Margarita River Watershed. The amount of construction improvements proposed is minimal and does not create any additional impervious surfaces which would qualify as 'Significant Redevelopment'. Therefore, no preliminary project-specific Water Quality Management Plan (WQMP) will be required for this proposal. Additional improvements may result in a WQMP being required. The project is located in within the boundaries of the Santa Gertrudis Valley sub-watershed of the Murrieta Creek Area Drainage Plan (ADP) for which fees have been established by the Board of Supervisors. However, the amount of impervious surface proposed is insignificant and therefore the District shall not impose any fee at this time. Should additional development or use be proposed, the mitigation fee may be levied at that time.

Planning

Planning. 1                                      0010-Planning-USE - BRNCH HGT CNT ANT SOCK

The branches for the mono-pine shall start 20 feet from the bottom of the tree and shall be spaced at three (3) branches per foot and all antennas shall have "socks".

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 2 0010-Planning-USE - CAUSES FOR REVOCATION

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

Planning. 3 0010-Planning-USE - CEASED OPERATIONS

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

Planning. 4 0010-Planning-USE - CO-LOCATION

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

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

The equipment shelter and/or cabinet color shall be neutral earth tones and will blend with the surrounding setting. The color of the mono pine, the color of the monopole (trunk) shall be light to dark brown, and the color of the antenna array shall be dark green, in order to minimize visual impacts. Changes in the above listed colors shall be reviewed and approved by the Planning Department prior to installation of the structures, or prior to repainting of the structures

Planning. 6 0010-Planning-USE - FUTURE INTERFERENCE

If the operation of the facilities authorized by this approved Plot Plan (PPT180013) 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. 7 0010-Planning-USE - GEO02410

County Geologic Report (GEO) No. 2410, submitted for Plot Plan (PPT180013) was prepared by Geotechnical Solutions, Inc. and is entitled: "Geotechnical Engineering & Geology Report Verizon Wireless Soledad Wine - LAX-167-B at 36663 Washington Street Winchester, California 92596", dated April 14, 2014. GEO02410 concluded: 1.The site does not lie within or near an Alquist-Priolo Earthquake Fault Zone. 2.Active faults are not located on or immediately adjacent to this site. The closest fault is about 7.8 miles away from the site. 3.The potential for direct surface fault rupture at the site is considered unlikely. 4.No potential for landslides. 5.The potential for liquefaction at the site is very low due to presence of fine grained clayey and clayed silt layers. 6.Seismic slope instability is not expected. 7.Subsidence should not be considered as hazard. 8.The site does not appear to be susceptible to seismically induced lateral spreading. 9.Underlying surface soils are low expansive; therefore, special measures will not be required for expansion potential. 10.Hydroconsolidation of the soils should not pose any significant safety hazard

**ADVISORY NOTIFICATION DOCUMENT****Planning****Planning. 7                                0010-Planning-USE - GEO02410 (cont.)**

to the proposed development. 11. Seiches are not considered a potential hazard to the project. 12. Tsunamis do not pose a seismic risk hazard. 13. Project site is within flood zone hazard. GEO02410 recommended: 1. After the site clearing, the equipment shelter and generator pad areas should be scarified 12 inches; moisture conditioned and compacted, subject to inspection. 2. All re-compacted native and import soil should be spread, watered or aerated, mixed and compacted by mechanical means of approximately six-inch thick lifts. 3. In case of failure of Skinner reservoir the project may be inundated. GEO No. 2410 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2410 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. 8                                0010-Planning-USE - LIGHTING HOODED/DIRECTED**

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

**Planning. 9                                0010-Planning-USE - MAINTAIN SOCKS/BRANCHES**

The proposed mono-pine shall be kept in good repair. The branches as well as the antenna "socks" shall remain in good condition. If at any time the "socks" are missing or deteriorated (as determined by the Planning Department), they shall be replaced within 30 days.

**Planning. 10                                0010-Planning-USE - MAX HEIGHT**

The mono-pine/antenna array located within the property shall not exceed a height of 70 feet.

**Planning. 11                                0010-Planning-USE - NO USE PROPOSED LIMIT CT**

The balance of the subject property, APN 964-030-005 (excluding the lease area and access easement), shall hereby be designated as "NO USE PROPOSED", and shall require approval of an appropriate land use application prior to utilization of any additional land uses subject to the requirements of County Ordinance No. 348.

**Planning. 12                                0010-Planning-USE - NOISE REDUCTION**

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

**Planning. 13                                0010-Planning-USE - PDA 4904 ACCEPTED**

County Archaeological Report (PDA) No 4904, submitted for this project (PP25340) was prepared by Michael Brandman Associates and is entitled: "Cultural Resources Assessment Verizon Wireless Facility

## ADVISORY NOTIFICATION DOCUMENT

## Planning

**Planning. 13                                    0010-Planning-USE - PDA 4904 ACCEPTED (cont.)**

Candidate "Soledad Wine", Winchester, Riverside County, California," dated August 29, 2014. (PDA) No 4904 concludes: although no cultural resources were identified within the project area, there is a moderate chance that buried prehistoric cultural resources will be impacted by construction-related earthmoving. (PDA) No 4904 recommends: archaeological monitoring of all ground disturbing activities associated with this project. This study has been incorporated as part of this project, and has been accepted.

**Planning. 14                                    0010-Planning-USE - PDP01474**

County Paleontological Report (PDP) No. 1474 submitted for this project PP25340 was prepared by Kenneth J. Lord, Ph.D. With Michael Brandman Associates and is entitled "Paleontological Resources Assessment of the Soledad Wine Facility for Verizon Wireless, Winchester, unincorporated Riverside County, California", dated August 12, 2014". PDP01474 concluded that the project has low potential of encountering Paleontological resources at or near the surface (within the upper 10 feet) but that there is a high potential for sensitive paleontological resources within the subsurface at depth. PDP01474 recommends no monitoring program to mitigate for potential impacts to Paleontological resources is required.

**Planning. 15                                    0010-Planning-USE - SITE MAINTENANCE CT**

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

**Planning. 16                                    0020-Planning-USE - EXPIRATION DATE USE CASE**

This approved permit shall be used within NINE (9) years from the approval date; otherwise, the permit shall be null and void. The term used shall mean the beginning of construction pursuant to a validly issued building permit for the use authorized by this approval. Prior to the expiration of the 9 years, the permittee/applicant may request an extension of time to use the permit. The extension of time may be approved by the Assistant TLMA Director upon a determination that a valid reason exists for the permittee not using the permit within the required period. If an extension is approved, the total time allowed for use of the permit shall not exceed ten (10) years.

**Planning. 17                                    0020-Planning-USE - LIFE OF PERMIT**

Pursuant to Riverside County Ordinance No. 348 (Land Use), a telecommunication facility shall have an initial approval period (life) of ten (10) years, which may be extended if a revised permit application is made and approved by 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 colocated facilities, the permits of all colocaters shall be automatically extended until the last colocaters permit expires. In the event that this ten (10) year maximum life span provision is removed from Riverside County Ordinance No. 348 (Land Use), this condition of approval shall become null and void.



**ADVISORY NOTIFICATION DOCUMENT**

**Planning**

**Planning. 18**

**015-Planning-60 Day to Complete IA**

This approved plot plan shall have an Indemnification Agreement (IA) completed (filed and signed by all parties: VZW, EMWD, County of Riverside) within Sixty (60) days from the approval date otherwise, the plot plan shall be null and void. The Assistant TLMA Director, at their discretion, may grant additional time beyond Sixty (60) days with written explanation to the need for more time.

Plan: PPT180013

Parcel: 964030005

## 60. Prior To Grading Permit Issuance

### BS-Grade

060 - BS-Grade. 1

0060-BS-Grade-USE - NPDES/SWPPP

Not Satisfied

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

### Planning

060 - Planning. 1

0060-Planning-USE - ARCHAEOLOGIST RETAINED

Not Satisfied

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

060 - Planning. 2

0060-Planning-USE - CULTURAL PROFESSIONAL

Not Satisfied

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. The Project Archaeologist (Cultural Resource Professional) shall develop a Cultural Resources Monitoring Plan which must be approved by the County Archaeologist prior to issuance of grading permits. The Project Archaeologist shall be included in the pre-grade meetings to provide Construction Worker Cultural Resources Sensitivity Training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special interest monitors. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report. The Project Archaeologist shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors. The developer/permit holder shall submit a fully executed copy of the contract and a wet-signed copy of the Monitoring Plan to the Riverside County Planning Department to ensure compliance with this condition of approval.

Plan: PPT180013

Parcel: 964030005

## 60. Prior To Grading Permit Issuance

### Planning

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

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

**060 - Planning. 4                      0060-Planning-USE - SKR FEE CONDITION                      Not Satisfied**

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 40.12 acres (gross) in accordance with APPROVED EXHIBIT NO. A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount.

### Transportation

**060 - Transportation. 1                      0060-Transportation-USE - PRIOR TO ROAD CONSTRUCT                      Not Satisfied**

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

**060 - Transportation. 2                      0060-Transportation-USE-SBMT/APPVD GRADG                      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-USE - PHASE IV REPORT                      Not Satisfied**

Prior To Grading Permit Final (Archaeological Monitoring/Phase IV Report Submittal): The developer/holder shall prompt the Project Archaeologist to submit one (1) wet-signed paper copy and (1) CD of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County

Plan: PPT180013

Parcel: 964030005

## 70. Prior To Grading Final Inspection

### Planning

**070 - Planning. 1                      0070-Planning-USE - PHASE IV REPORT (cont.)                      Not Satisfied**

Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The County Archaeologist shall review the report to determine adequate compliance with the approved conditions of approval. Upon determining the report is adequate, the County Archaeologist shall clear this condition.

## 80. Prior To Building Permit Issuance

### BS-Grade

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

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

### Planning

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

Building and structure elevations shall be in substantial conformance with that shown on the APPROVED EXHIBIT A.

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

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

**080 - Planning. 3                      0080-Planning-USE - RVW BLDNG PLNS/SOCKS/BRN                      Not Satisfied**

Prior to building permit issuance, the Planning Department shall review the plan check approved building plans to insure that the branches for proposed mono-pine are spaced at three (3) branches per foot, all antennas have "socks", and the branches start 20 feet from the bottom of the tree in accordance with the APPROVED EXHIBIT A.

### Transportation

**080 - Transportation. 1                      0080-Transportation-USE - CONSTRUCT/DRIVEWAY                      Not Satisfied**

The proposed gate shall have a minimum of 90' radial/lateral clearance from the existing centerline. Applicant shall secure an encroachment permit from the County Transportation Department prior to starting any work within the road right-of-way.

**080 - Transportation. 2                      0080-Transportation-USE - EVIDENCE/LEGAL ACCESS                      Not Satisfied**

Provide evidence of legal access.

**080 - Transportation. 3                      0080-Transportation-USE-UTILITY PLAN CELL TOWER                      Not Satisfied**

Proposed electrical power lines below 33.6 KV within public right-of-way and onsite 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

Plan: PPT180013

Parcel: 964030005

## 80. Prior To Building Permit Issuance

### Transportation

**080 - Transportation. 3      0080-Transportation-USE-UTILITY PLAN CELL TOWER      Not Satisfied**  
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.

### Waste Resources

**080 - Waste Resources. 1      0080 - 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

### E Health

**090 - E Health. 1      0090 - Hazmat BUS Plan      Not Satisfied**

The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

**090 - E Health. 2      0090 - Hazmat Contact & Clearance      Not Satisfied**

Obtain clearance from the Hazardous Materials Management Division.

**090 - E Health. 3      0090 - Hazmat Review      Not Satisfied**

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

### Fire

**090 - Fire. 1      0090-Fire-USE-#27-EXTINGUISHERS      Not Satisfied**

Install portable fire extinguishers in accordance with the California Fire Code.

### Planning

**090 - Planning. 1      0090-Planning-USE - ORD 810 NO. O S FEE      Not Satisfied**

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP), whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance

Plan: PPT180013

Parcel: 964030005

## 90. Prior to Building Final Inspection

### Planning

**090 - Planning. 1                      0090-Planning-USE - ORD 810 NO. O S FEE (cont.)                      Not Satisfied**

No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Plot Plan No. 180013 is calculated to be 0.02 net acres.

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

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected. The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 180013 has been calculated to be 0.02 net acres.

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

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

**090 - Planning. 4                      0090-Planning-USE - SITE INSPECTION                      Not Satisfied**

Prior to final inspection, the Planning Department shall inspect and determine that the conditions of PPT180013 have been met; specifically the color of the mono-pine (trunk), natural earth tone colors of the equipment shelter and/or cabinets, that the branches for proposed mono-pine are spaced at three (3) branches per foot, all antennas have "socks", and the branches start 20 feet from the bottom of the tree in accordance with the APPROVED EXHIBIT A.

**090 - Planning. 5                      0090-Planning-USE - SKR FEE CONDITION                      Not Satisfied**

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 40.12 acres (gross) in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount.

Plan: PPT180013

Parcel: 964030005

## 90. Prior to Building Final Inspection

### Planning

**090 - Planning. 6                      0090-Planning-USE - WALL & FENCE LOCATIONS                      Not Satisfied**

Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT A.

### Transportation

**090 - Transportation. 1                      0090-Transportation-USE-UTILITY INSTALL CELL TOWER                      Not Satisfied**

Proposed electrical power lines below 33.6 KV within public right-of-way and onsite 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.

**090 - Transportation. 2                      Map - WRCOG TUMF                      Not Satisfied**

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

### Waste Resources

**090 - Waste Resources. 1                      0090 - Waste 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.



**PECHANGA CULTURAL RESOURCES**  
*Temecula Band of Luiseño Mission Indians*

Post Office, Box 2183 • Temecula, CA 92593  
Telephone (951) 308-9295 • Fax (951) 506-9491

August 20, 2015

Chairperson:  
Mary Bear Magee

Vice Chairperson:  
Darlene Miranda

Committee Members:  
Evie Gerber  
Bridgett Barcello Maxwell  
Richard B. Scarce, III  
Neal Ibanez  
Michael Vasquez

Director:  
Gary DuBois

Coordinator:  
Paul Macarro

Planning Specialist:  
Tuba Ebru Ozdil

Cultural Analyst:  
Anna Hoover

**VIA E-MAIL and USPS**

Ms. Heather Thomson  
County Archaeologist  
Riverside County  
Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
P.O. Box 1409  
Riverside, Ca. 92502-1409

**Re: Pechanga Tribe Request for Consultation Pursuant to AB 52 for PP 25340**

Dear Ms. Thomson:

This letter is written on behalf of the Pechanga Band of Luiseño Indians (hereinafter, “the Tribe” and/or “Payómkawichum”), a federally recognized Indian tribe and sovereign government in response to the AB 52 notice provided by the County of Riverside dated July 14, 2015 and received in our office July 21, 2015.

This letter serves as the Tribe’s formal request to begin consultation under AB 52 for this Project. Per AB 52, we intend to assist the County in determining the type of environmental document that should be prepared for this Project (i.e. EIR, MND, ND); with identifying potential tribal cultural resources (TCRs); determining whether potential substantial adverse effects will occur to them; and to develop appropriate preservation, avoidance and/or mitigation measures, as appropriate. Preferred TCR mitigation is always avoidance and the Tribe requests that all efforts to preserve sensitive TCRs be made as early in the development process as possible.

Please add the Tribe to your distribution list(s) for public notices and circulation of all documents, including environmental review documents, archaeological reports, development plans, conceptual grading plans (if available), and all other applicable documents pertaining to this Project. The Tribe further requests to be directly notified of all public hearings and scheduled approvals concerning this Project, and that these comments be incorporated into the record of approval for this Project.

The Pechanga Tribe asserts that the Project area is part of Payómkawichum (Luiseño), and therefore the Tribe’s, aboriginal territory as evidenced by the existence of Payómkawichum



Pechanga Comment Letter to the County of Riverside  
Re: Pechanga Tribe Request: AB 52 Re: PP 25340  
August 20, 2015  
Page 2

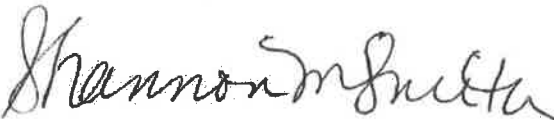
cultural resources, named places, *tóota yixélval* (rock art, pictographs, petroglyphs), and an extensive Payómkawichum artifact record in the vicinity of the Project. This culturally sensitive area is affiliated with the Pechanga Band of Luiseño Indians because of the Tribe's cultural ties to this area as well as our extensive history with the County and other projects within the area. During our consultation we will provide more specific, confidential information on potential TCRs that may be impacted by the proposed Project.

As you know, the AB 52 consultation process is ongoing and continues until appropriate mitigation has been agreed upon for the TCRs that may be impacted by the Project. As such, under both AB 52 and CEQA, we look forward to working closely with the County on ensuring that a full, comprehensive environmental review of the Project's impacts is completed, including addressing the culturally appropriate and respectful treatment of human remains and inadvertent discoveries.

In addition to those rights granted to the Tribe under AB 52, the Tribe reserves the right to fully participate in the environmental review process, as well as to provide further comment on the Project's impacts to cultural resources and potential mitigation for such impacts.

The Pechanga Tribe looks forward to working together with the County of Riverside in protecting the invaluable Pechanga cultural resources found in the Project area. The formal contact person for this Project will be Ebru Ozdil. Please contact her at 951-770-8113 or at [eozdil@pechanga-nsn.gov](mailto:eozdil@pechanga-nsn.gov) within 30 days of receiving these comments so that we can begin the consultation process. Thank you.

Sincerely,

P-P  


Ebru Ozdil

Cc Pechanga Office of the General Counsel

## **Wheeler, Timothy**

---

**From:** Jones, David  
**Sent:** Thursday, May 5, 2016 9:52 AM  
**To:** Thomson, Heather; Wheeler, Timothy  
**Subject:** RE: PP 25340 (TCNS 100289)

Heather,

I'm not sure whether I cleared the route or not. According to LMS, you placed several conditions of approval on the project the same day the route was cleared (3/24/15).

Do you need to put a tribal monitoring condition on the case? If so, you can easily add it to LMS at this time.

David L. Jones  
Chief Engineering Geologist  
TLMA- Planning

---

**From:** Thomson, Heather  
**Sent:** Wednesday, May 04, 2016 2:35 PM  
**To:** Wheeler, Timothy  
**Cc:** Jones, David  
**Subject:** FW: PP 25340 (TCNS 100289)

Tim-

Apparently, Dave cleared the route on this project. I had not entered a condition for Tribal monitoring. Please see email below.

---

**From:** Ebru Ozdil [<mailto:eozdil@pechanga-nsn.gov>]  
**Sent:** Wednesday, May 04, 2016 12:53 PM  
**To:** Thomson, Heather  
**Cc:** Anna Hoover; Shannon Smith  
**Subject:** PP 25340 (TCNS 100289)

Hi Heather,

Our records indicate that this project is associated with Cell Tower TCNS# 100289 and we have submitted our comments to the FCC back on November 13, 2013. In our comments, we requested monitoring for this project; hence, we recommend the County to condition this project for tribal monitoring to be consistent with NEPA and FCC process.

Please do not hesitate to contact me if you have any questions.

Thank you,

*Ebru T. Ozdil  
Planning Specialist  
Pechanga Band of Mission Indians*

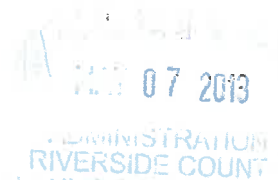
P.O. Box 2183  
Temecula, CA 92593

Office:(951)-770-8113  
Fax:(951)-693-2314  
[cozdil@pechanga-nsn.gov](mailto:cozdil@pechanga-nsn.gov)

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May 6, 2013

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



**RE: Plot Plan (PP) No. 25340**  
**Proposal: The PP proposes to construct a wireless communications facility.**  
**APN: 964-030-005**

Dear Mr. Kang:

The Riverside County Waste Management Department (RCWMD) has reviewed the proposed project located north of Auld Road, south of Benton Road, east of Moser Road and west of Washington Street, in the Southwest Area Plan. In order to mitigate the project's potential solid waste impacts and help the County comply with AB 939 (Integrated Waste Management Act), AB 1327 (California Solid Waste Reuse and Recycling Access Act), the California Green Building Standards, and AB 341 (Mandatory Commercial Recycling) through diverting solid waste from landfill disposal, the RCWMD recommends that the following conditions be made a part of any Conditions of Approval for the project:

1. **Prior to issuance of a building permit**, A Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.
2. **Prior to issuance of an occupancy permit**, evidence (i.e., receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

3. 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](http://www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory)

4. Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.

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

Sincerely,



Ryan Ross  
Principal Planner

## **Wheeler, Timothy**

---

**From:** Sarkissian, John  
**Sent:** Tuesday, March 14, 2017 9:06 AM  
**To:** Wheeler, Timothy  
**Cc:** Newton, Howard  
**Subject:** RE: PP25340 (Solidad)

Tim,

With your additional data, this case can now be cleared by RCIT. Have a good day.

*Thank you,*

**John Sarkissian**  
**PSEC Communications Division**  
**Converged Communications Bureau**  
*Office: (951)955-3732*  
Jsarkiss@Rivco.org

---

**From:** Wheeler, Timothy  
**Sent:** Thursday, March 09, 2017 4:05 PM  
**To:** Newton, Howard <HNewton@RIVCO.ORG>; Sarkissian, John <JSarkiss@RIVCO.ORG>  
**Subject:** PP25340 (Solidad)  
**Importance:** High

Howard/John,

This might be one that John is more familiar with. PP25340 is still outstanding for RCIT clearance. Is it ok? Attached is what I have on the project for RCIT. I have notes that this was provided in February 2016. But I do not have it cleared and this project has been slow going. Please let me know anything you can ASAP.

Thanks guys!

Tim Wheeler  
Urban Regional Planner III  
4080 Lemon St - 12<sup>th</sup> floor  
Riverside, CA 92501  
951-955-6060

[How are we doing? Click the Link and tell us](#)

12/17/2014

To whom it may concern:

On 13 November 2014, I received an email from Randi Newton (forwarded from SCE Project Manager Lester Carter) regarding conditions of approval on a proposed Verizon cell tower to be located on Washington St. in Winchester, CA, a community of Riverside County (this site is nicknamed "Soledad Wine"). According to Randi Newton, "the County of Riverside has come back with a condition of approval to underground any proposed lines that are below 33.6 KV" and has cited the following (emphasis added):

**80.TRANS. 1 USE-UTILITY PLAN CELL TOWER**

Proposed electrical power lines below 33.6 KV within public right-of-way and onsite 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.TRANS. 1 USE-UTILITY INSTALL CELL TOWER**

Proposed electrical power lines below 33.6 KV within public right-of-way and onsite 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.**

The existing facilities are overhead 12kV primary lines; proposed facilities include an overhead transformer, associated protective equipment, a low-voltage secondary riser and handhole, and underground service conduit and cable to Verizon's meter pedestal. The additional overhead equipment is the minimum required to economically serve a new customer in areas lacking an existing nearby secondary source (i.e. low-voltage). Therefore, the proposed underground electrical facilities are in accordance with the above conditions and this letter may serve to satisfy any written requirements related to these conditions.

Please let me know if I can be of further assistance.

Sincerely,

**Phillip Gresham III**

Digitally signed by Phillip Gresham III  
DN: cn=Phillip Gresham III, o=SCE, ou=Planning, email=phillip.gresham@sce.com, c=US  
Date: 2014.12.17 08:00:34 -0800

Planner  
Wildomar New Development Planning

24487 Prielipp Drive  
Wildomar, CA 92595  
(951) 249-8439 PAX 19439  
phillip.gresham@sce.com

December 29, 2014

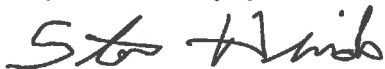
TO: Mark Corcoran, Project Planner

RE: Plot Plan No. 25340

A noise study is not required based upon the submitted diagrams (Verizon Communication Tower) and the distance of the nearest sensitive receptors. However, they still need to follow:

1. Facility-related noise, as projected to any portion of any surrounding property containing a “sensitive receiver, habitable dwelling, hospital, school, library or nursing home”, must not exceed the following worst-case noise levels 45 dB(A) – 10 minute noise equivalent level (“leq”), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB (A) – 10 minute leq, between 7:00 a.m. and 10:00 p. m. (daytime standard).
2. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the building official.

If you have any questions, please call me at (951) 955-8980.



Steven D. Hinde, REHS, CIH  
Senior Industrial Hygienist







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

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## Memorandum

**Date:** July 27, 2020

**To:** Riverside County Planning Director – Director’s Hearing

**From:** Tim Wheeler, Project Planner

**RE:** July 27, 2020 Regular Scheduled Planning Director’s Hearing, Agenda Item 3.2, PLOT PLAN NO. 180013 – Intent to Adopt a Negative Declaration

---

The applicant/representative for Plot Plan No. 180013 has requested a continuance of Agenda Item 3.2. The reason for the continuance is for update lease area layout which will include the removal of the equipment shelter. Letter from the applicant is included.

Therefore, staff recommends that item 3.2 be continued to the September 28, 2020 regularly scheduled Planning Director’s Public Hearing.

## Wheeler, Timothy

---

**From:** Chris Colten <CColten@spectrumse.com>  
**Sent:** Monday, July 27, 2020 12:52 PM  
**To:** Wheeler, Timothy  
**Subject:** RE: PPT180013 - AND.COA pages and Director's Hearing Zoom Meeting details for Monday 7.27.20

**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.

Hi Tim,

In reviewing the staff report in preparation for the hearing, I realized that we have not provided you with the updated design for our site. Our site does not use a concrete equipment shelter any longer. It places its equipment cabinets and back-up generator on one concrete pad, behind the 8' CMU block wall.

I will have my A & E department revise our drawings and photo sims and then I will get those over to you.

As we discussed, please continue (date certain) our project to the director's hearing on 9/28/2020.

Thanks,

Chris



**Chris Colten**  
PROJECT MANAGER  
4405 E. AIRPORT DRIVE, SUITE 100 | ONTARIO, CA 91761  
PHONE 909.831.5990  
CCOLTEN@SPECTRUMSE.COM  
CONTRACTOR FOR SPECTRUM SERVICES  
DRE LICENSE #01414093  
[www.spectrumse.com](http://www.spectrumse.com)

**From:** Wheeler, Timothy [mailto:TWHEELER@RIVCO.ORG]  
**Sent:** Friday, July 24, 2020 11:05 AM  
**To:** Chris Colten <CColten@spectrumse.com>  
**Cc:** Sarabia, Elizabeth <ESarabia@RIVCO.ORG>  
**Subject:** PPT180013 - AND.COA pages and Director's Hearing Zoom Meeting details for Monday 7.27.20  
**Importance:** High

Chris,

Please see the attached AND/COAs (they haven't changed since June 2019).

Additionally, below are the details for the Zoom 'DH' meeting for Monday 7.27.20 at 1:30:

**Riverside County Planning Department is inviting you to a scheduled Zoom meeting.**

**Topic:** Director's Hearing (DH)

**Time:** July 27th, 2020 01:30 PM Pacific Time (US and Canada)

**Join by Phone:** 1 669-900-9128    **Meeting ID:** 869 0153 1217    **Password:** 30340720

**Join Zoom Meeting:** <https://us02web.zoom.us/j/86901531217?pwd=enrQy9SYkZ1WXZIR3d5MHBsNTk5QT09>

*(If using the Zoom application you must have a microphone and speakers. If calling in, even if using the Zoom application for video feed, please turn off computer or device speakers to avoid sound disturbance to the meeting.)*

**Alternative to Zoom**

If you cannot connect using Zoom, please use the following (non-Zoom) conference call number to listen in on the meeting (mute your phone immediately):

Phone: 866-617-3597

Participant Code: 9331780

**\*Please provide Elizabeth (on this email) with the phone number or screen name they will used to connect to Zoom so we can identify them during the meeting. We ask that you join the meeting at least 10 minutes prior to the start time. Please be informed do not to share the meetings remote access information. All interested parties must register prior to the meeting and provide their identification information.**

Kind Regards,

Tim Wheeler  
Urban Regional Planner III  
4080 Lemon St - 12<sup>th</sup> floor  
Riverside, CA 92501  
951-955-6060

TOGETHER, Everybody Counts!



[IECounts.org](http://IECounts.org) [www.IECounts.org](http://www.IECounts.org)

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

**Confidentiality Disclaimer**

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**County of Riverside California**

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\*\*\* Spectrum Services Notification: Email sent from an External Sender. \*\*\*

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

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## Memorandum

2.1

**Date: October 29, 2019**

**To: Riverside County Planning Director – Director’s Hearing**

**From: Tim Wheeler, Project Planner**

**RE: November 4, 2019 Regular Scheduled Planning Director’s Hearing, Agenda Item 2.1, PLOT PLAN NO. 180013 – Intent to Adopt a Negative Declaration**

---

The applicant/representative for Plot Plan No. 180013 has requested another continuance of Agenda Item 2.1. The reason for the continuance is to allow all parties, both property owner and wireless communication facility carrier, additional time to fully execute the Indemnification Agreement.

Therefore, staff recommends that item 2.1 be continued “off-calendar” to a date early next year. The project will be re-noticed for a Director’s Hearing once a fully executed Indemnification Agreement has been received by both the property owner and the wireless facility carrier.



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

# RIVERSIDE COUNTY PLANNING DEPARTMENT

**2.1**

## Memorandum

**Date: September 23, 2019**

**To: Riverside County Planning Director – Director’s Hearing**

**From: Tim Wheeler, Project Planner**

**RE: October 7, 2019 Regular Scheduled Planning Director’s Hearing, Agenda Item 2.1, PLOT PLAN NO. 180013 – Intent to Adopt a Negative Declaration**

---

The applicant/representative for Plot Plan No. 180013 has requested a continuance of Agenda Item 2.1. The reason for the continuance is to allow all parties, both property owner and wireless communication facility carrier, additional time to fully execute the Indemnification Agreement.

Therefore, staff recommends that item 2.1 be continued to the November 4, 2019 regularly scheduled Planning Director’s Public Hearing.



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

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## Memorandum

3.1

**Date: July 1, 2019**

**To: Riverside County Planning Director – Director’s Hearing**

**From: Tim Wheeler, Project Planner**

**RE: July 8, 2019 Regular Scheduled Planning Director’s Hearing, Agenda Item 3.1, PLOT PLAN NO. 180013 – Intent to Adopt a Negative Declaration**

---

The applicant/representative for Plot Plan No. 180013 has requested a continuance of Agenda Item 3.1. The reason for the continuance is to allow all parties, both property owner and wireless communication facility carrier, additional time to fully execute the Indemnification Agreement.

Therefore, staff recommends that item 3.1 be continued to the October 7, 2019 regularly scheduled Planning Director’s Public Hearing.

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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



Carolyn Syms Luna  
Director

# RIVERSIDE COUNTY PLANNING DEPARTMENT

To Case

## APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

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

PROPOSED LAND USE: Unmanned wireless telecommunications facility  
 consisting of a 70' monopole, 11'-6" x 16' shelter, parabolic antenna & 5' x 8' concrete pad  
 ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: Article XIX G

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

CASE NUMBER: \_\_\_\_\_ DATE SUBMITTED: 4/4/13

### APPLICATION INFORMATION

Applicant's Name: Verizon Wireless E-Mail: n/a

Mailing Address: 15505 San Canyon Ave, Bldg. D, 1st floor  
Irvine CA 92618  
City State ZIP

Daytime Phone No: (949) 226-7000 Fax No: ( ) n/a

Engineer/Representative's Name: Spectrum Services E-Mail: fhilyerd@spectrumse.com

Mailing Address: 8390 Maple Place, Ste. 110  
Rancho Cucamonga CA 91730  
City State ZIP

Daytime Phone No: (909) 944-5471 x20 Fax No: (909) 944-5971

Property Owner's Name: Metropolitan Water District of Southern California E-Mail: jwynn@mwduh2o.com

Mailing Address: 700 N. Alameda Street  
Los Angeles CA 90012  
City State ZIP

Daytime Phone No: (213) 217-6000 Fax No: ( ) n/a

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"Planning Our Future... Preserving Our Past"

**APPLICATION FOR LAND USE PROJECT**

If the property is owned by more than one person, attach a separate page that references the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

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

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

FIONA HILYER  
PRINTED NAME OF APPLICANT

[Signature]  
SIGNATURE OF APPLICANT

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

John Clearday  
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]  
SIGNATURE OF PROPERTY OWNER(S)

\_\_\_\_\_  
PRINTED NAME OF PROPERTY OWNER(S)

\_\_\_\_\_  
SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

See attached sheet(s) for other property owners' signatures.

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 964-030-005 (portion)  
Section: 4 Township: 7S Range: 2W



**APPLICATION FOR LAND USE PROJECT**

Approximate Gross Acreage: 40.14 acres

General location (nearby or cross streets): North of Auld Road, South of Benton Road, East of Maddalena Rd, West of Washington Street.

Thomas Brothers map, edition year, page number, and coordinates: Page. 929 Grid F2, 62

Project Description: (describe the proposed project in detail)

Unmanned wireless telecommunication facility consisting of a 70' monopole with antennas mounted at a 62' height, a parabolic antenna, 11'x6'x16' equipment shelter, 5'x8' concrete pad

Related cases filed in conjunction with this application:

None

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

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

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

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

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

Is water service available at the project site: Yes  No

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

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

Is sewer service available at the site? Yes  No

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

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

How much grading is proposed for the project site? None

Estimated amount of cut = cubic yards: \_\_\_\_\_

**APPLICATION FOR LAND USE PROJECT**

Estimated amount of fill = cubic yards   n/a  

Does the project need to import or export dirt? Yes  No

Import \_\_\_\_\_ Export \_\_\_\_\_ Neither \_\_\_\_\_

What is the anticipated source/destination of the import/export?  
\_\_\_\_\_

What is the anticipated route of travel for transport of the soil material?  
\_\_\_\_\_

How many anticipated truckloads? \_\_\_\_\_ truck loads.

What is the square footage of usable pad area? (area excluding all slopes)   900   sq. ft.

Is the project located within 8½ miles of March Air Reserve Base? Yes  No

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes  No    n/a  

Is the project located within 1000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Section 65944 of the Government Code? (See California Office of Planning and Research website: <http://cmluca.projects.atlas.ca.gov/>) Yes  No

Is the project located within the boundaries of an Airport Land Use Compatibility Plan adopted by the Riverside County Airport Land Use Commission? Yes  No

Does the project area exceed one acre in area? Yes  No

Is the project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

- Santa Ana River       Santa Margarita River       San Jacinto River       Whitewater River

**APPLICATION FOR LAND USE PROJECT**

**HAZARDOUS WASTE AND SUBSTANCES STATEMENT**

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

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

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

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the following information is provided and incorporated herein. Attach a separate sheet setting forth the following information with respect to each list.

Name of Applicant:

Address:

Phone number:

Address of site (street name and number if available, and ZIP Code):

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number:

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

Regulatory Identification number:

Date of list:

Applicant (1)

Date

3/20/13

Applicant (2)

Date

**HAZARDOUS MATERIALS DISCLOSURE STATEMENT**

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

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County.

Yes  No

**APPLICATION FOR LAND USE PROJECT**

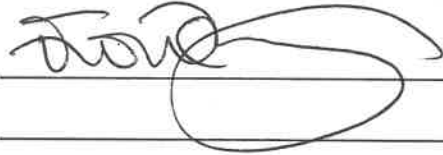
---

2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions.

Yes  No

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

Owner/Authorized Agent (1)



Date

3/20/13

Owner/Authorized Agent (2)

Date



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.  
Assistant TLMA Director

## INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any tentative map (tract or parcel), revised map, map minor change, reversion to acreage, conditional use permit, public use permit, surface mining permit, WECS permit, hazardous waste siting permit, temporary outdoor event permit, plot plan, substantial conformance, revised permit, variance, setback adjustment, general plan amendment, specific plan, specific plan amendment, specific plan substantial conformance, zoning amendments, and any associated environmental documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.

Property Owner(s) Signature(s) and Date

Steve Lamb - Director - Network

PRINTED NAME of Property Owner(s)

**If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets, if necessary.**

***If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:***

- ***If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.***
- ***If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.***
- ***If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.***
- ***If the property owner is a trust, provide a copy of the trust certificate.***

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Palm Desert, California 92211  
(760) 863-8277 • Fax (760) 863-7040

## **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.*



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.  
Assistant TLMA Director

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Lilly Shraibati 5-20-20  
Property Owner(s) Signature(s) and Date

LILLY SHRAIBATI  
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.**

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## **INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION**

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*In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.*

### **ONLY FOR WIRELESS PROJECTS (SEE BELOW)**

*If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.*



**NOTICE OF PUBLIC HEARING**  
and  
**INTENT TO ADOPT A NEGATIVE DECLARATION**

**A PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY DIRECTOR'S HEARING** to consider a proposed project in the vicinity of your property, as described below:

**PLOT PLAN NO. 180013 – Intent to Adopt a Negative Declaration – CEQ180046 – Applicant: Verizon Wireless – Engineer/Representative: Spectrum Services c/o Chris Colten – Third Supervisorial District – Rancho California Area – Southwest Area Plan - Highway 79 Policy Area – Community Development: Public Facilities (CD-PF) – Location: Northerly of Auld Road, southerly of Benton Road, easterly of Moser Road, and westerly of Washington Street – 38.62 Net Acres – Zoning: Light Agriculture – 10 Acre Minimum (A-1-10) – REQUEST:** Plot Plan No. 180013 is a proposal to construct a wireless communication facility consisting of a 70 foot high mono-pine for Verizon Wireless. The facility would consist of 12 panel antennas, two (2) parabolic antenna dishes; one (1) four (4) foot and one (1) two (2) foot in diameter, 12 Remote Radio Units, two (2) junction box units all mounted on the mono-pine tower. The tower is within a 700 sq. ft. equipment lease area with a 15 KW DC generator and all enclosed by a six (6) foot high decorative block wall with perimeter landscaping. APN: 964-030-005.

TIME OF HEARING: 1:30 pm or as soon as possible thereafter  
DATE OF HEARING: **JANUARY 5, 2021**  
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
12<sup>th</sup> FLOOR, CONFERENCE ROOM A  
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 Project Planner Tim Wheeler at (951) 955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org), or go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a negative declaration. The Planning Director will consider the proposed project and the proposed negative declaration, at the public hearing. The case file for the proposed project and the proposed negative declaration 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. You may participate remotely by registering with the Planning Department. All comments received prior to the public hearing will be submitted to the Planning Director 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 Director and retained for the official record.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Director may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:  
RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: Tim Wheeler  
P.O. Box 1409, Riverside, CA 92502-1409

**NOTICE OF PUBLIC HEARING**  
and  
**INTENT TO ADOPT A NEGATIVE DECLARATION**

**A PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY DIRECTOR'S HEARING** to consider a proposed project in the vicinity of your property, as described below:

**PLOT PLAN NO. 180013 – Intent to Adopt a Negative Declaration – CEQ180046 – Applicant:** Verizon Wireless – Engineer/Representative: Randi Newton/Spectrum Services – Third Supervisorial District – Rancho California Area – Southwest Area Plan – Highway 79 Policy Area – Community Development: Public Facilities (CD-PF) (≤ 0.60 FAR) – Location: Northerly of Auld Road, southerly of Benton Road, easterly of Moser Road, and westerly of Washington Street – 38.62 Net Acres – Zoning: Light Agriculture – 10 Acre Minimum (A-1-10) – **REQUEST:** Plot Plan No. 180013 proposes to construct a wireless communication facility consisting of a 70 foot high mono-pole for Verizon Wireless with 12 panel antennas, one (1) 4-foot parabolic antennas dish, (1) 2-foot parabolic antenna dish, 12 remote radio units, (2) tower mounted junction box units, a 195 sq. ft. equipment shelter, and a 30 KW generator within an approximate 900 sq. ft. lease area enclosed by a 6-foot tall decorative block wall.

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter  
DATE OF HEARING: **JULY 8, 2019**  
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
1ST FLOOR, CONFERENCE ROOM 2A  
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner Tim Wheeler at (951) 955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org), or go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a negative declaration. The Planning Director will consider the proposed project and the proposed negative declaration, at the public hearing. The case file for the proposed project and the proposed negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street 12<sup>th</sup> Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Director, and the Planning Director will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Director may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

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RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: Tim Wheeler  
P.O. Box 1409, Riverside, CA 92502-1409

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and  
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**PLOT PLAN NO. 180013 – Intent to Adopt a Negative Declaration – CEQ180046 – Applicant:** Verizon Wireless – **Engineer/Representative:** Randi Newton/Spectrum Services – **Third Supervisorial District – Rancho California Area – Southwest Area Plan – Highway 79 Policy Area – Community Development: Public Facilities (CD-PF) (≤ 0.60 FAR) – Location:** Northerly of Auld Road, southerly of Benton Road, easterly of Moser Road, and westerly of Washington Street – **38.62 Net Acres – Zoning:** Light Agriculture – **10 Acre Minimum (A-1-10) – REQUEST:** Plot Plan No. 180013 proposes to construct a wireless communication facility consisting of a 70 foot high monopine for Verizon Wireless with 12 panel antennas, one (1) 4 foot parabolic antennas dish, one (1) 2 foot parabolic antenna dish, 12 Remote Radio Units, two (2) tower mounted junction box units, a 195 sq. ft. equipment shelter, and a 30 KW generator within an approximate 900 sq. ft. lease area enclosed by a 6 foot tall decorative block wall.

**TIME OF HEARING:** 1:30 pm or as soon as possible thereafter  
**DATE OF HEARING:** **JULY 27, 2020**  
**PLACE OF HEARING:** RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
12<sup>th</sup> FLOOR, CONFERENCE ROOM A  
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 Project Planner Tim Wheeler at (951) 955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org), or go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

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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, may appear and be heard at the time and place noted above. Please note that access to the meeting is limited. All comments received prior to the public hearing will be submitted to the Planning Director 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 Director and retained for the official record.

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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 July 01, 2020,

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

APN (s) or case numbers PPT180013 for

Company or Individual's Name RCIT - GIS,

Distance buffered 800'

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

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

TITLE: GIS Analyst

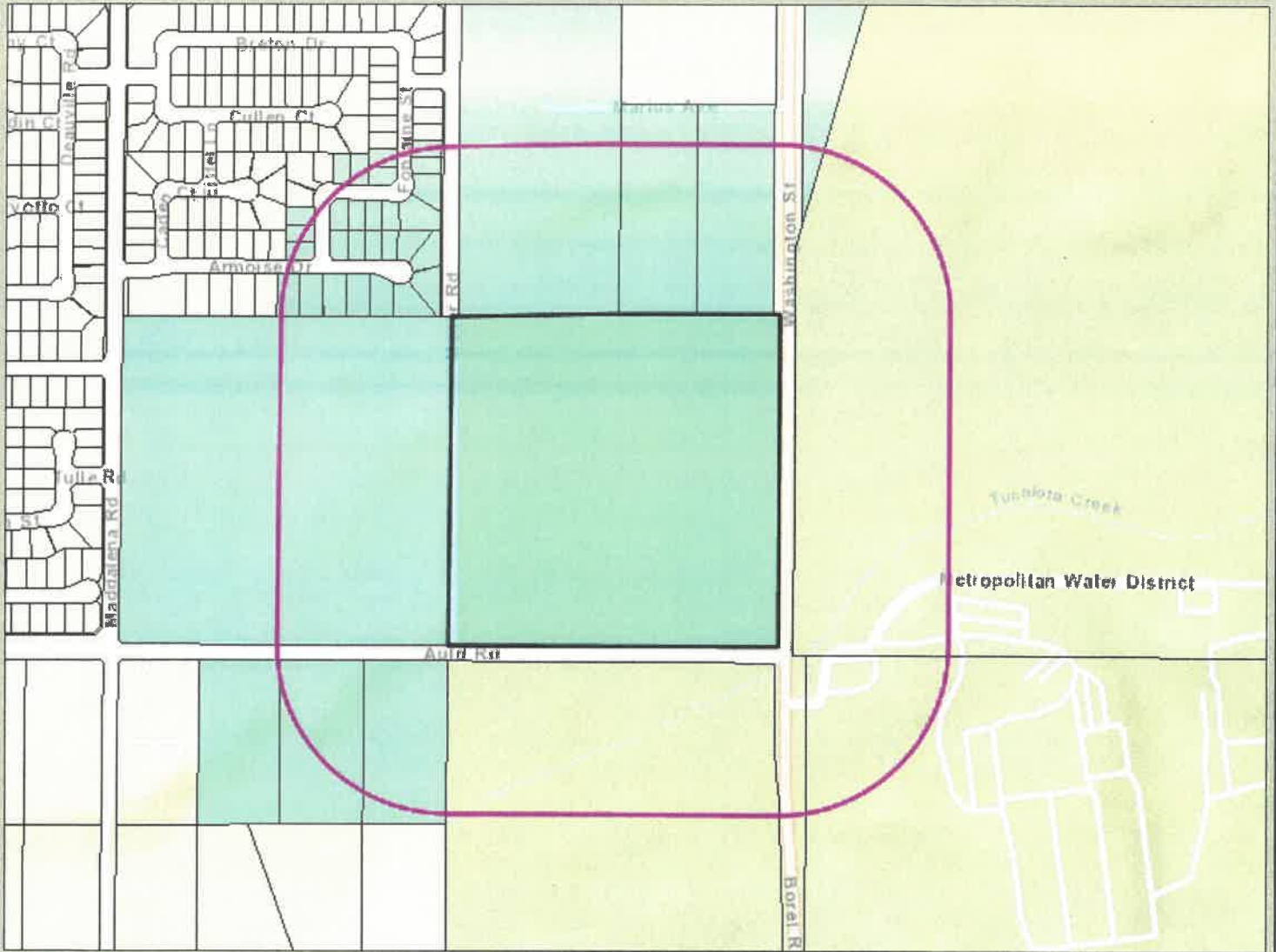
ADDRESS: 4080 Lemon Street 9<sup>TH</sup> Floor

Riverside, Ca. 92502

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

# Riverside County GIS Mailing Labels

PPT180013 ( 800 feet buffer )



## Legend

-  County Boundary
-  Cities
-  Parcels
-  World Street Map

## Notes



0 752 1,505 Feet



A horizontal scale bar with markings at 0, 752, and 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... 7/1/2020 10:01:15 AM

© Riverside County RCIT

964030001  
SHUN HSING LU  
12 VILLAGER  
IRVINE CA 92602

964030003  
GEORGIA MAE NICOLAS  
36657 WASHINGTON AVE  
WINCHESTER CA 92596

964030004  
ANGELOS THEODOSSIS  
27791 GOLDEN RIDGE LN  
SAN JUAN CAPISTRANO CA 92675

964030005  
MWD  
P O BOX 54153  
LOS ANGELES CA 90054

964030006  
ROSENTHAL RANCH  
32660 AULD RD  
WINCHESTER CA 92596

964030009  
NAM HUI KIM  
19725 FALCON RIDGE LN  
NORTHRIDGE CA 91326

964050015  
RICHARD A. WILMER  
32573 AULD RD  
WINCHESTER CA 92596

964050016  
MICHAEL A. SMITH  
32625 AULD RD  
WINCHESTER CA 92596

964050017  
KEVIN T. FARRINGTON  
32705 AULD RD  
WINCHESTER CA 92596

964341004  
SAMUEL VALENZUELA  
36594 FONTAINE ST  
WINCHESTER CA 92596

964341005  
VALLEY WIDE RECREATIONAL & PARK DIST  
P O BOX 907  
SAN JACINTO CA 92581

964350001  
JORGE A. LOPEZ  
36606 FONTAINE ST  
WINCHESTER CA 92596

964350002  
HEATHER DIGIACINTO  
36618 FONTAINE ST  
WINCHESTER CA 92596

964350003  
THOMAS HOLMES  
36630 FONTAINE ST  
WINCHESTER CA 92596

964350004  
SHIRLEY NGOC BUI  
36642 FONTAINE ST  
WINCHESTER CA 92596

964350005  
EZELL N. SPENCER  
36654 FONTAINE ST  
WINCHESTER CA 92596

964350006  
MARIA ELENA FLORES DE ROMERO  
36668 FONTAINE ST  
WINCHESTER CA 92596

964350007  
BRYAN SKOR  
36680 FONTAINE ST  
WINCHESTER CA 92596

964350008  
CHRISTOPHER MICHAEL CLAPP  
32664 ARMOISE DR  
WINCHESTER CA 92596

964350009  
MICHAEL MAX PHELPS  
32676 ARMOISE DR  
WINCHESTER CA 92596

964350010  
ELIAS A. YEPEZ  
32688 ARMOISE DR  
WINCHESTER CA 92596

964350011  
STEPHEN DOYLE EAGLETON  
32700 ARMOISE DR  
WINCHESTER CA 92596

964350012  
VIRGINIA PLACENCIA SERRATO  
32712 ARMOISE DR  
WINCHESTER CA 92596

964350013  
KENNETH J. WILLIAMS  
32724 ARMOISE DR  
WINCHESTER CA 92596

964350014  
MATTHEW S. LUJAN  
383 KA AWAKEA RD  
KAILUA HI 96734

964350015  
PAUL CLARKE  
32705 ARMOISE DR  
WINCHESTER CA 92596

964350016  
HARRY JOHN PORTER  
32693 ARMOISE DR  
WINCHESTER CA 92596

964350017  
MARTA LANGE  
32669 ARMOISE DR  
WINCHESTER CA 92596

964350018  
DAVID S. GREGORY  
32657 ARMOISE DR  
WINCHESTER CA 92596

964350019  
FRANCISCO SANTELICES  
32633 ARMOISE DR  
WINCHESTER CA 92596

964350020  
CHRISTOPHER C. NGET  
32621 ARMOISE DR  
WINCHESTER CA 92596

964352001  
BRACE FAMILY TRUST DATED 12/21/2018  
36599 FONTAINE ST  
WINCHESTER CA 92596

964352002  
DEAN TERRELL PRICE  
36611 FONTAINE ST  
WINCHESTER CA 92596

964352003  
JEREMY PRIBYL  
36659 FONTAINE ST  
WINCHESTER CA 92596

964352004  
DARIN DAVID CARLSON  
36671 FONTAINE ST  
WINCHESTER CA 92596

964352008  
RONALD J. CIAMAGA  
36719 FONTAINE ST  
WINCHESTER CA 92596

964352009  
CHRISTOPHER SEAN MATA  
36731 FONTAINE ST  
WINCHESTER CA 92596

964352010  
GARNET D. THOMPSON  
36743 FONTAINE ST  
WINCHESTER CA 92596



Spectrum Services  
4405 East Airport Dr. Suite 100  
Ontario, CA 91761  
Attn: Chris Colten

Verizon Wireless  
15505 Sand Canyon Ave.  
Building D1  
Irvine, CA 92618

Pechanga Temecula Band of Luiseño Indians  
Ebru Ozdil, Planning Specialist  
P.O. Box 2183  
Temecula, CA 92593

Kirkland West  
Habitat Defense Council  
PO Box 7821  
Laguna Niguel, CA 92607-7821

Lozeau Drury, LLP  
1939 Harrison Street, Suite 150  
Oakland, CA 94612  
Attn: Richard Drury & Komalpreet Toor



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Charissa Leach**  
*Assistant TLMA Director*

**TO:**  Office of Planning and Research (OPR)  
P.O. Box 3044  
Sacramento, CA 95812-3044  
 County of Riverside County Clerk

**FROM:** Riverside County Planning Department  
 4080 Lemon Street, 12th Floor  
P. O. Box 1409  
Riverside, CA 92502-1409

38686 El Cerrito Road  
Palm Desert, California 92211

**SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.**

**PPT180013 / CEQ180046**

*Project Title/Case Numbers*

**Tim Wheeler**

*County Contact Person*

**(951) 955-6060**

*Phone Number*

**N/A**

*State Clearinghouse Number (if submitted to the State Clearinghouse)*

**Verizon Wireless**

*Project Applicant*

**15505 Sand Canyon Ave. Building D1, Irvine, CA 92618**

*Address*

**North of Auld Road, south of Benton Road, east of Moser Road, and west of Washington Street**

*Project Location*

Plot Plan No. 180013 is a proposal to construct a wireless communication facility consisting of a 70 foot high mono-pine for Verizon Wireless. The facility would consist of 12 panel antennas, two parabolic antenna dishes: one 4 foot and one 2 foot in diameter, 12 Remote Radio Units, two junction box units all mounted on the mono-pine tower. The tower is within a 700 square foot equipment lease area with a 15 KW DC generator and all enclosed by a 6 foot high decorative block wall with perimeter landscaping.

*Project Description*

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on January 25, 2021, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. An Environmental Impact Report was not prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$3,069.75+\$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

*Signature*

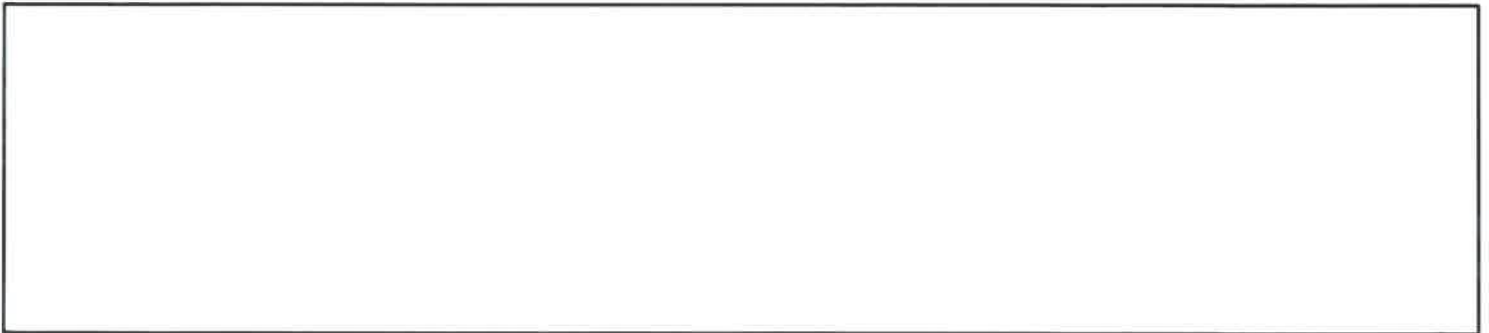
**Project Planner**

*Title*

**January 25, 2021**

*Date*

Date Received for Filing and Posting at OPR: \_\_\_\_\_



COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

M\* REPRINTED \* R1302997

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 694-5242

38686 El Cerrito Rd  
Indio, CA 92211  
(760) 863-8271

\*\*\*\*\*  
\*\*\*\*\*

Received from: VERIZON WIRELESS \$50.00  
paid by: CK 56802  
EA42589  
paid towards: CFG05965 CALIF FISH & GAME: DOC FEE  
at parcel:  
appl type: CFG3

By \_\_\_\_\_ Apr 04, 2013 13:03  
MGARDNER posting date Apr 04, 2013

\*\*\*\*\*  
\*\*\*\*\*

| Account Code       | Description             | Amount  |
|--------------------|-------------------------|---------|
| 658353120100208100 | CF&G TRUST: RECORD FEES | \$50.00 |

Overpayments of less than \$5.00 will not be refunded!

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

M\* REPRINTED \* R1304877

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 694-5242

38686 El Cerrito Rd  
Indio, CA 92211  
(760) 863-8271

\*\*\*\*\*  
\*\*\*\*\*

Received from: VERIZON WIRELESS \$2,156.25  
paid by: CK 57368  
EA42589  
paid towards: CFG05965 CALIF FISH & GAME: DOC FEE  
at parcel:  
appl type: CFG3

By \_\_\_\_\_ May 30, 2013 11:19  
BNTHOMAR posting date May 30, 2013

\*\*\*\*\*  
\*\*\*\*\*

| Account Code       | Description | Amount     |
|--------------------|-------------|------------|
| 658353120100208100 | CF&G TRUST  | \$2,156.25 |

Overpayments of less than \$5.00 will not be refunded!

**INVOICE (INV-00121772)  
FOR RIVERSIDE COUNTY**

**County of Riverside  
Transportation & Land Management Agency**



**BILLING CONTACT / APPLICANT**

Los Angeles Smsa Dba Verizon  
4405 E Airport Dr, Ste 100  
Ontario, Ca 91761

| INVOICE NUMBER | INVOICE DATE | INVOICE DUE DATE | INVOICE STATUS |
|----------------|--------------|------------------|----------------|
| INV-00121772   | 08/26/2020   | 08/26/2020       | Due            |

| REFERENCE NUMBER | FEE NAME                 | TOTAL      |
|------------------|--------------------------|------------|
| CFW180038        | 0451 - CF&W Trust ND/MND | \$2,406.75 |

| SITE ADDRESS |                  |
|--------------|------------------|
|              | <b>SUB TOTAL</b> |
|              | \$2,406.75       |

|                  |                   |
|------------------|-------------------|
| <b>TOTAL DUE</b> | <b>\$2,406.75</b> |
|------------------|-------------------|

| 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<br>Attn: Accounts Receivables<br>P.O. Box 1605<br>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<br>Attn: Accounts Receivables<br>4080 Lemon St., 14th Fl.<br>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](mailto:TLMABilling@rivco.org) and include the reference number(s), which is your case number and department in the subject line.




**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**

**Agenda Item No.**

**4 . 1**

**Planning Commission Hearing: April 7, 2021**

**PROPOSED PROJECT**

|                              |                                 |  |                                 |
|------------------------------|---------------------------------|--|---------------------------------|
| <b>Case Number(s):</b>       | GPA180006; PPT180026            | <b>Owner/Applicant:</b>  | Coachella Valley Rescue Mission |
| <b>EA No.:</b>               | CEQA Exempt                     |  |                                 |
| <b>Area Plan:</b>            | Western Coachella Valley        | <b>Representative:</b>   | GLS Architecture                |
| <b>Zoning Area/District:</b> | Lower Coachella Valley District |  |                                 |
| <b>Supervisory District:</b> | Fourth District                 |  |                                 |
| <b>Project Planner:</b>      | Jay Olivas                      | <br>John Earle Hildebrand III<br>Planning Director |                                 |
| <b>Project APN(s):</b>       | 603-061-032                     |  |                                 |

**PROJECT DESCRIPTION AND LOCATION**

**General Plan Amendment No. 180006 (Entitlement/Policy Amendment)** proposes to amend the General Plan Land Use Land Use Designation on approximately 0.40 acres from Community Development: High Density Residential (CD:HDR) (8-14 D.U./AC.) to Community Development: Commercial Retail (CD:CR) (0.20 - 0.35 FAR) to accommodate the proposed commercial/retail use.

**Plot Plan No. 180026** proposes to construct a single-story 4,195 square-foot commercial/retail building as a boutique thrift store with 21 parking spaces.

The above discretionary actions are hereinafter identified as the "Project".

The Project site is located North of Leyte Avenue, south of Manila Avenue, east of Van Buren Street, west of Luzon Street, adjacent to the City of Indio.

**PROJECT RECOMMENDATION**

**STAFF RECOMMENDATIONS:**

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

**ADOPT PLANNING COMMISSION RESOLUTION 2021-002** recommending adoption of General Plan Amendment No. 180006 to the Riverside County Board of Supervisors; and

**THAT THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:**

**TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 180006 (ENTITLEMENT/POLICY AMENDMENT)** to amend the General Plan Land Use Designation for the project site from Community Development: High Density residential (CD: HDR) (8-14 D.U./Ac.) to Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) as shown on Exhibit #6 attached hereto, based on the findings and conclusions incorporated in the staff report, and pending final adoption of the General Plan Amendment Cycle Resolution by the Board of Supervisors; and,

**APPROVE PLOT PLAN NO. 180026**, subject to the attached advisory notification document and conditions of approval and based upon the findings and conclusions incorporated into the staff report, and subject to the Board of Supervisors' adoption of the resolution for GPA No. 180006.

|                     |
|---------------------|
| <b>PROJECT DATA</b> |
|---------------------|

**Land Use and Zoning:**

|  |  |
|--|--|
| Specific Plan:                                 | N/A  |
| Specific Plan Land Use:                        | N/A  |
| Existing General Plan Foundation Component:    | Community Development                              |
| Proposed General Plan Foundation Component:    | N/A  |
| Existing General Plan Land Use:                | High Density Residential (HDR) (8-14 D.U./Ac.)     |
| Proposed General Plan Land Use:                | Commercial Retail (CR) (FAR 0.20 – 0.35)           |
| Policy / Overlay Area:                         | N/A  |
| Surrounding General Plan Land Use Designations |  |
| North:   | City of Indio                                      |
| East:  | HDR  |
| South:   | HDR  |
| West:  | City of Indio                                      |
| Existing Zoning Classification:                | General Commercial (C-1/C-P)                       |
| Proposed Zoning Classification:                | None   |
| Surrounding Zoning Classifications             |  |
| North:   | City of Indio                                      |
| East:  | Two-Family Dwelling (R-2)                          |
| South:   | C-1/C-P  |
| West:  | City of Indio                                      |
| Existing Use:                                  | Vacant; Accessory Storage Building (to be removed) |
| Surrounding Uses                               |  |
| North:   | CV Rescue Mission - Food Distribution Center       |
| South:   | Commercial Building - Market-Liquor Store          |

|       |                         |
|-------|-------------------------|
| East: | Single Family Dwellings |
| West: | Farm Labor Center       |

**Project Site Details:**

| <i>Item</i>             | <i>Value</i> | <i>Min. /Max. Standard</i> |
|-------------------------|--------------|----------------------------|
| Project Site (Acres):   | 0.40 acres   | N/A                        |
| Existing Building Area: | 1,064        | N/A                        |
| Proposed Building Area: | 4,195 SF     | N/A                        |
| Floor Area Ratio:       | 0.24         |                            |

**Parking:**

| Type of Use       | Building Area (in SF) | Parking Ratio      | Spaces Required | Spaces Provided |
|-------------------|-----------------------|--------------------|-----------------|-----------------|
| Commercial Retail | 4,195 SF              | 1-space per 200 SF | 21              | 21              |
|                   |                       |                    |                 |                 |

**Located Within:**

|  |  |
|--|--|
| City's Sphere of Influence:            | Yes – City of Indio  |
| Community Service Area (“CSA”):        | Yes - CSA#125 Street Lighting & CSA #152 Mosquito Vector Control |
| Recreation and Parks District:         | Yes - Desert Recreation District                                 |
| Special Flood Hazard Zone:             | No   |
| Area Drainage Plan:                    | Yes – East Whitewater River Subbasin Area of Benefit             |
| Agricultural Preserve                  | No   |
| Liquefaction Area:                     | Yes - Located within Moderate Liquefaction Area                  |
| Fault Zone:                            | No   |
| Fire Zone:                             | No   |
| Mt. Palomar Observatory Lighting Zone: | No   |
| CVMSHCP:                               | Yes- but not located within conservation land                    |
| CVMSHCP Conservation Boundary:         | No   |
| Stephens Kangaroo Rate Fee Area        | No   |
| Airport Influence Area (“AIA”):        | No   |

**PROJECT LOCATION MAP**





Figure 1: Project Location Map for GPA180006, PPT180026

## PROJECT BACKGROUND AND ANALYSIS

### Background:

The 0.40-acre project site consisting of Assessor's Parcel Numbers (APN) 603-061-032 is located within unincorporated land adjacent to the City of Indio. The project site is vacant excepting for an existing storage building of approximately 1,064 square feet to be demolished. In its place the owner/applicant wishes to construct a 4,195 square foot boutique retail thrift store at approximately 20-feet in height with 15 on-site parking spaces and adjacent remote parking site with six (6) additional parking spaces subject to parking agreement under a Plot Plan (PPT180026), along with a General Plan Amendment (GPA180006) to accommodate the proposed new commercial retail building since the existing project is designated High Density Residential.

General Plan Amendment No. 180006 (GPA No. 180006) proposes to amend the General Plan Land Use Designation on approximately 0.40 acres from Community Development: High Density Residential (CD:HDR) (8-14 D.U./AC.) to Community Development: Commercial Retail (CD:CR) (0.20 - 0.35 FAR) to accommodate the proposed commercial retail building.

In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all requesting tribes on January 16, 2019. Requests for consultation were received from the Torres Martinez Band and Twenty-Nine Palms. Agua Caliente deferred to the Cabazon Band, Morongo deferred to closer tribes and

no response was received from the Cabazon Band, Quechan, Ramona, Colorado River Indian Tribes, or the Soboba Band. No tribal cultural resources were identified by the consulting tribes but they both expressed concern that there may be subsurface resources and recommended that a tribal monitor be present during grading to ensure that if any tribal cultural resources are found during ground disturbance, they will be handled in an appropriate manner.

In compliance with SB 18 requirements, Riverside County staff previously requested a list from the Native American Heritage Commission ("NAHC") of tribes whose historical extent includes the project site. On January 16, 2019, consultation request notices were sent to each of the Native American Tribes noted on the list. Notified tribes had 90 days in which to request consultation regarding the proposed project. The Cahuilla Band and Agua Caliente deferred to the Cabazon. No request to consult was from the contacted tribes. These include the following: Augustine Band of Cahuilla Mission Indians, Cabazon Band of Mission Indians, Chemehuevi Reservation, Colorado River Indian Tribes, Los Coyotes Band of Mission Indians, Morongo Band of Mission Indians, Ramona Band of Cahuilla Mission Indians, Santa Rosa Band of Mission Indians, Santa Rosa Band of Mission Indians, and the Soboba Band of Mission Indians. As a standard condition of approval, 60.PLANNING.3-Tribal Monitor requires that, prior to any ground disturbing activity, a Native American Monitor be retained on site to ensure the protection of tribal resources should any be encountered.

## **ENVIRONMENTAL REVIEW AND 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 from CEQA, 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 the construction of a 4,195 square foot commercial retail building. Pursuant to the State CEQA guidelines, this project would be considered a small structure because it is less than 10,000 square feet and would therefore be exempt from CEQA. The project does not include proposed buildings onsite that would exceed 10,000 square-feet in building floor area. The associated General Plan Amendment will facilitate the development of the proposed building. In addition, the project is located within a mature community and is immediately adjacent to the City of Indio. 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 since the 0.40 acre project site is immediately adjacent to the City of Indio to the west across Van Buren Street, and to the north, across Manila Avenue, in a fully developed neighborhood, which has a density of approximately 2,604 persons per square mile, the project site is therefore located within an urbanized area, thus meeting this criterion.

Also, the proposed commercial retail building is covered by the general rule (Section 15061(b)(3)), which provides 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 commercial retail building in a mature developed neighborhood that contains previously disturbed land with existing residential and commercial development, and vacant lots, 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 the overall project, including the change in land use designation, 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 15303 Exemptions applies, since the proposed project site is not located within in a sensitive environmental area, there are no unusual circumstances such as scenic resources, historic buildings, trees or rock outcroppings that will be affected by the Project, no fault zones, not being located in an airport compatibility plan, and the project is not a hazardous waste site.

The project site is mapped within a High Potential Liquefaction Zone, however, the proposed project is located within an urbanized area of flat topography, with prior ground disturbance, and no evidence of ground fissures, and has been conditioned to address this potential impact by compliance with California Building Code. With compliance with these required standard measures, impacts relating to Liquefaction will be less than significant and would not be considered mitigation under CEQA.

The project site is mapped within a High Potential Paleontological Zone, however, the proposed project is located within an urbanized area of flat topography, with prior ground disturbance, and has been conditioned to address this potential impact with retention of a qualified paleontologist to monitor site grading and earthmoving activities and to submit a Paleontological Resource Impact Report prior to grading permit issuance typically if more than 50-cubic yards of grading is proposed to address any potential paleontological impacts as outlined in recommended Conditions of Approval (COA) 60.Planning.1-Paleo Primp Required. With compliance with these required standard measures, impacts relating to Paleontology will be less than significant and would not be considered mitigation under CEQA.

## FINDINGS AND CONCLUSIONS

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

### **General Plan Entitlement/Policy Amendment:**

The project includes a proposed General Plan Entitlement/Policy Amendment.

General Plan Amendment No. 180006 falls into the Entitlement/Policy category, because of the proposed change in the Land Use Designation from Community Development: High Density residential (CD: HDR) (8-14 D.U./Ac.) to Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) on land totaling approximately 0.40. The proposed general plan amendment is necessary to accommodate a new 4,195 square foot commercial building in the existing General Commercial C-1/C-P zone proposed to be constructed on the project site.

*Entitlement/Policy Amendment Findings and Consideration Analysis*

As Entitlement/Policy Amendment involves changes in land use designations or policies that involve land located entirely within a General Plan Foundation Component but that do not change the boundaries of that component. This type of amendment may also involve changes in General Plan policy if it does not change or conflict with the Riverside County Vision, Foundation Component, or a General Plan Principle. A Board of Supervisors resolution approving an Entitlement/Policy Amendment shall include the first two findings and any one or more of the subsequent findings listed below:

- a. The proposed change does not involve a change in or conflict with: the Riverside County Vision; any General Planning Principle set forth in General Plan Appendix B; or any Foundation Component designation in the General Plan.
- b. The proposed amendment would either contribute to the purposes of the General Plan or, at a minimum, would not be detrimental to them.
- c. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.
- d. A change in policy is required to conform to changes in state or federal law or applicable findings of a court of law.
- e. An amendment is required to comply with an update of the Housing Element or change in State Housing Element law.
- f. An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.
- g. An amendment is required to address changes in ownership of land or land not under the land use authority of the Board of Supervisors.

General Plan Amendment No. 180006 (GPA No. 180006) does not involve a change in or conflict with the Riverside County Vision. The general plan land use designation change from CD:HDR to CD:CR at the northeast corner of Van Buren Street and Manila Avenue will not change or conflict with the County Vision for multiple reasons. For example, the 2019 General Plan's Vision Statement's section on Population Growth provides, "New growth patterns no longer reflect a pattern of urban sprawl. Rather, they follow a framework of transportation and open space corridors, with concentrations of development that fit into that framework. In other words, important open space and transportation corridors define growth areas." The project is consistent with, and does not involve a change in or conflict with, this portion of the Riverside County Vision because it will result in an infill project along the Van Buren Street and Manila Avenue corridor on 0.40 acres of land with proposed 4,195 square foot commercial retail building within an existing urbanized area that is developed or is developing at an increased rate. Considering the existing commercial and residential related land uses surrounding the subject property, the proposed project would not be a "spot" development creating urban sprawl, and it is therefore consistent with this portion of the Riverside County Vision.

The General Plan's Vision Statement's Jobs and the Economy section provides, "Jobs/housing balance is significantly improved overall, as well as within sub regions of Riverside County". This project proposes a 4,195 square foot commercial retail building that would create approximately 100 temporary construction jobs and approximately 10 permanent jobs. Therefore, the project is consistent with, and does not result in a change in or conflict with, this Vision section, and with existing housing and jobs in a unincorporated urbanized area of the Western Coachella Valley and nearby communities in the Coachella Valley, the project would maintain good jobs and housing balance within close proximity.

The Project would not conflict with any Foundation Component designation of the General Plan in that the proposal is consistent within the proposed Land Use Designation, map, and existing use are consistent with the proposed foundation component of Community Development.

The Project would not conflict with any General Planning Principle set forth in General Plan Appendix B. Specifically, this General Plan Amendment is consistent with the following principles:

- a. Principal I.C.1 provides the “The General Plan Vision acknowledges that every community in the County is maturing in its own way, at its own pace and within its own context. Policies and programs should be tailored to local needs to accommodate the level of anticipated maturity in each community. Existing and new development along this portion of Van Buren Street and Manila Avenue within the Lower Coachella Valley Zoning District located adjacent to the City of Indio has accelerated over recent and past decades since at least the 1950s. The project would further develop a vacant project site with new commercial retail building, on two (2) existing parcels totaling approximately 0.40 acres, consistent with existing adjoining residential and commercial development. Therefore, the project is consistent with General Planning Principals through the recognition of a mature urbanized community and a response to encourage managed growth in appropriate locations.
- b. Principal I.G.1 provides “The County should encourage compact and transit-adaptive development on regional and community scales. The policy goal is to permit and encourage densities and intensities, and to reduce the land required for public infrastructure by reducing streets widths (subject to emergency access requirements) and other such requirements. The proposed infill project on vacant portions of land totaling approximately 0.40-acre site would be a compact development with existing street and drainage improvements with minor required improvements.

Additionally, GPA No. 180006 would contribute to the achievement of the purposes of the General Plan and not be detrimental to them. The proposed amendment will establish the CR (CD: CR) land use designation, which promotes one of the highest and best uses that can be associated with the existing 0.40 acre project site along Van Buren Street and Manila Avenue, with existing and required additional infrastructure such as domestic sewer and water connections, and access driveways, in support of the proposed plot plan for commercial retail building. The project as an infill project is within an existing unincorporated urbanized area. The proposed general plan amendment would stimulate a minor level of growth to the area (Appendix B, VII.C.4) with new 4,195 square foot commercial retail building.

Additionally, GPA No. 180006 does not create any internal inconsistencies among the General Plan Elements because it does not involve a change in the Foundation Component of the Land Use Designation. Furthermore, the project site is bordered by existing circulation facilities which are conditioned for sufficient street right-of-way and improvements along Van Buren Street and Manila Avenue implementing Land Use Element Policy 29.7, as well as, improving necessary rights-of-way as part of the land use review process implementing Circulation Element Policy C 3.16 with associated implementing project (PPT180026).

The project is consistent with adjoining land uses as result of the proposed Commercial Retail Land Use Designation due to project design with varied roof lines, siding, and window treatments proposed with the commercial/retail building. The commercial/retail building as result of proposed GPA180006 will compliment and blend into the existing neighborhood with single-story profile and be adjacent to existing

commercial land uses such as existing food store to the south, rescue mission and food distribution center to the north and existing residential dwellings to the east and west.

Furthermore, GPA No. 180026 would be an amendment to expand basic employment opportunities (jobs that contribute to the County's economic base) and that would improve the ratio of jobs to workers in the County. As a result of the amendment, the project would create up to 100 temporary construction jobs and up to 10 permanent jobs expanding basic employment opportunities in the area.

### **Land Use Findings:**

1. The project site has a current land use designation of Community Development: High Density Residential (CD:HDR), and a Land Use Designation of Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 is proposed to be established. The proposed project is consistent with proposed CD:CR for the reasons described above.
2. The project site has an existing Zoning Classification of General Commercial (C-1/C-P), which is highly consistent with the proposed Riverside County General Plan Land Use Designation of CD:CR since both are intended for commercial type land uses.
3. The proposed project is an allowed use within the C-1/C-P zone with the approval of a Plot Plan.
4. The proposed use for commercial retail building conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property since the project is located in a unincorporated urbanized area with existing commercial land uses and residential land uses.
5. The project is located west of State Highway 111, and north of 48<sup>th</sup> Avenue, and existing public roads such as Van Buren Street and Manila Avenue, and these public roads provide direct access to the project site. To address site access including during construction and at when project is completed and operating, the project has been conditioned by the Transportation Dept. as indicated by recommended Conditions of Approval (COA) such as, but not limited to, with 80.TRANS.2 Implement WQMP and 80.TRANS.3 Existing Maintained.
6. The site is located within the Whitewater Watershed, and, is not located within a floodplain. Due to existing topography and drainage patterns, minimal drainage improvements are required since the Project is in a developed area and will be designed in a manner that ensures that all existing and proposed drainage courses will remain as constructed.
7. The project was reviewed under County Geologic Report GEO No. 190018 to address geotechnical concerns. The Project adequately addresses geology concerns based on the following facts and requirements:

County Geologic report No. 190018, dated April 23, 2019 dated May 20, 2019. GEO190018 concluded: 1. No active faults are known to project through the site and the site is not within an Alquist-Priolo Earthquake Fault (Special Studies) Zone. 2. Based upon published maps, onsite mapping, and a review of non-stereo digitized photographs of the site, risks associated with primary surface ground rupture should be considered low. 3. Based on the relatively flat nature of the site, risks associated with debris flows are considered remote. 4. Locally, no fissures or other surficial evidence of

subsidence were observed during the field investigations or during a review of aerial imagery. Therefore, risks associated with subsidence are considered low. 5. Based on our liquefaction analysis with anticipated high groundwater at 25 feet bgs, utilizing a magnitude of 7.49 and a PGAm of 0.832g, the potential total seismic settlement is calculated to be approximately 1.87 inches. Differential settlement is estimated to be on the order of 1-inch over a span of about 100 feet. 6. Because of the prominence of non-expansive soil near the surface, the expansion potential of the foundation bearing soil should not be a controlling factor in foundation or floor slab design.

GEO190018 requires: Areas to be graded and paved should be cleared of any existing structures, improvements, foundation elements, vegetation, associated root systems, concrete, and debris, and disposed of offsite. 2. The primary foundation bearing soil should be removed to a depth of at least 3 feet below existing grade or 3 feet below the bottom of footings, whichever is deeper. 3. The exposed soil should then be moisture conditioned to near optimum moisture and compacted to at least 90 percent relative compaction. 4. Testing of the native soil exposed within the excavation bottoms should be performed during grading to verify adequacy based on minimums of 85 percent relative compaction or 85 percent saturation. 5. Based on the recommended allowable bearing pressures, the total static settlement of the shallow footings is anticipated to be less than one inch, with static differential settlement anticipated to be approximately one-half of the total settlement. GEO No. 190018 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 190018 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.

GEO No. 190018 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes subject to requirements outlined by AND Planning-GEO.1.

8. The project site is mapped within a High Potential Paleontological Zone, however, the proposed project is located within an unincorporated urbanized area of flat topography, with prior ground disturbance, and has been conditioned to address this potential impact with retention of a qualified paleontologist to monitor site grading and earthmoving activities and to submit a Paleontological Resource Impact Report prior to grading permit issuance typically if more than 50-cubic yards of grading is proposed to address any potential paleontological impacts as outlined in recommended Conditions of Approval (COA) 60.Planning.1-Paleo Primp Required. With compliance with these required standard measures, impacts relating to Paleontology will be less than significant and would not be considered mitigation under CEQA.

#### **Entitlement Findings:**

9. The proposed use conforms to all the requirements of the General Plan, Ordinance No. 348 and with all applicable requirements of State law and the ordinances of Riverside County. The General Plan Land Use Designation is proposed to be Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 FAR), which encourages commercial retail type projects, on privately owned land with access and public services, and thus would be compatible on the 0.40 acre site. Additionally, the proposed Project, for commercial retail building located within the existing General Commercial (C-1/C-P) zone, will be fully consistent with this existing zoning classification with the approval of the Project.

10. The overall development of the land shall be designed for the protection of the public health, safety, and general welfare. Implementation of the proposed Project will not impact the surrounding area in terms of a substantial increase in traffic or noise since the project would not generate a notable amount of daily traffic or operational noise after construction. The Project site is adequately served by Van Buren Street and Manila Avenue and can provide access for emergency vehicles. Furthermore, through compliance with the California Building Code and Riverside County Ordinance No. 348 the project will not negatively affect the public health, safety, or welfare.

**Development Standards Findings:**

11. The proposed project is consistent with Ordinance No. 348, Section 9.4 Development Standards set forth in the existing General Commercial (C-1/C-P) zone, including:
- A. There is no minimum lot area requirement, unless specifically required by zone classification for a particular area. Therefore, this project is consistent.
  - 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 proposed 4,195 square foot building is approximately 20-feet in height and does not exceed 35-feet in height, and therefore there are no yard requirements, and therefore complies with Section 9.4B.
  - C. No building or structure shall exceed fifty (50') feet in height unless a greater height is approved pursuant to Section 18.34. of this ordinance. In no event, however, shall a building or structure exceed seventy-five (75') feet in height, unless a variance is approved pursuant to Section 18.27. of this ordinance. The project proposes to construct a commercial retail building of approximately 20-feet in height and does not exceed height requirements of the C-1/C-P zone, and therefore complies with this development standard.
  - D. Automobile storage space shall be provided as required by Section 18.12. of this ordinance. The parking requirement for the entire building is calculated using the parking ratio of one (1) space per 200 square feet of retail floor space which is a minimum of 21 on-site parking spaces. The proposed site plan indicates 15-parking on-site spaces, and adjacent remote parking site to the north, with 6-additional parking spaces, and therefore totals a minimum of 21-parking spaces, and therefore complies with automobile storage spaces in accordance with Section 9.5D.
  - E. All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet. The project is conditioned to meet this standard (COA 90 - Planning.).



**Other Findings:**

12. The project is located within the Sphere of Influence (SOI) of the City of Indio. Based on transmittals to the City of Indio in 2019 and 2021, no project comments have been received.
13. The project site is not located within an Airport Influence Area ("AIA") boundary and is therefore not subject to Airport Land Use Commission ("ALUC") review.
14. This project site is located within the Coachella Valley Multiple Species Habitat Conservation Plan (CV-MSHCP) but is not located within a conservation area of that plan. The project will include new construction of a commercial retail building and on-site parking and shall be required to pay CV-MSHCP fees in accordance with Ordinance No. 875 to be consistent with the plan and is a standard requirement.

**Fire Findings:**

1. Fire protection and suppression services will be available for the project through Riverside County Fire Department.
2. The project site is not located within a Cal Fire State Responsibility Area ("SRA") and is not located within a fire hazard zone.

**Conclusion:**

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

**PUBLIC HEARING NOTIFICATION AND OUTREACH**

This project was advertised in the Press Enterprise and Desert Sun Newspapers on March 28, 2021 for an April 7, 2021 Planning Commission public hearing. Additionally, public hearing notices were mailed to property owners within 600-feet of the proposed project site, and the public hearing notice was physically posted on the site in advance of the hearing, as required. Additionally, the project received 7-letters in support of the project attached to this staff report. As of the writing of this report Planning Staff has not received any further written communication, or phone calls in favor or opposition to the proposed project.

**REPORT:**

Prepared by Jay Olivas  
Reviewed by Leila Moshref-Danesh  
Reviewed by Robert Flores  
Approved by John Hildebrand

**ATTACHMENTS:**

Attachment A: GPA Resolution  
Attachment B: GIS Exhibits  
Attachment C: Project Exhibits (Site Plan, Elevations)

Attachment D: Advisory Notification Document  
Attachment E: Conditions of Approval  
Attachment F: Case Applications  
Attachment G: Radius Labels  
Attachment H: Notice of Exemption

**RESOLUTION 2021-002**  
**RECOMMENDING ADOPTION OF**  
**GENERAL PLAN AMENDMENT NO. 180006**

**WHEREAS**, pursuant to the provisions of Government Code section 65350 et seq., a public hearing was held before the Riverside County Planning Commission in Riverside, California on April 7, 2021, to consider the above-referenced matter; and,

**WHEREAS**, all the procedures of the California Environmental Quality Act and the Riverside County Rules to Implement the Act have been met and a Notice of Exemption has been prepared pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense), and Section 15303 (New Construction or Conversion of Small Structures); and,

**WHEREAS**, the matter was discussed fully with testimony and documentation presented by the public and affected government agencies; now, therefore,

**BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Planning Commission of the County of Riverside, in regular session assembled on April 7, 2021 that it has reviewed and considered the Notice of Exemption prepared or relied on and recommends the following, based on the findings and conclusions in the staff report and incorporated herein by reference, that the Board of Supervisors:

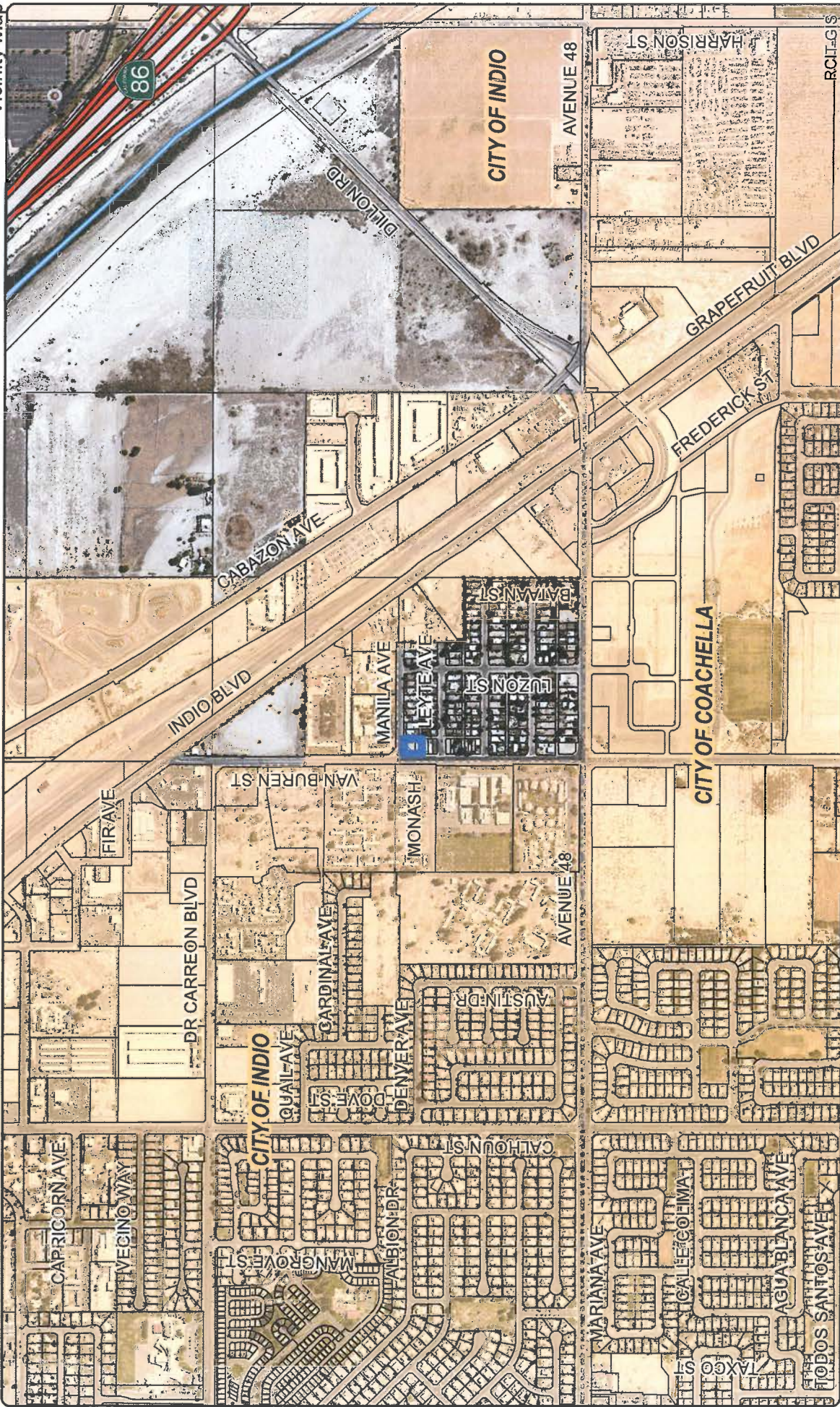
**FIND THE PROJECT EXEMPT FROM CEQA; and**

**APPROVE GENERAL PLAN AMENDMENT NO. 180006.**

**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**GPA180006 PPT180026**  
**VICINITY/POLICY AREAS**

Supervisor: Perez  
 District 4

Date Drawn: 02/14/2020  
 Vicinity Map



Zoning Dist: Lower Coachella Valley

Author: Vinnie Nguyen



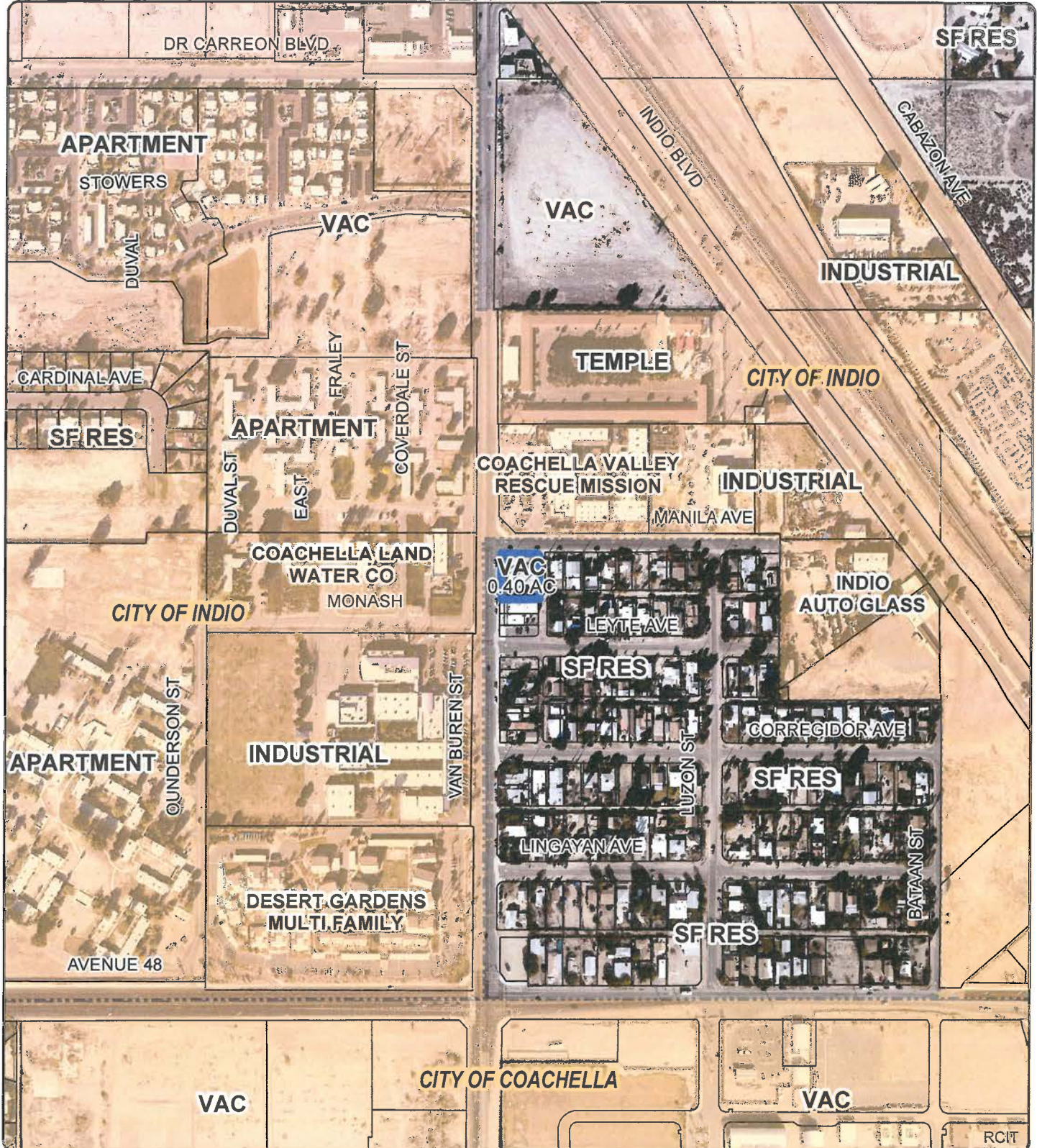
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided herein. The County of Riverside Planning Department office in Riverside at (951) 985-2200 (Western County) or in Palm Desert at (760) 985-8277 (Eastern County) or Website: [WWW.RIVERSIDE.COUNTY.CA.GOV](http://WWW.RIVERSIDE.COUNTY.CA.GOV)

RIVERSIDE COUNTY PLANNING DEPARTMENT  
**GPA180006 PPT180026**

Supervisor: Perez  
 District 4

Date Drawn: 02/14/2020  
 Exhibit 1

**LAND USE**



Zoning Dist: Lower Coachella Valley

Author: Vinnie Nguyen



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

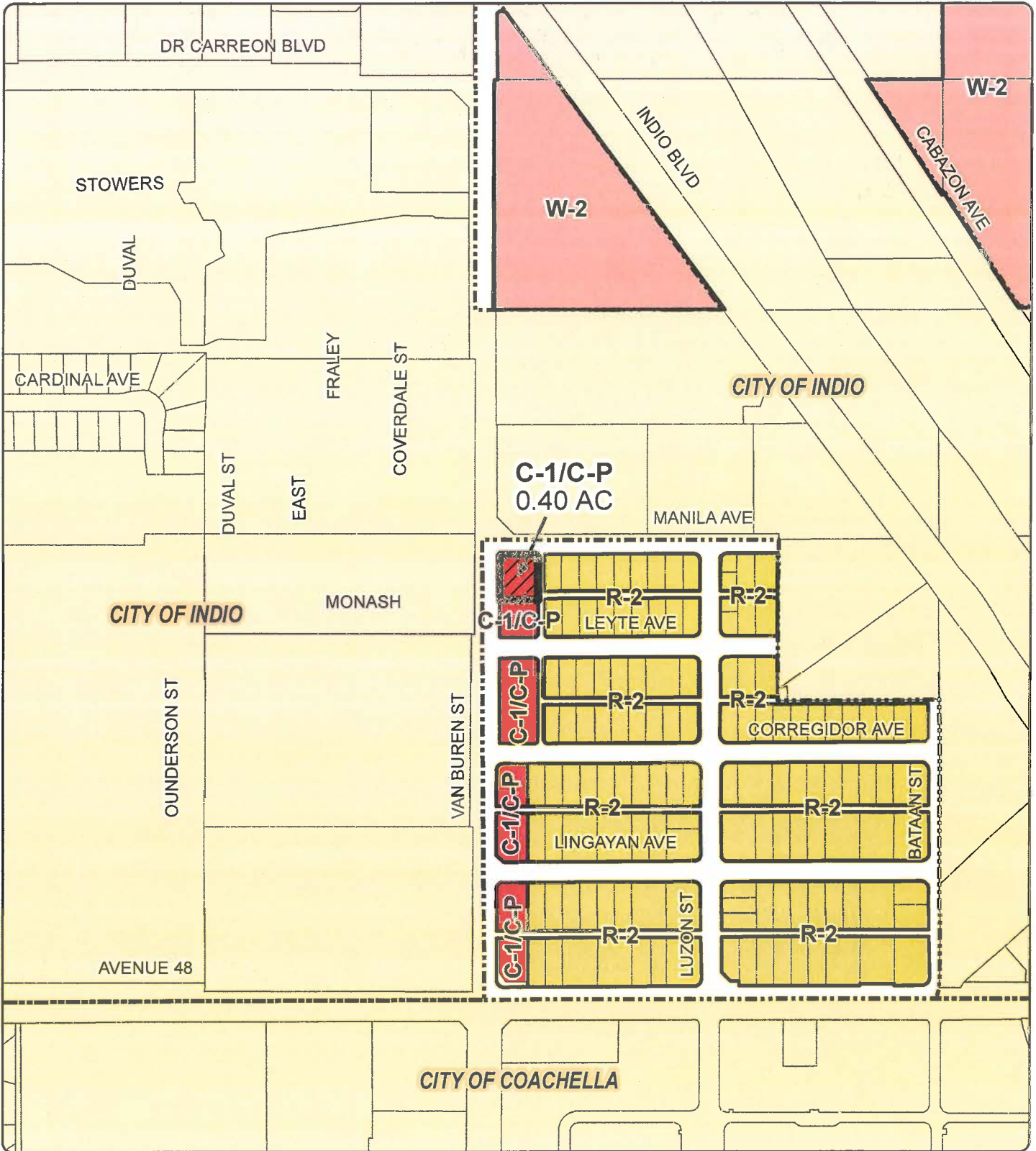
GPA180006 PPT180026

Supervisor: Perez  
District 4

Date Drawn: 02/14/2020

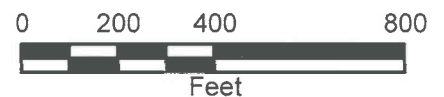
Exhibit 2

EXISTING ZONING



Zoning Dist: Lower Coachella Valley

Author: Vinnie Nguyen



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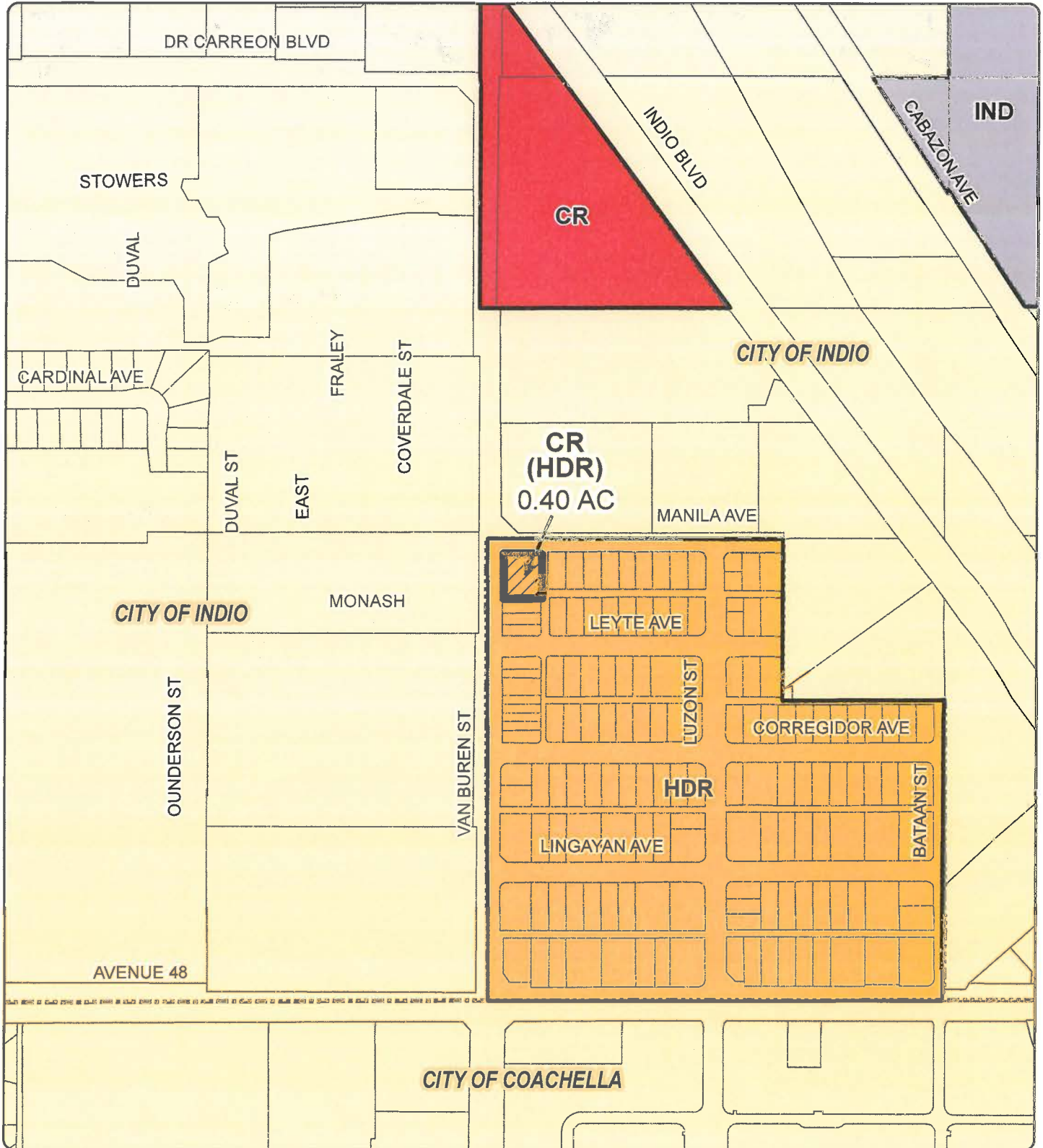
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## GPA180006 PPT180026

### PROPOSED GENERAL PLAN

Supervisor: Perez  
District 4

Date Drawn: 02/14/2020  
Exhibit 6



Zoning Dist: Lower Coachella Valley

Author: Vinnie Nguyen



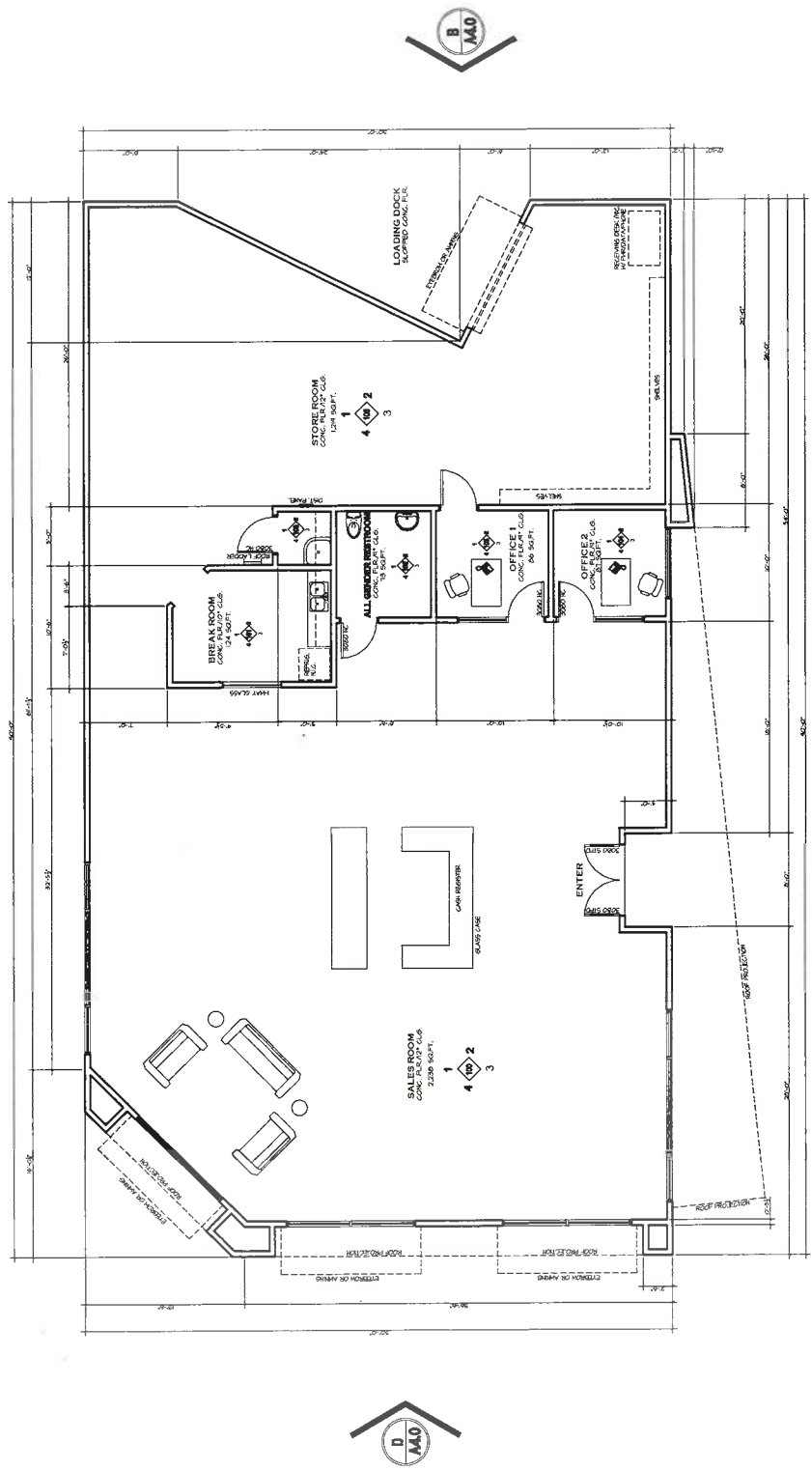
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| ROOM NAMES              |
|-------------------------|
| 100 SALES ROOM          |
| 101 BREAK ROOM          |
| 102 ALL GENDER RESTROOM |
| 103 OFFICE 1            |
| 104 OFFICE 2            |
| 105 STORE ROOM          |



**DIMENSION FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

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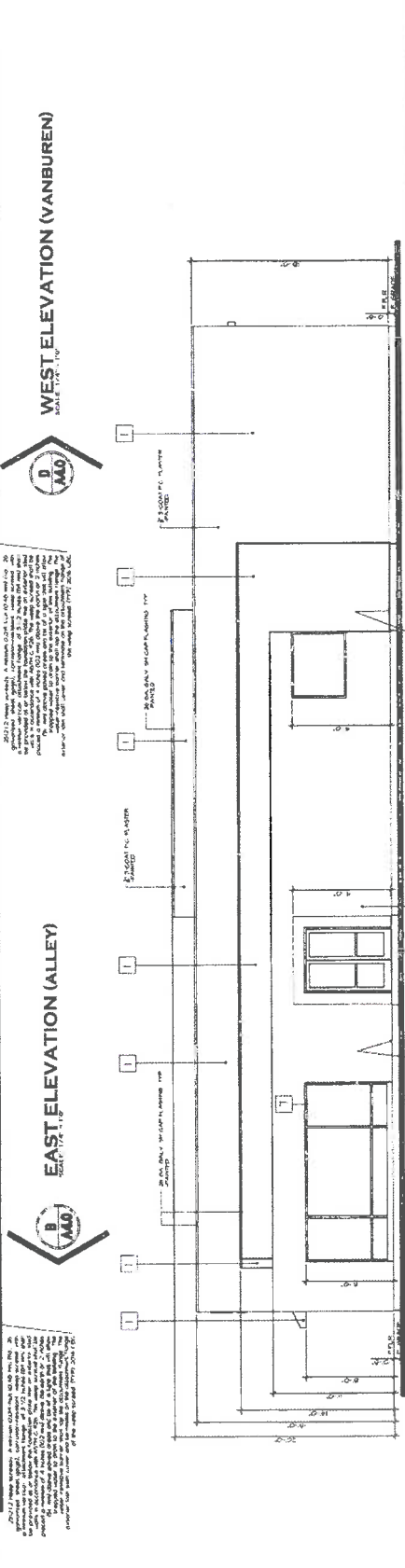
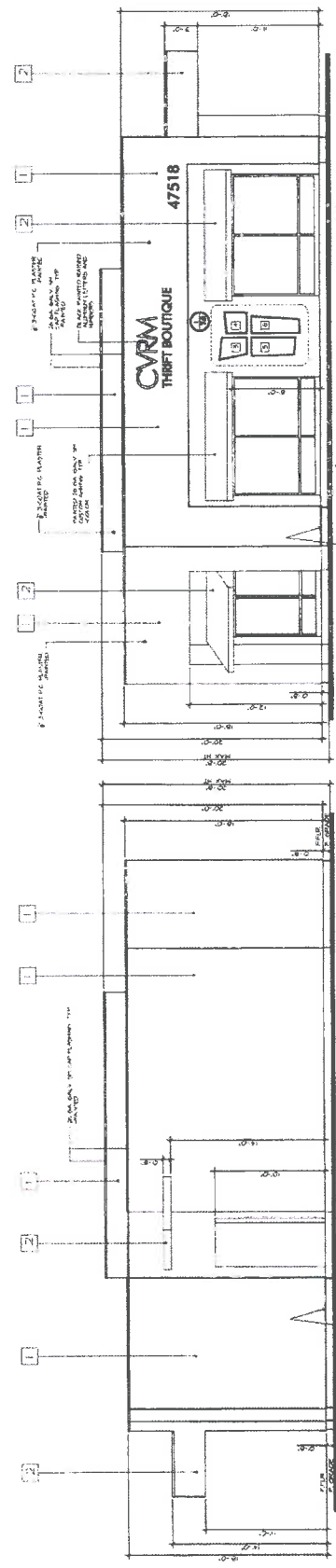




**ELEVATIONS**

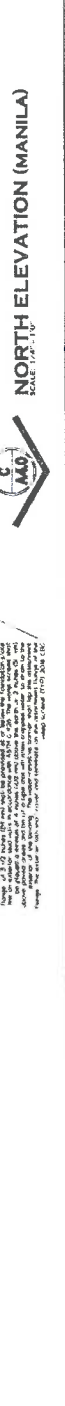
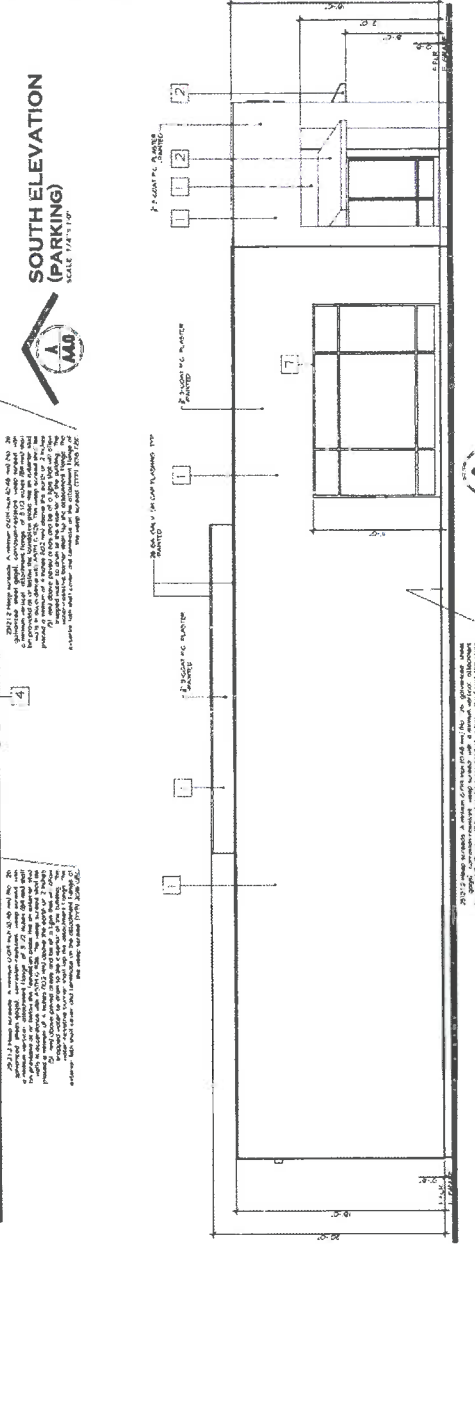
|                 |              |
|-----------------|--------------|
| WEST ELEVATION  | 1/4" = 1'-0" |
| EAST ELEVATION  | 1/4" = 1'-0" |
| SOUTH ELEVATION | 1/4" = 1'-0" |
| NORTH ELEVATION | 1/4" = 1'-0" |

**BY**  
 DATE



**PAINT COLOR SCHEDULE**

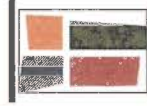
|   |                     |   |                       |
|---|---------------------|---|-----------------------|
| 1 | EXTERIOR WALLS      | 2 | WOODWORK (DOOR CASES) |
| 2 | INTERIOR WALLS      | 3 | CEILING (INDOOR)      |
| 3 | WOODWORK (CABINETS) | 4 | WOODWORK (TRIM)       |
| 4 | WOODWORK (FLOORING) | 5 | WOODWORK (STAIRS)     |
| 5 | WOODWORK (ROOFING)  |   |                       |



**NOTES:**  
 1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
 2. FINISHES TO BE DETERMINED BY THE ARCHITECT.  
 3. ALL MATERIALS TO BE APPROVED BY THE ARCHITECT.  
 4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2018 CALIFORNIA BUILDING CODE.  
 5. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2018 CALIFORNIA MECHANICAL CODE.  
 6. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2018 CALIFORNIA ELECTRICAL CODE.  
 7. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2018 CALIFORNIA PLUMBING CODE.

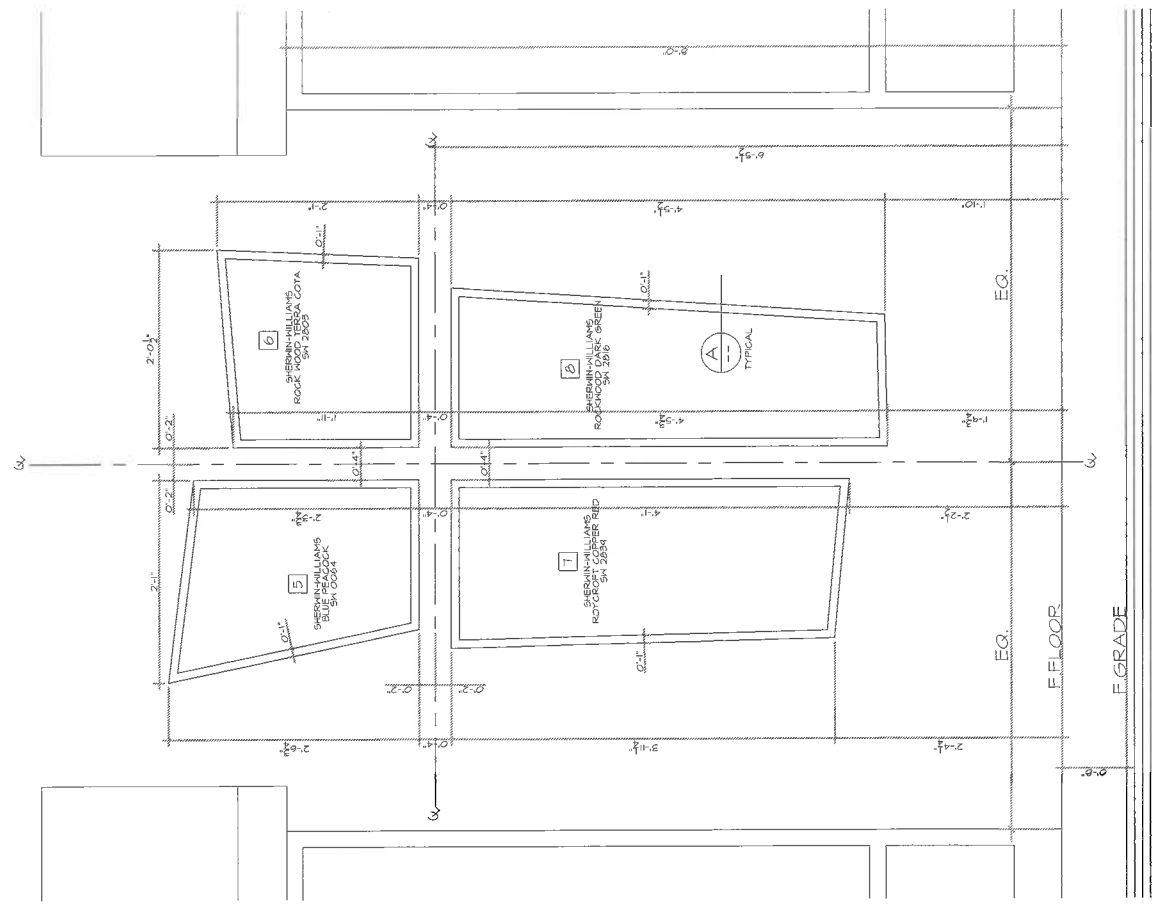
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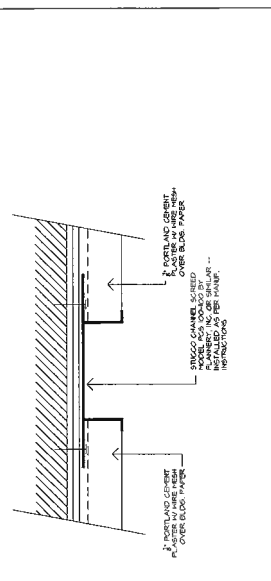


|                    |  |
|--------------------|--|
| DESIGNED BY        | CHARLES CARANO   |
| DATE               | 08/11/2014   |
| PROJECT NO.        | 14-0001  |
| PROJECT NAME       | NEW LIFE RESALE BOUTIQUE FOR COACHELLA VALLEY RESCUE MISSION |
| ARCHITECTURAL FIRM | CLS ARCHITECTURE GROUP, INC.                                 |

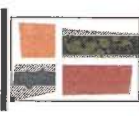
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| SHEET TITLE        | ARCHITECTURAL FLOOR PLAN                                     |
| DATE               | 08/11/2014   |
| BY                 | CHARLES CARANO   |
| CHECKED BY         | CHARLES CARANO   |
| DATE               | 08/11/2014   |
| PROJECT NO.        | 14-0001  |
| PROJECT NAME       | NEW LIFE RESALE BOUTIQUE FOR COACHELLA VALLEY RESCUE MISSION |
| ARCHITECTURAL FIRM | CLS ARCHITECTURE GROUP, INC.                                 |



- |   |  |   |   |   |  |
|---|--|---|---|---|--|
| 1 | SHERWIN-WILLIAMS<br>DARTMOUTH<br>SK 6601         | 4 | SHERWIN-WILLIAMS<br>FULL MOON<br>SK 6604    | 7 | SHERWIN-WILLIAMS<br>ROTCREST COPPER RED<br>SK 2858 |
| 2 | SHERWIN-WILLIAMS<br>SOLO ARIZONA<br>SK 6606      | 5 | SHERWIN-WILLIAMS<br>BLUE PEACOCK<br>SK 0084 | 8 | SHERWIN-WILLIAMS<br>ROCKWOOD DARK GREEN<br>SK 2816 |
| 3 | SHERWIN-WILLIAMS<br>PETERMINED BRANSE<br>SK 6605 | 6 | ROCKWOOD TERRAZA GOTA<br>SK 2803            | 9 | CLEAR ANODIZED ALUMINUM                            |



**CHANNEL SCREED DETAIL**



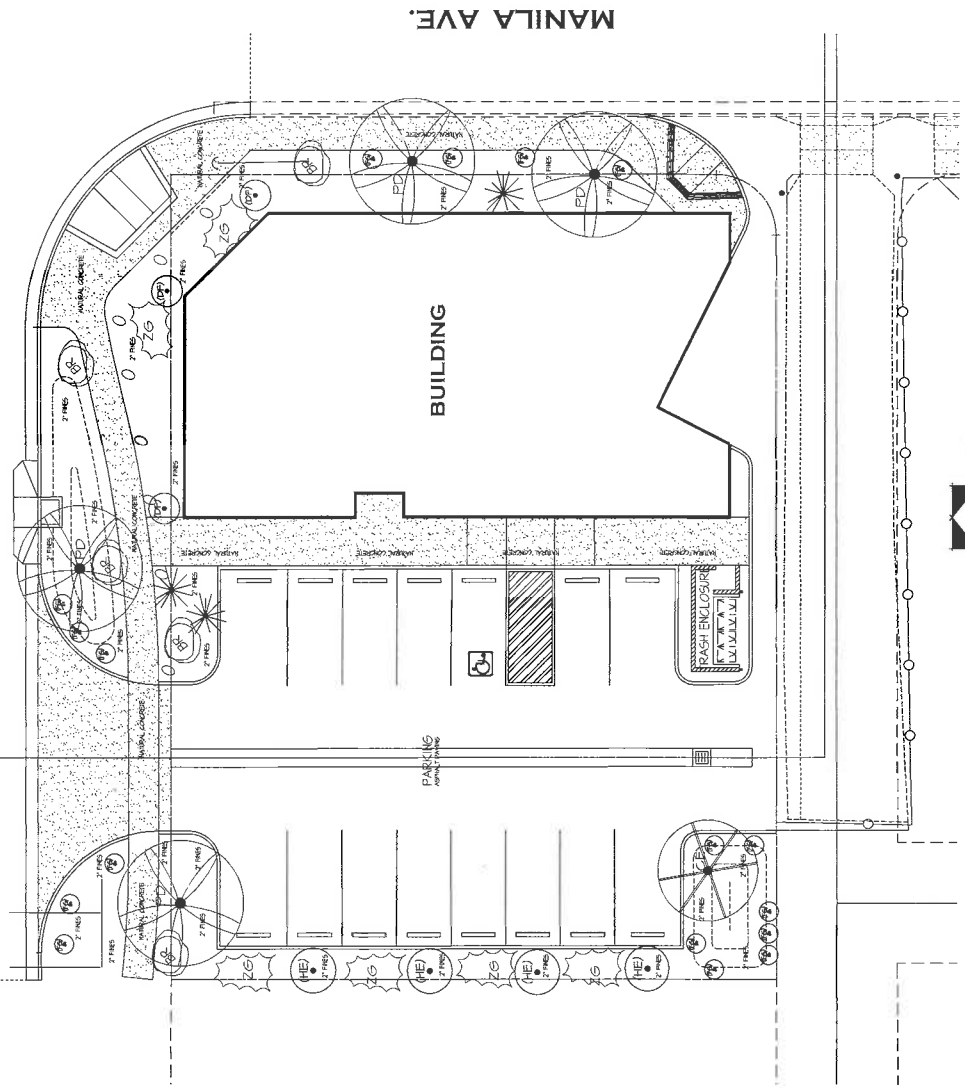
REVISION BY

SHEET TITLE

CONCEPTUAL  
 LANDSCAPE PLAN  
 WITH PLANT

DATE: 08/08/2018  
 SCALE: AS SHOWN  
 SHEET NO.: 03  
 PROJECT NO.: 18080  
 DRAWN BY: DSLSA  
 CHECKED BY: DSLSA  
 PROJECT LOCATION: 47-518 & 47-522 VAN BUREN ST., INDIO, CA 92202  
 DRAWING DATE: 08/08/2018

47470 VAN BUREN ST.



**CONCEPTUAL  
 LANDSCAPE PLAN**  
 SCALE: 1/8"=1'-0"

**PLANTING LEGEND**

| SYMBOL | TYPE         | BOTANICAL NAME             | COLOR NAME                    | QTY | ABBREV. | SIZE      | SPACING  | WINDRISK |
|--------|--------------|----------------------------|-------------------------------|-----|---------|-----------|----------|----------|
|        | TREE         | PIPERNA DACTYLOIDES        | DATE PALM                     | 4   | PD      | 12" CLEAR | ..       | HIGH     |
|        | TREE         | CECROPARIUM X TROPICUM     | SPRING PALM                   | 1   | CE      | 24" DIA   | ..       | LOW      |
|        | SHRUB        | HELIOPSIS SCUTELLARIIFOLIA | HELIOPSIS                     | 4   | HE      | 3" GAL    | 2' O.C.  | LOW      |
|        | SHRUB        | CHALCIPHOIDEA              | BLACK DIALIA                  | 9   | CP      | 3" GAL    | 6' O.C.  | MODERATE |
|        | GROUND COVER | SPERMATOPHYTES             | WAXY                          | 6   | ZS      | PLANTS    | 12' O.C. | LOW      |
|        | GRASS        | ORYZA SATIVA               | ORYZA                         | 6   | OV      | 3" GAL    | ..       | LOW      |
|        | GRASS        | POA ANNUA                  | POA                           | 9   | PS      | 3" GAL    | ..       | LOW      |
|        | GRASS        | PETALOSTEMUM               | BLUE FESCUE                   | 18  | PF      | 4" GAL    | 24" O.C. | LOW      |
|        | ROCK         | ..                         | 2" DEEP FINED SANDSTONE COLEO | ..  | ..      | ..        | ..       | ..       |
|        | ROCK         | ..                         | BOLLERS' BURNING BUSH         | 5   | BR      | 3M        | PER PLAN | ..       |

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EXTENDED OVERHANG  
SLIGHTLY TO COVER  
WINDOW BELOW

ADDED WINDOW  
TREATMENT



ADDED WINDOW  
TREATMENT



EXTENDED OVERHANG  
SLIGHTLY TO COVER  
WINDOW BELOW



**REV - SCHEME 2**



CHARLES D. CARLAND  
PROJECT  
JONAS LEFFLER  
2024.02.28  
2024.02.28  
2024.02.28  
2024.02.28

**PLOT PLAN SUBMITTAL**  
**NEW LIFE RESALE BOUTIQUE FOR**  
**COACHELLA VALLEY RESCUE MISSION**  
47-518 & 47-522 Van Buren Street  
Indio, CA 92202

|          |    |
|----------|----|
| REVISION | BY |
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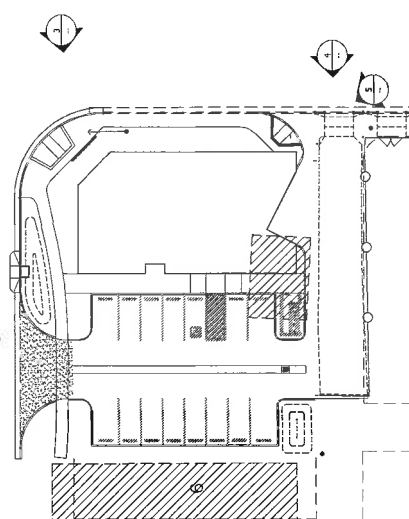
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| SHEET TITLE |  |
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|       |         |
|-------|---------|
| DRAWN | CHECKED |
| DATE  | DATE    |
| SCALE | SCALE   |
| BY    | BY      |
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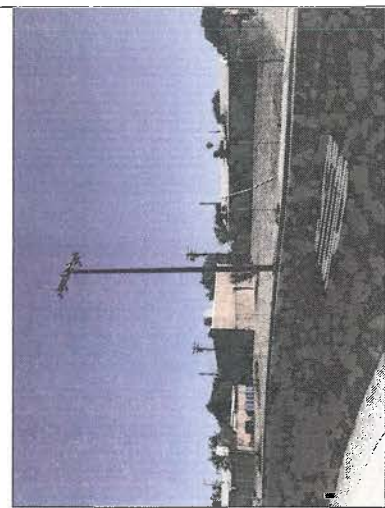
**PP8**



KEY PLAN



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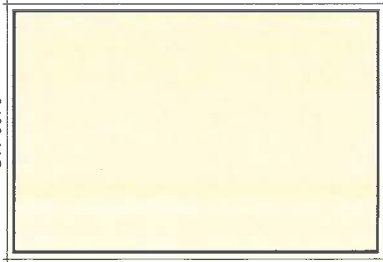
47-518 & 47-522 Van Buren Street  
INDIO, CA 92202  
NEW LIFE RESALE BOUTIQUE FOR  
COACHELLA VALLEY RESCUE MISSION

CHARLES D. GURAND  
ARCHITECTURE GROUP, INC.  
10000 VAN BUREN STREET  
INDIO, CA 92202  
TEL: 760-932-1111  
WWW.GCSARCHITECTURE.COM

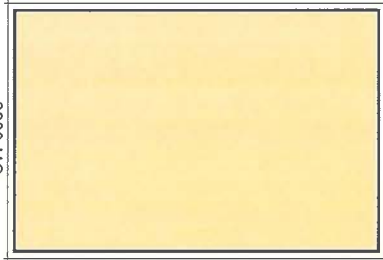


# COLOR SAMPLE EXHIBIT BOARD

EXTERIOR PAINT (BODY)  
 SHERWIN-WILLIAMS  
 FULL MOON  
 SW 6679



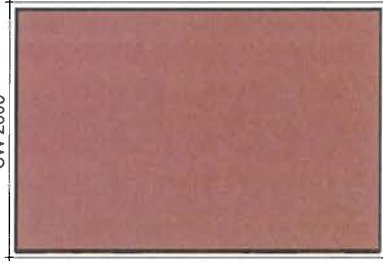
EXTERIOR PAINT (BODY)  
 SHERWIN-WILLIAMS  
 SOLARIA  
 SW 6688



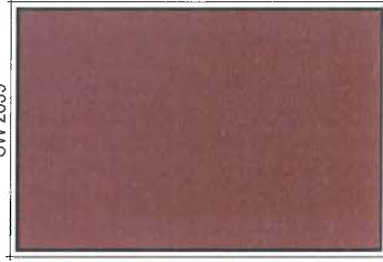
EXTERIOR PAINT (SIGN)  
 SHERWIN-WILLIAMS  
 BLUE PEACOCK  
 SW 0064



EXTERIOR PAINT (SIGN)  
 SHERWIN-WILLIAMS  
 ROCK WOOD TERRA COTA  
 SW 2803



EXTERIOR PAINT (SIGN)  
 SHERWIN-WILLIAMS  
 ROYCROFT COPPER RED  
 SW 2839



EXTERIOR PAINT (SIGN)  
 SHERWIN-WILLIAMS  
 ROCKWOOD DARK GREEN  
 SW 2816



METAL REVEAL/WDW FRAME  
 ANODIZED ALUMINUM



**NEW LIFE RESALE BOUTIQUE FOR  
 COACHELLA VALLEY RESCUE MISSION**  
 47-518 & 47-522 Van Buren Street  
 Indio, CA 92202

CHARLES D. GARLAND  
 ARCHITECT  
 JORGE SEPTE  
 DESIGNER  
 1100 N. GARDEN ST.  
 INDIO, CA 92202  
 (760) 932-2222



| REVISION | BY |
|----------|----|
|          |    |
|          |    |
|          |    |
|          |    |
|          |    |

SHEET TITLE:

COLOR BOARD

OWNER: CHIEFED  
 611 W. GALL  
 COMMERCIAL  
 1100 N. GARDEN ST.  
 INDIO, CA 92202  
 AS NOTED  
 DATE: 08/14/18  
 Thursday, October 25, 2018



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

Juan C. Perez  
Agency Director



03/30/21, 3:55 pm

PPT180026

## **ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for PPT180026. 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**

The use hereby permitted is construct a single-story 4,195 square foot commercial retail building as a boutique thrift store with 21 parking spaces.

#### **Advisory Notification. 2            AND - Exhibits**

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBITS:  
Exhibit A (Site Plan & Preliminary Grading), Amended No. 1, dated May 30, 2019.  
Exhibit B (Elevations), Amended No. 1, dated April 3, 2019.  
Exhibit C (Floor Plans), dated January 8, 2019.  
Exhibit L (Conceptual Landscaping and Irrigation Plans), dated January 8, 2019.  
Exhibit M (Colors and Materials), Amended No. 1, dated April 3, 2019.

#### **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)

### BS-Plan Check

#### BS-Plan Check. 1                    Gen - Custom

#### BUILDING AND SAFETY COMMENTS

To assist in providing an expeditious review, please cloud all corrections on revised exhibit. Items labeled

## ADVISORY NOTIFICATION DOCUMENT

### BS-Plan Check

#### BS-Plan Check. 1

#### Gen - Custom (cont.)

as "Corrections" must be addressed prior to entitlement approval. Items labeled as "Notifications" are for your information only and are not required for entitlement approval. Include a comment response list addressing each correction on the comment list. Thank You.

#### CORRECTIONS:

1- Revise the site plan to show minimum 60 feet clear yard all around the building to be qualify for unlimited area per 507.4. The comment is applicable only on any side that does not face the public way.

#### NOTIFICATIONS:

#### ACCESSIBLE PATH OF TRAVEL:

A revised site plan to indicate the required continuous accessible paved path of travel must be included with the building plans. The accessible path of travel details shall include the following where applicable;

1. Accessible path construction type (Asphalt or concrete).
2. Accessible path width.
3. Accessible path directional slope % and cross slope %.
4. All accessible ramp and curb cut-out locations and details where applicable.

The Accessible path of travel shall:

1. Connect to the public R.O.W.
2. Connect to all building(s).
3. Connect to all accessible parking loading/unloading areas.
4. Connect to accessible sanitary facilities.
5. Connect to areas of public accommodation.

Please be aware that the approved site plan with accessibility requirements should be included with any building plan submittals. The plan review staff may have additional comments depending on the additional information or revisions provided during the plan review process. Additional accessible requirements within the structure shall be reviewed during the building plan review.

#### CODE/ORDINANCE REQUIREMENTS:

The applicant shall obtain the required building permit(s) from the building department prior to any construction on the property. All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances regulations in effect at the time of building plan submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply.

NOTE: The new updated 2019 California Building Codes will be in effect as of January 1st 2020, as mandated by the state of California. Any building plan and fee payment submitted to the building department on or after January 1st, 2020 will be subject to the new updated California Building Code(s).

#### PERMIT ISSUANCE:

Per section 105.1 (2016 California Building Code, CBC): Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.



## ADVISORY NOTIFICATION DOCUMENT

### Fire

#### Fire. 1 GENERAL CONDITIONS (cont.)

inspections will be required to be completed in association with the rough piping and final acceptance.

### Planning

#### Planning. 1 Gen - 90 Days to Protest

The applicant has ninety (90) days from the date of the 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 exactions imposed on this project as a result of the approval or conditional approval of this project.

#### Planning. 2 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. 3 Gen - Ceased Operations

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

#### Planning. 4 Gen - Coordinate with GPA180006

The plot plan shall be coordinated with the final approval and adoption of GPA180006.

#### Planning. 5 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. 6 Gen - Exterior Noise Levels

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital,







## ADVISORY NOTIFICATION DOCUMENT

### Planning-CUL

#### Planning-CUL. 2

#### Unanticipated Resources (cont.)

meeting shall be convened between the developer, the project archaeologist\*\*, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis.

Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

\* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other.

\*\* If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the significance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

### Planning-GEO

#### Planning-GEO. 1

#### GEO190018 ACCEPTED

County Geologic Report GEO No. 190018, submitted for the project PPT180026, was prepared by Sladden Engineering, and is titled; "Geotechnical Update, Proposed Resale Boutique, Coachella Rescue Mission, SEC Van Buren Street and Manila Avenue, Indio, California," dated August 27, 2018. In addition, Sladden has submitted the following reports:

"Geotechnical Investigation, Proposed Coachella Valley Rescue Mission Facility, 47-518 Van Buren Street – Parcels 1 & 2, Indio, California," dated July 11, 2008.

"Response to Riverside County Review Comments, County Geologic report No. 190018, dated April 23, 2019" dated May 20, 2019.

GEO190018 concluded:

1. No active faults are known to project through the site and the site is not within an Alquist-Priolo Earthquake Fault (Special Studies) Zone.
2. Based upon published maps, onsite mapping, and a review of non-stereo digitized photographs of the site, risks associated with primary surface ground rupture should be considered "low."
3. Based on the relatively flat nature of the site, risks associated with debris flows are considered remote.
4. Locally, no fissures or other surficial evidence of subsidence were observed during the field investigations or during a review of aerial imagery. Therefore, risks associated with subsidence are considered low.
5. Based on our liquefaction analysis with anticipated high groundwater at 25 feet bgs, utilizing a magnitude of 7.49 and a PGAm of 0.832g, the potential total seismic settlement is calculated to be approximately 1.87 inches. Differential settlement is estimated to be on the order of 1-inch over a span of about 100 feet.
6. Because of the prominence of non-expansive soil near the surface, the expansion potential of the foundation bearing soil should not be a controlling factor in foundation or floor slab design.

GEO190018 recommended:

1. Areas to be graded and paved should be cleared of any existing structures, improvements, foundation

## ADVISORY NOTIFICATION DOCUMENT

### Planning-GEO

#### Planning-GEO. 1                      GEO190018 ACCEPTED (cont.)

- elements, vegetation, associated root systems, concrete and debris, and disposed of offsite.
- 2. The primary foundation bearing soil should be removed to a depth of at least 3 feet below existing grade or 3 feet below the bottom of footings, whichever is deeper.
- 3. The exposed soil should then be moisture conditioned to near optimum moisture and compacted to at least 90 percent relative compaction.
- 4. Testing of the native soil exposed within the excavation bottoms should be performed during grading to verify adequacy based on minimums of 85 percent relative compaction or 85 percent saturation.
- 5. Based on the recommended allowable bearing pressures, the total static settlement of the shallow footings is anticipated to be less than one-inch, with static differential settlement anticipated to be approximately one-half of the total settlement.

GEO No. 190018 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 190018 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

### Transportation

#### Transportation. 1                      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                      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                      NO ADD'L ON-SITE R-O-W

No additional on-site right-of-way shall be required on Van Buren Street and Manilla Avenue since adequate right-of-way exists.

### Waste Resources

#### Waste Resources. 1                      Gen - Custom

Waste Advisory Notices

- 1. AB 1826 requires businesses that generate 8 cubic yards or more of organic waste per week to arrange for organic waste recycling services. The threshold amount of organic waste generated requiring compliance by businesses is reduced in subsequent years. Businesses subject to AB 1826 shall take at least one of the following actions in order to divert waste from disposal:

## ADVISORY NOTIFICATION DOCUMENT

### Waste Resources

#### Waste Resources. 1

#### Gen - Custom (cont.)

- 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.

2. 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](http://www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory)

3. Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234.

4. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1                      EASEMENTS/PERMISSION                      Not Satisfied

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

A notarized letter of permission and/or recorded easement from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

In instances where the grading plan proposes drainage facilities on adjacent off site property, the owner/ applicant shall provide a copy of the recorded drainage easement or copy of Final Map.

060 - BS-Grade. 2                      IF WQMP IS REQUIRED                      Not Satisfied

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the Final Water Quality Management Plan (WQMP) site plan for comparison to the grading plan.

060 - BS-Grade. 3                      IMPROVEMENT SECURITIES                      Not Satisfied

Prior to issuance of a Grading Permit, the applicant may be required to post a Grading and/or Erosion Control Security. Please contact the Riverside County Transportation Department for additional information and requirements.

Planning-CUL

060 - Planning-CUL. 1                      Native American Monitor                      Not Satisfied

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) for a Native American Monitor.

The Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources.

The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition.

This agreement shall not modify any condition of approval or mitigation measure.

060 - Planning-CUL. 2                      Project Archaeologist                      Not Satisfied

Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program (CRMP). A Cultural Resource Monitoring Plan shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. A fully executed copy of the contract and a wet-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval.

Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site

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60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 2                      Project Archaeologist (cont.)                      Not Satisfied  
during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist.

Planning-PAL

060 - Planning-PAL. 1                      PRIMP REQUIRED                      Not Satisfied

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

1. The applicant shall retain a qualified paleontologist approved by the County to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).
2. The project paleontologist retained shall review the approved development plan and grading plan and conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for approval prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:
  1. Description of the proposed site and planned grading operations.
  2. Description of the level of monitoring required for all earth-moving activities in the project area.
  3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
  4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
  5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
  6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
  7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
  8. Procedures and protocol for collecting and processing of samples and specimens.
  9. Fossil identification and curation procedures to be employed.
  10. Identification of the permanent repository to receive any recovered fossil material. \*Pursuant the County "SABER Policy", paleontological fossils found in the County should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
  11. All pertinent exhibits, maps and references.
  12. Procedures for reporting of findings.
  13. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the

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60. Prior To Grading Permit Issuance

Planning-PAL

060 - Planning-PAL. 1 PRIMP REQUIRED (cont.) Not Satisfied  
institution.

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

Safeguard Artifacts Being Excavated in Riverside County (SABER)

Transportation

060 - Transportation. 1 0060-Transportation-USE – FINAL WQMP REQUIRED Not Satisfied

The project is located in the Whitewater watershed. An approved Water Quality Management Plan (WQMP) is required prior to recordation of a final map or issuance of a grading permit. The project shall submit a single PDF on two CD/DVD copies, in accordance with the latest version of the WQMP manual, found at [www.rcflood.org/npdes](http://www.rcflood.org/npdes) . ): In addition, the project proponent shall ensure that the effects of increased peak flowrate for the 1, 3, 6, 24-hour storm events for the 2, 5, 10, and 100-year return periods from the project are mitigated or in Bermuda Dunes area these flows shall be fully retained. All details necessary to build BMPs per the WQMP shall be included on the grading plans. In addition, the project's infiltration design shall be consistent with the recommended geotechnical report's opinion to take "care... that the bearing or subgrade soil is not allowed to become saturated from ponding of rainwater or irrigation." Page 6.

70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 1 Artifact Disposition Not Satisfied

Prior to Grading Permit Final Inspection, the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the Project property during any ground-disturbing activities, including previous investigations and/or Phase III data recovery.

Historic Resources- all historic archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), shall be curated at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines

Prehistoric Resources- One of the following treatments shall be applied.

a. Reburial of the resources on the Project property. The measures for reburial shall include, at least, the following: Measures to protect the reburial area from any future impacts. Reburial shall not occur until all required cataloguing, analysis and studies have been completed on the cultural resources, with an exception that sacred items, burial goods and Native American human remains are excluded. Any reburial processes shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV Report. The Phase IV Report shall be filed with the





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80. Prior To Building Permit Issuance

BS-Grade

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

E Health

080 - E Health. 1                      E Health Clearance                      Not Satisfied

Prior to issuance of the building permit, clearance must be obtained from the Department of Environmental Health.

080 - E Health. 2                      Sewer Will Serve                      Not Satisfied

A "Will Serve" letter is required from Valley Sanitary for sewer service.

080 - E Health. 3                      Water Will Serve                      Not Satisfied

A "Will-Serve" letter is required from Indio Water Authority for domestic water service.

Planning

080 - Planning. 1                      Gen - Color/Finish Samples                      Not Satisfied

The permittee shall submit three 4" x 4" color and finish samples for Planning Department approval. Coloration shall be compatible with the colors contained in the APPROVED EXHIBITS.

080 - Planning. 2                      Gen - Conform to Elevations                      Not Satisfied

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

080 - Planning. 3                      Gen - Roof Equipment Shielding                      Not Satisfied

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

080 - Planning. 4                      Gen - School Fees                      Not Satisfied

Impacts to the Desert Sands Unified School District shall be addressed in accordance with California State law.

Transportation

080 - Transportation. 1                      0080-Transportation-ESTABLISH WQMP MAINT ENTITY                      Not Satisfied

A maintenance plan and signed WQMP/BMP maintenance agreement shall be submitted to the Transportation Department shall be approved and recorded against the property. A maintenance organization will be established with a funding source for the permanent maintenance.

080 - Transportation. 2                      0080-Transportation-IMPLEMENT WQMP                      Not Satisfied

The Project shall construct BMP facilities described in the approved Final County WQMP prior to the issuance of a building permit to the satisfaction of County Grading Inspection Section. The Project is responsible for performing all activities described in the County WQMP and that copies of the approved Final County WQMP are provided to future owners/occupants.

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 2            0080-Transportation-IMPLEMENT WQMP (cont.)            Not Satisfied

080 - Transportation. 3            CORNER CUT-BACK            Not Satisfied

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

080 - Transportation. 4            EXISTING MAINTAINED            Not Satisfied

Van Buren Street along project boundary is a paved County maintained road and shall be improved with a 38-foot half-width paved surface, new curb and gutter, and 6-foot sidewalk. One 24-foot wide commercial driveway shall be permitted on Van Buren Street. Improvements shall extend south of the southerly property corner to provide a smooth transition with existing sidewalk improvements.

Manilla Avenue along project boundary is a paved County maintained road and shall be improved with 6-foot wide concrete curb-adjacent sidewalk including installation of new curb ramps per County Standard No. 403 at the intersection of Manilla Avenue and Van Buren and at the intersection of Manilla Avenue and existing public alley. Existing curb and gutter and existing asphalt along Manilla Avenue should be protected in place.

Existing public alley shall be paved full-width (24-feet) of the alley way with AC pavement from Manilla Avenue to projects southerly boundary, as approved by the Transportation Department.

080 - Transportation. 5            LIGHTING PLAN            Not Satisfied

A separate streetlight plan is required for this project. The design and installation of street lights shall meet the Dark Sky criteria. The application of Dark Sky criteria is in support of the Coachella Valley Dark Sky Ordinances. Street lights shall be installed at street intersections and at the ends of cul-de-sacs, as approved by the Transportation Department. There shall be no change in the design and location of street lights relative to the general circulation elements adjacent to the project in question. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No.'s 1000 or 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

080 - Transportation. 6            TUMF            Not Satisfied

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

080 - Transportation. 7            UTILITY PLAN            Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

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80. Prior To Building Permit Issuance

Waste Resources

080 - Waste Resources. 1 Gen - 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. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of Waste Resources, and shall show the location of and access to the collection area for recyclable materials, shall demonstrate space allocation for trash and recyclable materials and have the adequate signage indicating the location of each bin in the trash enclosure.

The project applicant is advised that clearance of the Recyclables Collection and Loading Area plot plan only satisfies the Waste Resources' conditions for Recyclables Collection and Loading Areas space allocation and other Recyclables Collection and Loading Area Guideline items. 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 Gen - Waste Recycling Plan Not Satisfied

Prior to issuance of a building permit, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 PRECISE GRADE APPROVAL Not Satisfied

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

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

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

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90. Prior to Building Final Inspection

Planning

090 - Planning. 1                      Gen - Accessible Parking                      Not Satisfied

A minimum of two (2) accessible parking spaces for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following: "Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed at \_\_\_ or by telephoning \_\_\_." In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

090 - Planning. 2                      Gen - Color/Finish Compliance                      Not Satisfied

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

090 - Planning. 3                      Gen - Install Bike Racks                      Not Satisfied

A bicycle rack with a minimum of two (2) spaces shall be provided in convenient location to facilitate bicycle access to the project area. The bicycle rack shall be shown on project landscaping and improvement plans submitted for Planning Department approval, and shall be installed in accordance with those plans.

090 - Planning. 4                      Gen - Lighting Plan Comply                      Not Satisfied

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

090 - Planning. 5                      Gen - Lighting Plans                      Not Satisfied

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

090 - Planning. 6                      Gen - Loading Space                      Not Satisfied

A minimum of one (1) loading space shall be provided in accordance with Section 18.12.a.(2)f(3).b. of Ordinance 348, and as shown on APPROVED EXHIBITS. The loading spaces shall be surfaced with six (6) inches of concrete over a suitable base and shall not be less than 10 feet wide by 35 feet long, with 14 feet vertical clearance.

090 - Planning. 7                      Gen - Offsite Parking Plan/Agreement                      Not Satisfied

Prior to occupancy, a parking plan shall be provided to the County for review and approval that details the location of the off-site parking, currently proposed to be located within APN 603-050-009. If any new parking is proposed to be developed, further review/ permitting by the County or other appropriate

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90. Prior to Building Final Inspection

Planning

090 - Planning. 7                      Gen - Offsite Parking Plan/Agreement (cont.)                      Not Satisfied  
jurisdiction may be required.

090 - Planning. 8                      Gen - Ord. 875 CVMSHCP Fee                      Not Satisfied

Prior to a certificate of occupancy or upon building permit final inspection, whichever comes first, 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 No. 180026 is calculated to be 0.40 net acres. In the event Riverside County Ordinance No. 875 is rescinded, this condition will no longer be applicable, However, in the event Riverside County Ordinance No. 875 is rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

090 - Planning. 9                      Gen - Ord. No. 659 (DIF)                      Not Satisfied

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected. The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 180026 has been calculated to be 0.40 net acres.

090 - Planning. 10                      Gen - Parking Agreement                      Not Satisfied

Prior to occupancy, a parking agreement shall be recorded that ties APN 603-050-009, or other approved site, and the parking on it to partially serve the commercial/retail building within APN 603-061-032.

090 - Planning. 11                      Gen - Parking Paving Material                      Not Satisfied

A minimum of 21 parking spaces shall be provided (15 on-site parking spaces; 6 parking spaces provided via a parking agreement). The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

090 - Planning. 12                      Gen - Roof Equipment Shielding                      Not Satisfied

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

090 - Planning. 13                      Gen - Trash Enclosures                      Not Satisfied

One (1) trash enclosure which is adequate to enclose a minimum of two (2) bins shall be located as shown on the APPROVED EXHIBITS, and shall be constructed prior to the issuance of occupancy permits. The enclosure shall be a minimum of six (6) feet in height and shall be made with masonry block and a solid gate which screens the bins from external view. Additional enclosed area for

Plan: PPT180026

Parcel: 603061027

90. Prior to Building Final Inspection

Planning

090 - Planning. 13                      Gen - Trash Enclosures (cont.)                      Not Satisfied

collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

090 - Planning. 14                      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. 15                      Gen - Wall & Fence Locations                      Not Satisfied

Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT A.

Transportation

090 - Transportation. 1                      0090-Transportation-WQMP COMPLETION                      Not Satisfied

Prior to Building Final Inspection, the Project is required to furnish educational materials regarding water quality to future owners/occupants, provide an engineered WQMP certification, inspection of BMPs, GPS location of BMPs, ensure that the requirements for inspection and cleaning the BMPs are established, and for businesses registering BMPs with the Transportation Department's Business Storm Water Compliance Program Section.

090 - Transportation. 2                      DRIVEWAY(S)                      Not Satisfied

Driveway(s) shall be designed and constructed in accordance with County Standard No. 207A pages 1 & 2, and shall be located in accordance with Exhibit for Plot Plan No. 180026, as approved by the Transportation Department.

090 - Transportation. 3                      IMP PLANS                      Not Satisfied

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site:  
<http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

090 - Transportation. 4                      STREETLIGHT AUTHORIZATION                      Not Satisfied

Prior to OCCUPANCY, the project proponent shall submit to Transportation Department Permits the following:

1. "Streetlight Authorization" form approved by L&LMD No. 89-1-C Administrator.
2. Letter establishing interim energy account from SCE, IID or other electric provider.

Plan: PPT180026

Parcel: 603061027

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 4 STREETLIGHT AUTHORIZATION (cont.) Not Satisfied

090 - Transportation. 5 STREETLIGHTS INSTALL Not Satisfied

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 460 and 461. For projects within IID use IID's pole standard.

Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the developer to ensure that streetlights are energized along the streets associated with this development where the developer is seeking Building Final Inspection (Occupancy).

090 - Transportation. 6 UTILITY INSTALL Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

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

Waste Resources

090 - Waste Resources. 1 Gen - 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.

090 - Waste Resources. 2 Organics Recycling Not Satisfied

Prior to final building inspection, applicants 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. To obtain Form D, please contact the Recycling Section at 951-486-3200, or email to: Waste-CompostingRecycling@rivco.org.

090 - Waste Resources. 3 Trash Enclosure Inspection Not Satisfied

Prior to final building inspection, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and verified through an on-site inspection by the Riverside County Department of Waste Resources.



83-101 AVENUE 45, INDIO, CA 92201  
WWW.INDIOWATER.ORG

September 25, 2019

Ms. Sue Meyers  
Coachella Valley Rescue Mission  
PO Box 10660  
Indio, CA, 92202

RE: WATER SERVICES FOR NEW LIFE RESALE BOUTIQUE, LOCATED  
AT 47-518 VAN BUREN STREET IN INDIO, CA, 92201

Dear Ms. Meyers,

This letter will certify that the subject project is within the City of Indio and the service area of the Indio Water Authority (IWA). Therefore, IWA is willing to provide domestic water and fire flow services in accordance with future approved water improvement plans to the above mentioned project.

Before any water is served, all the water fees and facility charges shall be paid to IWA. Refer to the IWA "Development Services Procedural Guidelines" available on the IWA website.

If you have any questions, please call me at (760) 625-1786.

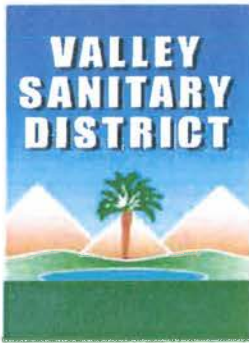
Sincerely,

Mario A. Camacho, P.E.  
Senior Water Engineer

CC: Trish Rhay, General Manager  
Juan Raya, City Engineer







Directors:  
Mike Duran, *President*  
William R. Teague, *Vice President*  
Dennis L. Coleman, *Director*  
Debra Canero, *Director*  
Scott Sear, *Director*  
Interm General Manager:  
Ron Buchwald, *PE*

June 17, 2019

Coachella Valley Rescue Mission  
Attn: Sue Meyers  
47470 Van Buren St.  
Indio, CA 92201

RE: Will Serve Letter – Proposed New Life Resale Boutique, APN 603-061-027, Located at 47518 Van Buren Street in the County of Riverside.

Dear Ms. Meyers,

This is a Will Serve Letter for the proposed New Life Resale Boutique at 47518 Van Buren St. in the County of Riverside, California. Valley Sanitary District (VSD), a public agency, provides the wastewater collection and treatment services for this property that is located within the VSD service area.

Permits for connection to the public sewer system will not be issued until successful completion of plan approval and payment of all fees.

Please do not hesitate to contact us if you have any questions or need further information.

Sincerely,

A handwritten signature in black ink that reads "Ron Buchwald". The signature is written in a cursive, slightly slanted style.

Ronald Buchwald  
District Engineer

45-500 Van Buren Street, Indio, CA 92201  
760.258-5400 FAX 760.238.5460



# COACHELLA VALLEY WATER DISTRICT

*Established in 1918 as a public agency*

GENERAL MANAGER  
Jim Barrett

ASSISTANT GENERAL MANAGER  
Robert Cheng

February 25, 2019

Jay Olivas  
Riverside County Planning Department  
77588 El Duna Court, Suite H  
Palm Desert, CA 92211

Dear Mr. Olivas:

Subject: General Plan Amendment 180006, Plot Plan 180026, Coachella Valley Rescue Mission, Proposed the Construction of a 4,195 Square Foot Boutique Retail Thrift Store with 15 On-Site Parking Spaces, APN 603-061-027 and 603-061-028

This area is designated Zone X on Federal Flood Insurance rate maps, which are in effect at this time by the Federal Emergency Management Agency (FEMA).

Flood protection measures for local drainage shall comply with California Drainage Law and provide that stormwater flows are received onto and discharged from this property in a manner that is reasonably compatible with predevelopment conditions.

The County of Riverside (County) shall require mitigation measures to be incorporated into the development to prevent flooding of the site or downstream properties. These measures shall require 100 percent on-site retention of the incremental increase of runoff from the 100-year storm.

The project lies within the East Whitewater River Subbasin Area of Benefit. Groundwater production within the area of benefit is subject to a replenishment assessment in accordance with the State Water Code.

All water wells owned or operated by an entity producing more than 25 acre-feet of water during any year must be equipped with a water-measuring device. A Coachella Valley Water District (CVWD) Water Production Metering Agreement is required to provide CVWD staff with the authority to regularly read and maintain this water-measuring device.

This development lies within the study area of the 2010 Water Management Plan Update. The groundwater basin in the Coachella Valley is in a state of overdraft. Each new development contributes incrementally to the overdraft. CVWD has a Water Management Plan in place to reduce the overdraft to the groundwater basin. The elements of the Water Management Plan include supplemental imported water, source substitution and water conservation. The plan lists specific actions for reducing overdraft. The elements and actions described in the plan shall be incorporated into the design of this development to reduce its negative impact on the Coachella Valley groundwater basin.

Jay Olivas  
Riverside County Planning Department  
February 25, 2019  
Page 2

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

Sincerely,



Carrie Oliphant  
Director of Engineering

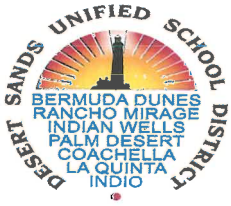
cc: Andrew Simmons  
Riverside County Department of Transportation  
77588 El Duna, Suite H  
Palm Desert, CA 92211

Russell Williams  
Riverside County Department of Transportation  
4080 Lemon Street, 8<sup>th</sup> Floor  
Riverside, CA 92501

Mark Abbott  
Supervising Environmental Health Specialist  
Riverside County Department of Environmental Health  
Environmental Protection and Oversight Division  
47-950 Arabia Street, Suite A  
Indio, CA 92201

RM: ms\Eng\Dev Srvs\2019\Feb\DRL PZ 2019-9641 Retail Thrift.doc  
File: 0163.1, 0421.1, 0721.1, 1150.11  
Geo. 050830-3  
PZ 19-9641





# Desert Sands Unified School District

47-950 Dune Palms Road • La Quinta, California 92253 • (760) 771-8508 • FAX: (760) 771-8522

BOARD OF EDUCATION:

Ana M. Conover, Donald B. Griffith, Wendy Jonathan, Linda Porras, Gary Tomak  
SUPERINTENDENT: Scott L. Bailey

**-BUSINESS SERVICES-**

February 4, 2019

Jay Olivas  
County of Riverside, Urban Regional Planner  
77588 El Duna Court, Suite H  
Palm Desert, CA 92260

Re: Prospective building – New Life Resale Boutique at 47518 Van Buren Street in Indio

Dear Mr. Olivas,

Desert Sands Unified School District's Van Buren Elementary School is located at 47-733 Van Buren Street in Indio, CA 92201, in the neighborhood near the Coachella Valley Rescue Mission (CVRM) at 47-470 Van Buren Street, Indio, CA 92201.

CVRM has shared with us their plans to build a new thrift store on the corner of Manila Street and Van Buren Street across from the current location of CVRM.

We are in favor of this store as it will be a place our students, families, and community members will have to shop.

We are stating our wishes without compensation to the Planning Department in order to assist with the decisions made by the County regarding this property development in our neighborhood.

Sincerely,

Jordan Aquino  
Assistant Superintendent  
Business Services



**CVRM**  
Coachella Valley  
Rescue Mission

January 21, 2019

To: Local neighbors of Coachella Valley Rescue Mission

Re: Prospective building - New Life Resale Boutique at 47518 Van Buren Street, Indio.

Dear Neighbor,

Coachella Valley Rescue Mission has been a good neighbor since 1971 on Van Buren Street. Since moving into the new building at 47470 Van Buren in 2011, we have been planning to use the former property for continuing helping the families in our neighborhood and community.

CVRM is planning on opening a thrift store on this corner with a building looking much like our Mission. This exciting expansion of our New Life Resale Boutique will allow us to meet our goal of assisting the neighborhood and continue our ministry of training our clients with viable work experience so they can return to work when they finish our life changing programs.

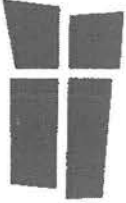
County of Riverside is reviewing the plans and asked if we have neighborhood support for this project. If you could take a moment to complete the attached letter and send it in with the addressed, stamped envelope, the County will have documentation of how the community feels about this project.

If you have any questions, please feel free to call me at 760.347.3512 x 223.

Sincerely,

Sue Meyers, Associate Director

*Thankyou!*



**CVRM**  
Coachella Valley  
Rescue Mission

January 21, 2019

Para: Vecinos locales de Coachella Valley Rescue Mission.

Re: Prospectiva de edificio - New Life Resale Boutique en 47518 Van Buren Street, Indio.

Querido vecino,

Coachella Valley Rescue Mission ha sido un buen vecino desde 1971 en la calle Van Buren. Desde que nos mudamos al nuevo edificio en 47470 Van Buren en 2011, hemos planeado usar la antigua propiedad para continuar ayudando a las familias de nuestro vecindario y comunidad.

CVRM planea abrir una tienda de segunda mano en esta esquina con un edificio que se parece mucho a nuestra Misión. Esta emocionante expansión de nuestra nueva tienda de reventa de vida nos permitirá cumplir con nuestro objetivo de ayudar al vecindario y continuar nuestro ministerio de capacitación a nuestros clientes con experiencia laboral viable para que puedan volver a trabajar cuando terminen nuestros programas de cambio de vida

El Condado de Riverside está revisando los planes y preguntó si tenemos apoyo en el vecindario para este proyecto. Si pudiera tomarse un momento para completar la carta adjunta y enviarla con el sobre estampillado y con dirección, el Condado tendrá documentación de cómo se siente la comunidad con respecto a este proyecto.

Si tiene alguna pregunta, no dude en llamarme al 760.347.3512 x 223.

Sinceramente,

Sue Meyers, Directora Asociada

Date when mailing to City of Indio

To: Jay Olivas [jolivas@rivco.org](mailto:jolivas@rivco.org)  
County of Riverside, Urban Regional Planner  
77588 El Duna Court, Suite H  
Palm Desert, CA 92211

Re: Prospective building - New Life Resale Boutique at 47518 Van Buren Street,  
Indio.

Dear Mr. Olivas,

We the undersigned reside / conduct business in the neighborhood near Coachella  
Valley Rescue Mission (CVRM) at 47470 Van Buren Street, Indio, CA. 92201

Our address is: 81-840 Avenida de MAR A 203 INDI0 CA 92201

CVRM has shared with us their plans to build a new thrift store on the corner of Manila  
Street and Van Buren Street across from the current location of CVRM.

We are  in favor of this store as it will be a place we will shop and use  
We are  NOT in favor of this store for reasons stated below.

We are stating our wishes without compensation to the Planning Department in order to  
assist with the decisions made by the County regarding this property development in  
our neighborhood.

Sincerely,

Signed:

Teresa Tinoco

Printed:

Teresa Tinoco

Business name: \_\_\_\_\_

Comments: \_\_\_\_\_

Date when mailing to City of Indio

To: Jay Olivas [jolivas@rivco.org](mailto:jolivas@rivco.org)  
County of Riverside, Urban Regional Planner  
77588 El Duna Court, Suite H  
Palm Desert, CA 92211

Re: Prospective building - New Life Resale Boutique at 47518 Van Buren Street, Indio.

Dear Mr. Olivas,

We the undersigned reside / conduct business in the neighborhood near Coachella Valley Rescue Mission (CVRM) at 47470 Van Buren Street, Indio, CA. 92201

Our address is: 50701 Washington st apt 214  
ca Quinta, CA 92253

CVRM has shared with us their plans to build a new thrift store on the corner of Manila Street and Van Buren Street across from the current location of CVRM.

We are  in favor of this store as it will be a place we will shop and use  
We are  NOT in favor of this store for reasons stated below.

We are stating our wishes without compensation to the Planning Department in order to assist with the decisions made by the County regarding this property development in our neighborhood.

Sincerely,

Signed:

Francisco Montes

Printed:

Francisca Montes

Business name: \_\_\_\_\_

Comments: \_\_\_\_\_

\_\_\_\_\_



Date when mailing to City of Indio

To: Jay Olivas [jolivas@rivco.org](mailto:jolivas@rivco.org)  
County of Riverside, Urban Regional Planner  
77588 El Duna Court, Suite H  
Palm Desert, CA 92211

Re: Prospective building - New Life Resale Boutique at 47518 Van Buren Street, Indio.

Dear Mr. Olivas,

We the undersigned reside / conduct business in the neighborhood near Coachella Valley Rescue Mission (CVRM) at 47470 Van Buren Street, Indio, CA. 92201

Our address is: 82376 Lancaster way Indio  
CA 92201

CVRM has shared with us their plans to build a new thrift store on the corner of Manila Street and Van Buren Street across from the current location of CVRM.

We are  in favor of this store as it will be a place we will shop and use  
We are  NOT in favor of this store for reasons stated below.

We are stating our wishes without compensation to the Planning Department in order to assist with the decisions made by the County regarding this property development in our neighborhood.

Sincerely,

Signed: Jasmina Cafferty

Printed: Jasmina Cafferty

Business name: \_\_\_\_\_

Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
Date when mailing to City of Indio

To: Jay Olivas [jolivas@rivco.org](mailto:jolivas@rivco.org)  
County of Riverside, Urban Regional Planner  
77588 El Duna Court, Suite H  
Palm Desert, CA 92211

Re: Prospective building - New Life Resale Boutique at 47518 Van Buren Street, Indio.

Dear Mr. Olivas,

We the undersigned reside / conduct business in the neighborhood near Coachella Valley Rescue Mission (CVRM) at 47470 Van Buren Street, Indio, CA. 92201

Our address is: 84908 Bagdad ave apt 24  
Coachella, CA 92236

CVRM has shared with us their plans to build a new thrift store on the corner of Manila Street and Van Buren Street across from the current location of CVRM.

We are  in favor of this store as it will be a place we will shop and use  
We are  NOT in favor of this store for reasons stated below.

We are stating our wishes without compensation to the Planning Department in order to assist with the decisions made by the County regarding this property development in our neighborhood.

Sincerely,

Signed: Victoria Castro

Printed: Victoria Castro

Business name: \_\_\_\_\_

Comments: \_\_\_\_\_

\_\_\_\_\_

Fecha de envío a la ciudad de Indio

Para: Jay Olivas jolivas@rivco.org  
Condado de Riverside, Urban Planificador Regional  
77588 El Duna Court, Suite H  
Palm Desert, CA 92211

Re: Prospectiva de edificio - New Life Resale Boutique en 47518 Van Buren Street, Indio.

Estimado Sr. Olivas,  
Nosotros, los abajo firmantes, residimos / hacemos negocios en el vecindario cerca de la Misión de Rescate del Valle de Coachella (CVRM) en 47470 Van Buren Street, Indio, CA. 92201

Nuestra dirección es: B2-435 Requa Ave Apt # 4 Indio, CA 92201

CVRM ha compartido con nosotros sus planes para construir una nueva tienda de segunda mano en la esquina de Manila Street y Van Buren Street, frente a la ubicación actual de CVRM.

Estamos  a favor de esta tienda, ya que será un lugar donde compraremos y usaremos. No estamos a favor de esta tienda por las razones que se detallan a continuación.

Estamos expresando nuestros deseos sin compensación al Departamento de Planificación para ayudar con las decisiones tomadas por el Condado con respecto al desarrollo de esta propiedad en nuestro vecindario.

Sinceramente, Firmado: Isidora Ibarra A.

Impreso: ISIDORA IBARRA

Nombre del Negocio: \_\_\_\_\_

Comentarios: \_\_\_\_\_

\_\_\_\_\_

**Olivas, Jay**

---

**From:** Thomson, Heather  
**Sent:** Wednesday, January 16, 2019 9:02 AM  
**To:** THPO Consulting (ACBCI-THPO@aguacaliente.net); hhaines@augustinetribe.com; jstapp@cabazonindians-nsn.gov; Chairman@cahuilla.net; chairman@cit-nsn.gov; Amanda Barrera (Amanda.Barrera@crit-nsn.gov); chapparosa@msn.com; dtorres@morongo-nsn.gov; (mailto:admin@ramonatribe.com)  
**Cc:** mflaxbeard@santarosacahuilla-nsn.gov; Joseph Ontiveros; tmchair@torresmartinez.org; 29chairman@29palmsbomi-nsn.gov; Olivas, Jay  
**Subject:** GPA180006 SB18 notice  
**Attachments:** GPA180006 aerial.pdf; GPA180006 USGS.pdf

RE: Native American SB18 Consultation request for **General Plan Amendment No. 180006**

The County of Riverside requests your participation in the review of **General Plan Amendment No. 180006**. This project is subject to Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

**GENERAL PLAN AMENDMENT NO. 180006 / PLOT PLAN NO. 180026 – CEQ180103 –**

Owner/Applicant: Coachella Valley Rescue Mission – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Western Coachella Valley Area Plan – Community Development: High Density Residential (CD:HDR) – 0.21 Acres – Location: North of Leyte Avenue, south of Manila Avenue, east of Van Buren Street, west of Luzon Street – Zoning: General Commercial (C-1/C-P) –

**REQUEST:** General Plan Amendment No. 180006 proposes to change the General Plan Land Use Designation on properties totaling approximately 0.21 acres from Highest Density Residential (HDR) to Commercial Retail (CR) to accommodate a proposed commercial building.

APNs: 603-061-027; 603-061-028. Related Cases: PAR01356; PP25393.

Any information you have regarding cultural places will be kept strictly confidential and will not be divulged to the public.

Riverside County feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the County is experiencing. It is the desire of Riverside County to protect the past and our collective heritage as we proceed towards the future. Please forward any comments or requests for meetings concerning this project to Heather Thomson at 951-955-2873 or email at [hthomson@rivco.org](mailto:hthomson@rivco.org) 90 days after receiving this letter.

Sincerely,  
Riverside County Planning Department



---

## Olivas, Jay

---

**From:** Thomson, Heather  
**Sent:** Wednesday, January 16, 2019 10:44 AM  
**To:** Olivas, Jay  
**Subject:** FW: AB52 notice GPA180006, PPT180026  
**Attachments:** GPA180006 USGS.pdf; GPA180006 aerial.pdf

Heather Thomson, County Archaeologist  
4080 Lemon St., 12th Floor  
Riverside, CA 92501  
(951) 955-2873 office  
(951) 955-1811 fax  
[hthomson@rivco.org](mailto:hthomson@rivco.org)

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---

**From:** Thomson, Heather  
**Sent:** Wednesday, January 16, 2019 9:53 AM  
**To:** 'jbarnum@cabazonindians-nsn.gov' <jbarnum@cabazonindians-nsn.gov>; THPO Consulting (ACBCI-THPO@aguacaliente.net) <ACBCI-THPO@aguacaliente.net>; 'CRITTHPO@crit-nsn.gov' <CRITTHPO@crit-nsn.gov>; Tribal Historic Preservation Officer (thpo@morongo-nsn.gov) <thpo@morongo-nsn.gov>; Alicia Benally (ABenally@morongo-nsn.gov) <ABenally@morongo-nsn.gov>; 'historicpreservation@quechantribe.com' <historicpreservation@quechantribe.com>  
**Cc:** 'admin@ramona-nsn.gov' <admin@ramona-nsn.gov>; Joseph Ontiveros <jontiveros@soboba-nsn.gov>; JValdez@soboba-nsn.gov; 'Michael Mirelez' <mmirelez@tmdci.org>; 'TNPConsultation@29palmsbomi-nsn.gov' <TNPConsultation@29palmsbomi-nsn.gov>; 'Sarah Bliss' <sbliss@spotlight29.com>  
**Subject:** AB52 notice GPA180006, PPT180026

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (GPA180006, PPT180026)**

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed

project, please send a consultation request within 30 days of receipt of this notice to [hthomson@rivco.org](mailto:hthomson@rivco.org). To ensure an effective and good faith consultation effort, Planning asks that the request for consultation also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

**Project Description:**

GENERAL PLAN AMENDMENT NO. 180006 / PLOT PLAN NO. 180026 – CEQ180103 – Owner/Applicant: Coachella Valley Rescue Mission – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Western Coachella Valley Area Plan – Community Development: High Density Residential (CD:HDR) – 0.21 Acres – Location: North of Leyte Avenue, south of Manila Avenue, east of Van Buren Street, west of Luzon Street – Zoning: General Commercial (C-1/C-P) - REQUEST: General Plan Amendment No. 180006 proposes to change the General Plan Land Use Designation on properties totaling approximately 0.21 acres from Highest Density Residential (HDR) to Commercial Retail (CR) to accommodate a proposed commercial building. Plot Plan No. 180026 proposes to construct a 4,195 square foot boutique retail thrift store at 18-feet in height with approximately 15 on-site parking spaces.

APNs: 603-061-027; 603-061-028. Related Cases: PAR01356; PP25393.

Heather Thomson, County Archaeologist  
4080 Lemon St., 12th Floor  
Riverside, CA 92501  
(951) 955-2873 office  
(951) 955-1811 fax  
[hthomson@rivco.org](mailto:hthomson@rivco.org)

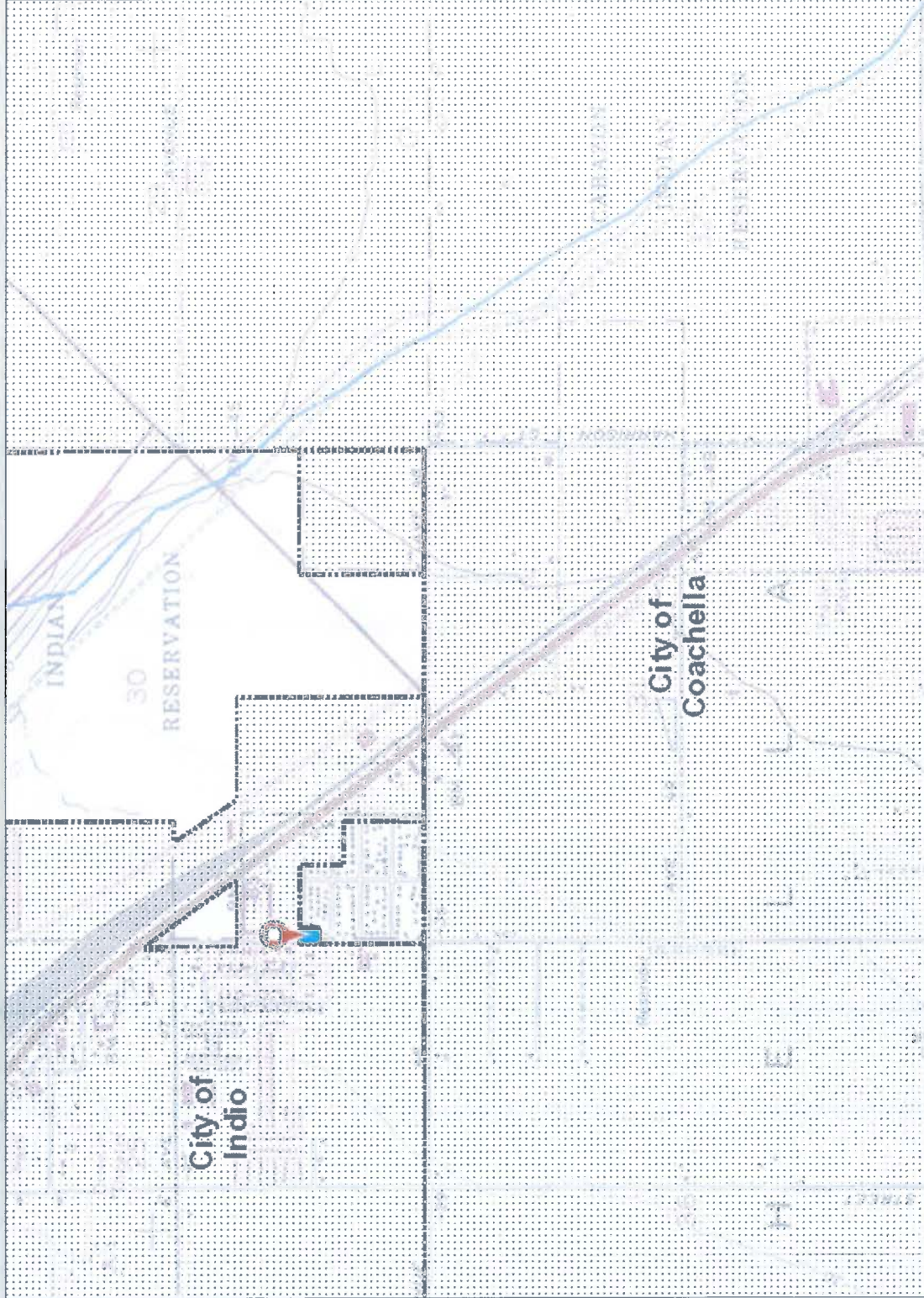
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GPA180006



**Legend**

- Blueline Streams
- City Areas

**Notes**

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

0 2,000 4,000 Feet

GPA180006



**Legend**

- Blue Line Streams
- City Areas



0 47 94 Feet

REPORT PRINTED ON... 1/16/2019 8:59:26 AM

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**Notes**

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





RIVERSIDE COUNTY *GPA 180006*  
PLANNING DEPARTMENT

Steve Weiss, AICP  
Planning Director

APPLICATION FOR AMENDMENT TO THE  
RIVERSIDE COUNTY GENERAL PLAN

SECTIONS I, II, AND VI BELOW MUST BE COMPLETED FOR ANY AMENDMENT TO THE AREA PLAN MAPS OF THE GENERAL PLAN.

FOR OTHER TYPES OF AMENDMENTS, PLEASE CONSULT PLANNING DEPARTMENT STAFF FOR ASSISTANCE PRIOR TO COMPLETING THE APPLICATION.

*INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.*

CHECK ONE AS APPROPRIATE:

- GENERAL (WITHOUT SPECIFIC PLAN)       CIRCULATION SECTION  
 GENERAL (WITH SPECIFIC PLAN)

I. GENERAL INFORMATION

APPLICATION INFORMATION

Applicant Name: Coachella Valley Rescue Mission

Contact Person: Sue Meyers      E-Mail: smeyers@cvrvm.org

Mailing Address: 47470 Van Buren Street  
Indio      CA      92202  
*City*      *State*      *ZIP*

Daytime Phone No: (760) 347-3512 ext.223      Fax No: ( )

Engineer/Representative Name: MDS Consulting

Contact Person: Chris Bergh      E-Mail: cbergh@mdsconsulting.net

Mailing Address: 41865 Boardwalk, Suite 218  
Palm Desert      CA      92211  
*City*      *State*      *ZIP*

Daytime Phone No: (760) 674-5776      Fax No: ( )

Property Owner Name: Coachella Valley Rescue Mission

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

Desert Office • 77-588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 • Fax (760) 863-7555

*"Planning Our Future... Preserving Our Past"*



**APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN**

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 603-061-027 & 603-061-028

Approximate Gross Acreage: 0.30 acres (13,229 s.f.)

General location (nearby or cross streets): North of Avenue 48, South of Manila Avenue, East of Van Buren Street, West of Indio Boulevard.

Existing Zoning Classification(s): CI/CP - General Commercial

Existing Land Use Designation(s): HDR - High Density Residential

Check the box(es) as applicable:

- Technical Amendment
- Entitlement/Policy Amendment
- Foundation Component Amendment-Regular
- Foundation Component Amendment-Extraordinary
- Agricultural Foundation Component Amendment

Proposal (describe the details of the proposed General Plan Amendment):

Change General Plan designation from HDR to CR, to be consistent with existing Zoning Classification

Related cases filed in conjunction with this request:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Is there previous development application(s) filed on the same site: Yes  No

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

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

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

If yes, indicate the type of report(s) and provide signed copy(ies): \_\_\_\_\_

**APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN**

| Name of Company or District serving the area the project site is located<br>(if none, write "none.") |                                 | Are facilities/services available at the project site? |    |
|--|---------------------------------|--|----|
|  |                                 | Yes  | No |
| Electric Company   | Imperial Irrigation District    | ✓  |    |
| Gas Company  | Southern California Gas Company | ✓  |    |
| Telephone Company  | General Telephone               | ✓  |    |
| Water Company/District   | Indio Water Authority           | ✓  |    |
| Sewer District   | Valley Sanitation District      | ✓  |    |

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

*If not known, please refer to [Riverside County's Map My County website](#) to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)*

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

- [Santa Ana River/San Jacinto Valley](#)
- [Santa Margarita River](#)
- [Whitewater River](#)

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

**HAZARDOUS WASTE SITE DISCLOSURE STATEMENT**

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

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

- The project is not located on or near an identified hazardous waste site.
- The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) *See Meyer* Date *10/24/18*  
 Owner/Representative (2) \_\_\_\_\_ Date \_\_\_\_\_



**APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN**

B. EXISTING POLICY (If none, write "none." (Attach more pages if needed): \_\_\_\_\_

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C. PROPOSED POLICY (Attach more pages if needed): \_\_\_\_\_

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D. JUSTIFICATION FOR CHANGE (Please be specific. Attach more pages if needed): \_\_\_\_\_

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**IV. OTHER TYPES OF AMENDMENTS:**

*(Note: A conference with Planning Department and/or Transportation Department staff for amendments related to the circulation element is required before application can be filed. Additional information may be required.)*

A. AMENDMENTS TO BOUNDARIES OF OVERLAYS OR POLICY AREAS:

Policy Area: \_\_\_\_\_  
*(Please name)*

Proposed Boundary Adjustment (Please describe clearly): \_\_\_\_\_

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B. AMENDMENTS TO CIRCULATION DESIGNATIONS:

Area Plan (if applicable): \_\_\_\_\_

**APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN**

Road Segment(s) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Existing Designation: \_\_\_\_\_

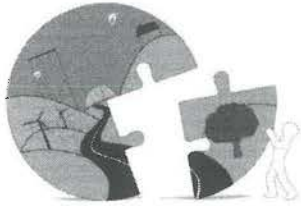
Proposed Designation: \_\_\_\_\_

C. JUSTIFICATION FOR AMENDMENT (Please be specific. Attach more pages if needed):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**This completed application form, together with all of the listed requirements provided on the General Plan Amendment 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\295-1019 GPA Condensed Application.docx  
Created: 07/01/2015 Revised: 06/07/2016



RIVERSIDE COUNTY *PPT 180026*  
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: Coachella Valley Rescue Mission

Contact Person: Sue Meyers E-Mail: smeyers@cvrvm.org

Mailing Address: 47470 Van Buren Street  
Indio CA 92202  
*City State ZIP*

Daytime Phone No: ( 760 ) 347-3512 ext. 223 Fax No: ( \_\_\_\_\_ ) \_\_\_\_\_

Engineer/Representative Name: GLS Architecture Group, Inc.

Contact Person: Charles D. Garland E-Mail: gls@glsarchitecture.com

Mailing Address: 74991 Joni Dr. #9  
Palm Desert CA 92260  
*City State ZIP*

Daytime Phone No: ( 760 ) 340-3528 Fax No: ( \_\_\_\_\_ ) \_\_\_\_\_

Property Owner Name: Coachella Valley Rescue Mission

Contact Person: Sue Meyers E-Mail: smeyers@cvrvm.org

Mailing Address: 47470 Van Buren Street  
Indio CA 92202  
*City State ZIP*

Daytime Phone No: ( 760 ) 347-3512 ext. 223 Fax No: ( \_\_\_\_\_ ) \_\_\_\_\_

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

Desert Office · 77-588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

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**APPLICATION FOR LAND USE AND DEVELOPMENT**

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the use permit type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the use permit is ready for public hearing.)

|  |   |
|--|---|
| <p>Sue Meyers - Associate Director<br/> <hr/> <small>PRINTED NAME OF PROPERTY OWNER(S)</small></p> | <br><hr/> <small>SIGNATURE OF PROPERTY OWNER(S)</small> |
| <hr/> <small>PRINTED NAME OF PROPERTY OWNER(S)</small>   | <hr/> <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): 603-061-027 & 603-061-028

Approximate Gross Acreage: 0.30 acres (13,229 s.f.)

General location (nearby or cross streets): North of Avenue 48, South of Manila Avenue, East of Van Buren Street, West of Indio Boulevard.

**APPLICATION FOR LAND USE AND DEVELOPMENT**

**PROJECT PROPOSAL:**

Describe the proposed project.

New retail thrift store for Coachella Valley Rescue Mission

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

Number of existing lots: 2

| EXISTING Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |             |        |         |                  |                                     |                  |
|--|-------------|--------|---------|------------------|-------------------------------------|------------------|
| No.*   | Square Feet | Height | Stories | Use/Function     | To be Removed                       | Bldg. Permit No. |
| 1  | 816         | 8 ft.  | 1       | Storage for CVRM | <input checked="" type="checkbox"/> |                  |
| 2  |             |        |         |                  | <input type="checkbox"/>            |                  |
| 3  |             |        |         |                  | <input type="checkbox"/>            |                  |
| 4  |             |        |         |                  | <input type="checkbox"/>            |                  |
| 5  |             |        |         |                  | <input type="checkbox"/>            |                  |
| 6  |             |        |         |                  | <input type="checkbox"/>            |                  |
| 7  |             |        |         |                  | <input type="checkbox"/>            |                  |
| 8  |             |        |         |                  | <input type="checkbox"/>            |                  |
| 9  |             |        |         |                  | <input type="checkbox"/>            |                  |
| 10   |             |        |         |                  | <input type="checkbox"/>            |                  |

Place check in the applicable row, if building or structure is proposed to be removed.

| PROPOSED Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |             |        |         |              |
|--|-------------|--------|---------|--------------|
| No.*   | Square Feet | Height | Stories | Use/Function |
| 1  | 4,195       | 18 ft. | 1       | Retail       |
| 2  |             |        |         |              |
| 3  |             |        |         |              |
| 4  |             |        |         |              |
| 5  |             |        |         |              |
| 6  |             |        |         |              |
| 7  |             |        |         |              |
| 8  |             |        |         |              |
| 9  |             |        |         |              |
| 10   |             |        |         |              |

| PROPOSED Outdoor Uses/Areas: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |             |              |
|--|-------------|--------------|
| No.*   | Square Feet | Use/Function |
| 1  |             |              |
| 2  |             |              |
| 3  |             |              |
| 4  |             |              |
| 5  |             |              |

**APPLICATION FOR LAND USE AND DEVELOPMENT**

|    |  |  |
|----|--|--|
| 6  |  |  |
| 7  |  |  |
| 8  |  |  |
| 9  |  |  |
| 10 |  |  |

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

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

Related cases filed in conjunction with this application:

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

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

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

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

If yes, indicate the type of report(s) and provide a signed copy(ies): Hydrology and WQMP

Is the project located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Government Code Section 65944? Yes  No

Is this an application for a development permit? Yes  No

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

*If not known, please refer to Riverside County's Map My County website to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)*

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

[Santa Ana River/San Jacinto Valley](#)

[Santa Margarita River](#)

[Whitewater River](#)

**APPLICATION FOR LAND USE AND DEVELOPMENT**

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

**HAZARDOUS WASTE AND SUBSTANCES STATEMENT**

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: \_\_\_\_\_

Address: \_\_\_\_\_

Phone number: \_\_\_\_\_

Address of site (street name and number if available, and ZIP Code): \_\_\_\_\_

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: \_\_\_\_\_

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

Regulatory Identification number: \_\_\_\_\_

Date of list: \_\_\_\_\_

Applicant: \_\_\_\_\_ Date \_\_\_\_\_

**HAZARDOUS MATERIALS DISCLOSURE STATEMENT**

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

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

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

Owner/Authorized Agent (1) Joe Meyer Date 10/24/18

Owner/Authorized Agent (2) \_\_\_\_\_ Date \_\_\_\_\_

## **APPLICATION FOR LAND USE AND DEVELOPMENT**

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

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



## COUNTY OF RIVERSIDE TRANSPORTATION AND LAND MANAGEMENT AGENCY



Juan C. Perez

Director of Transportation and Land Management Agency

Patricia Romo  
Assistant Director,  
Transportation Department

Steven A. Weiss  
Planning Director,  
Planning Department

Mike Lara  
Building Official,  
Building & Safety Department

Greg Flannery  
Code Enforcement Official,  
Code Enforcement Department

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### LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT Agreement for Payment of Costs of Application Processing

#### TO BE COMPLETED BY APPLICANT:

This agreement is by and between the County of Riverside, hereafter "County of Riverside",

and Coachella Valley Rescue Mission hereafter "Applicant" and Coachella Valley Rescue Mission "Property Owner".

Description of application/permit use:

Application for Land Use and Development (Plot Plan)

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If your application is subject to Deposit-based Fee, the following applies

#### Section 1. Deposit-based Fees

**Purpose:** The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

#### Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.

- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.
- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

**Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.**

**Section 4. Applicant and Owner Information**

**1. PROPERTY INFORMATION:**

Assessors Parcel Number(s): 603-061-027 & 601-061-028

Property Location or Address:

47518 Van Buren Street, Indio CA 92202

**2. PROPERTY OWNER INFORMATION:**

Property Owner Name: Coachella Valley Rescue Mission

Phone No.: 760-347-3512 x223

Firm Name: \_\_\_\_\_

Email: smeyers@cvrmm.org

Address: 47470 Van Buren Street

Indio, CA 92202

**3. APPLICANT INFORMATION:**

Applicant Name: Same as owner

Phone No.: \_\_\_\_\_

Firm Name: \_\_\_\_\_

Email: \_\_\_\_\_

Address (if different from property owner)  
\_\_\_\_\_  
\_\_\_\_\_

**4. SIGNATURES:**

Signature of Applicant:  Date: 10/24/18

Print Name and Title: Sue Meyers - Associate Director

Signature of Property Owner: \_\_\_\_\_ Date: \_\_\_\_\_

Print Name and Title: \_\_\_\_\_

Signature of the County of Riverside, by \_\_\_\_\_ Date: \_\_\_\_\_

Print Name and Title: \_\_\_\_\_

|                                   |                         |
|-----------------------------------|-------------------------|
| FOR COUNTY OF RIVERSIDE USE ONLY  |                         |
| Application or Permit (s)#: _____ |                         |
| Set #: _____                      | Application Date: _____ |



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.  
Assistant TLMA Director

## INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any tentative map (tract or parcel), revised map, map minor change, reversion to acreage, conditional use permit, public use permit, surface mining permit, WECS permit, hazardous waste siting permit, temporary outdoor event permit, plot plan, substantial conformance, revised permit, variance, setback adjustment, general plan amendment, specific plan, specific plan amendment, specific plan substantial conformance, zoning amendments, and any associated environmental documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.

*[Handwritten Signature]*

*10/24/18*

Property Owner(s) Signature(s) and Date

PRINTED NAME of Property Owner(s)

**If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets, if necessary.**

***If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:***

- *If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.*
- *If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.*
- *If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.*
- *If the property owner is a trust, provide a copy of the trust certificate.*

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

Desert Office • 77-588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 • Fax (760) 863-7040

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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:

**GENERAL PLAN AMENDMENT NO. 180006 and PLOT PLAN NO. 180026 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense), Section 15303 (New Construction or Conversion of Small Structures), and Section 15304 (Minor Alterations to Land) – Owner/Applicant: Coachella Valley Rescue Mission – Engineer/Representative: MDS Consulting – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Western Coachella Valley Area Plan – Community Development: High Density Residential (CD-HDR) (8-14 D.U./Ac.) – 0.40 Acres – Location: Northerly of Leyte Avenue, southerly of Manila Avenue, westerly of Van Buren Street, and easterly of Luzon Street – Zoning: General Commercial (C-1/C-P) - **REQUEST:** General Plan Amendment No. 180006 (Entitlement/Policy Amendment) proposes to change the General Plan Land Use Designation on property totaling approximately 0.40 acres from Community Development: High Density Residential to Community Development: Commercial Retail. Plot Plan No. 180026 proposes to construct a single-story 4,195 sq. ft. commercial/retail building as a boutique thrift store with parking and landscaping. Assessor's Parcel Number: 603-061-032.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.  
DATE OF HEARING: **APRIL 7, 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 Jay Olivas at (760) 863-7050 or email at [jolivas@rivco.org](mailto:jolivas@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: Jay Olivas  
P.O. Box 1409, Riverside, CA 92502-1409

## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on January 29, 2021,

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

APN (s) or case numbers GPA180006 / PPT180026 for

Company or Individual's Name RCIT - GIS,

Distance buffered 600'

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

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

TITLE: GIS Analyst

ADDRESS: 4080 Lemon Street 9<sup>TH</sup> Floor

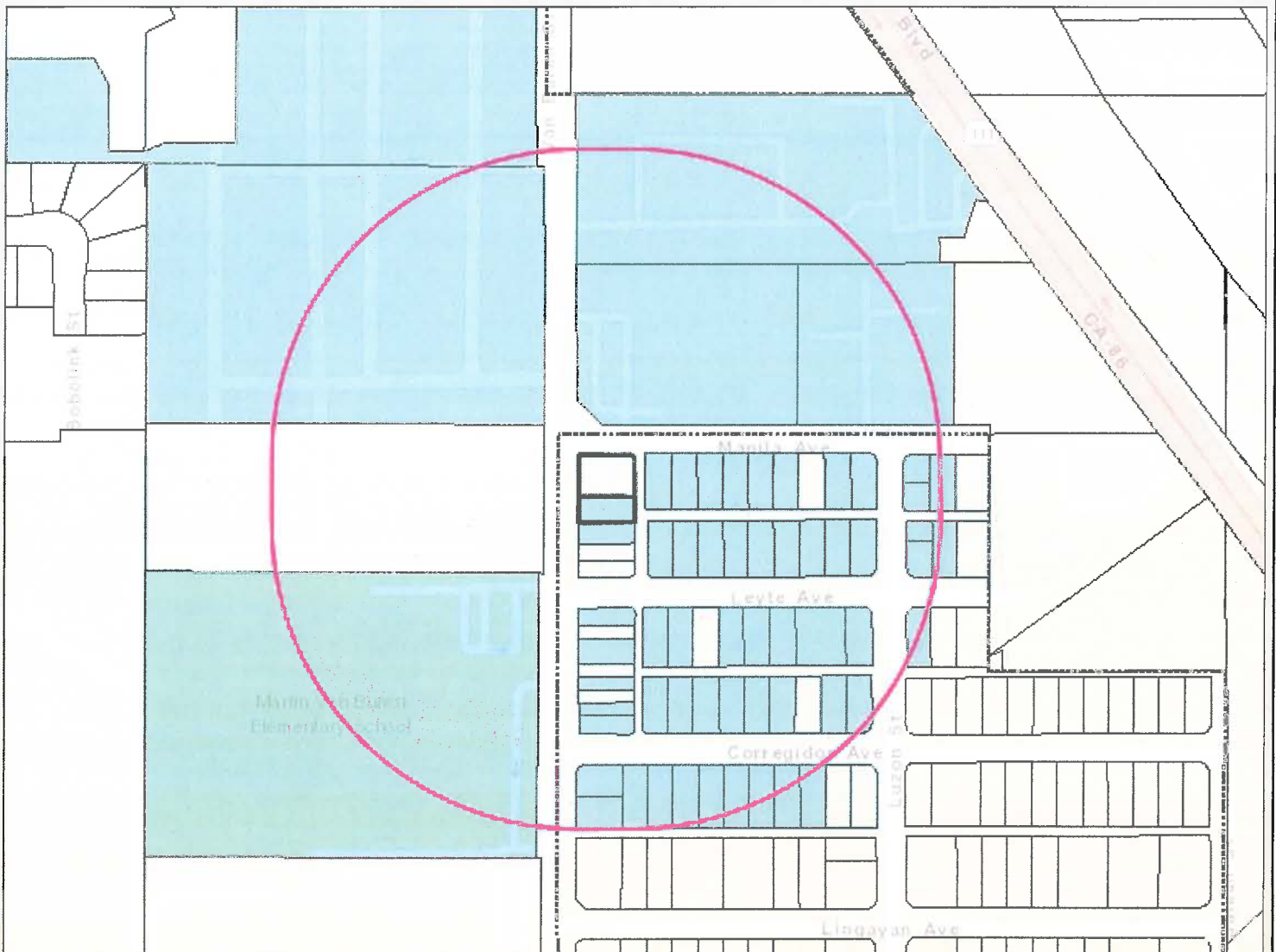
Riverside, Ca. 92502

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

# Riverside County GIS Mailing Labels

GPA180006 / PPT180026

( 600 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... 1/29/2021 3:31:33 PM

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603061012  
ANGELICA MARIA LARRANAGA  
84738 DAMASCUA AVE  
COACHELLA CA 92236

603061022  
ALMIRA M. ROCHA  
84092 LEYTE AVE  
INDIO CA 92201

603061024  
TOMAS CARDENAS LUNA  
85466 CAIRO ST  
COACHELLA CA 92236

603062022  
EMILIO GRACIANO HERNANDEZ  
84068 CORREGIDOR AVE  
INDIO CA 92201

603062024  
SOTERO RODRIGUEZ  
84086 CORREGIDOR AVE  
INDIO CA 92201

603062009  
ANTONIO J. AGUIRRE  
81148 PECOS PL  
INDIO CA 92201

603062010  
CECILIO F. RIVERA  
84053 LEYTE AVE  
INDIO CA 92201

603062013  
URSULA ALVARADO SOTO  
84073 LEYTE AVE  
INDIO CA 92201

603062015  
FELIPE CONTRERAS  
84105 LEYTE AVE  
INDIO CA 92201

603063002  
LUIS SANCHEZ  
47507 LUZON ST  
INDIO CA 92201

603071009  
ZACARIAS MENA  
84085 CORREGIDOR AVE  
INDIO CA 92201

603071010  
FRANCES A. LARA  
84095 CORREGIDOR AVE  
INDIO CA 92201

603050010  
COACHELLA VALLEY RESCUE MISSION  
P O BOX 10660  
INDIO CA 92202

603062036  
ROSEMARY ZAPP  
P O BOX 9466  
MORENO VALLEY CA 92552

603071001  
OLGA ZEPEDA  
84003 CORREGIDOR AVE  
INDIO CA 92201

603071006  
CARLOS ARAIZA  
84059 CORREGIDOR AVE  
INDIO CA 92201

603062028  
JOSE LUIS MANUEL AVILA  
81196 DURANGO DR  
INDIO CA 92201

603071003  
OSCAR H. VERDUGO  
84025 CORREGIDOR AVE  
INDIO CA 92201

603050001  
TAM NGUYEN TEMPLE III  
84115 INDIO BLVD  
INDIO CA 92201

603061015  
JOEL A. ARISTA  
83190 BLUE MOUNTAIN CT  
INDIO CA 92201

603061016  
RAUL L. SANCHEZ  
47507 LUZON ST  
INDIO CA 92201

603061021  
JOE RIVAS  
84080 LEYTE AVE  
INDIO CA 92201

603061025  
JUANA PARRA  
47571 LUZON ST  
INDIO CA 92201

603062012  
RAMON C. BARRON  
82210 AVE 58  
THERMAL CA 92274

603062014  
ELIAS GUZMAN KICHIK  
84083 LEYTE AVE  
INDIO CA 92201

603062021  
HERLINDA NAVARRO  
84241 LINGAYAN AVE  
INDIO CA 92201

603062029  
ALBERT RODRIGUEZ  
83533 EMERALD AVE  
INDIO CA 92201

603063003  
MARIA GUADALUPE ORDONEZ  
84147 MANILA AVE  
INDIO CA 92201

603063005  
SERVANDO SANCHEZ  
85400 AVENUE 55  
THERMAL CA 92274

603063006  
LUIS MANUEL AVILA  
81196 DURANGO DR  
INDIO CA 92201

603071004  
FELIPE TORRES  
84043 CORREGIDOR AVE  
INDIO CA 92201

603071007  
GUSTAVO MEJIA  
84071 CORREGIDOR AVE  
INDIO CA 92201

612170013  
COACHELLA VALLEY HOUSING COALITION  
45701 MONROE ST STE G  
INDIO CA 92201

603062033  
JOSE E. SILVA  
47680 VAN BUREN ST  
INDIO CA 92201

603063007  
SYLVIA CAMARENA SAUCEDA  
13711 BAYVIEW RD  
MOUNT VERNON WA 98273

603063009  
CARVER TRACT MUTUAL WATER CORP  
P O BOX 2466  
INDIO CA 92202

603071002  
MARIA ZEPEDA  
37-836 EDINBURGH ST  
INDIO CA 92203

603061009  
JESUS MENDOZA  
2223 S GARDENA ST  
SAN BERNARDINO CA 92408

603062035  
GEORGE A. ACEVEDO  
47645 CALLE HERMOSA  
INDIO CA 92201

603063001  
ENRIQUE FIGUEROA  
47520 LUZON ST  
INDIO CA 92201

603071005  
ALONDRA MOLINA  
84168 LA JOLLA AVE  
COACHELLA CA 92236

603071008  
MARIO NICOLAS MONTESINOS  
84085 CORREGIDOR  
INDIO CA 92201

612210009  
DESERT SANDS UNIFIED SCHOOL DIST  
47950 DUNE PALMS RD  
LA QUINTA CA 92253

603062019  
ABDULSLAM ALWISHA  
84038 CORREGIDOR AVE  
INDIO CA 92201

603062026  
RODOLFO S. QUINTANA  
84106 CORREGIDOR AVE  
INDIO CA 92201

603062031  
WALTER DANIEL FRANKLIN  
1901 S SOSSAMAN RD  
MESA AZ 85209

603061017  
RAMON C. BARRON  
82210 AVENUE 58TH  
THERMAL CA 92274

603061018  
TERRY CARRION  
45530 DE PLATA CT  
INDIO CA 92201

603061019  
DAVID R. GARCIA  
84058 LEYTE AVE  
INDIO CA 92201

603061028  
COACHELLA VALLEY RESCUE MISSION INC  
P O BOX 10660  
INDIO CA 92202

603061029  
EIAD  
47570 VAN BUREN ST  
INDIO CA 92201

603062027  
SABINO GALINDO  
55550 TYLER  
THERMAL CA 92274

603050009  
COUNTY OF RIVERSIDE  
P O BOX 1180  
RIVERSIDE CA 92502

603061008  
FRANCISCO R. MAGANA  
PO BOX 1152  
COACHELLA CA 92236

603061010  
JUSTINO BRICENO  
P O BOX 1235  
THERMAL CA 92274

603061011  
ANTONIO OCHOA  
13039 AMAR RD  
BALDWIN PARK CA 91706



603061013  
LUPE G. ORDUNO  
84738 DAMASCUS  
COACHELLA CA 92236

603061020  
FILIBERTO V. MIRANDA  
84068 LEYTE AVE  
INDIO CA 92201

603061023  
CRUZ TERRONES  
84094 LEYTE AVE  
INDIO CA 92201

603062020  
JUAN MICHAEL TORRES  
84048 CORREGIDOR AVE  
INDIO CA 92201

603062023  
CANDELARIA PADILLA  
84076 CORREGIDOR AVE  
INDIO CA 92201

612170030  
COACHELLA VALLEY HOUSING COALITION  
47155 VAN BUREN ST  
INDIO CA 92201



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.  
Assistant TLMA Director

## NOTICE OF EXEMPTION

TO:  Office of Planning and Research (OPR) P.O. Box 3044  
Sacramento, CA 95812-3044  
 County of Riverside County Clerk

FROM: Riverside County Planning Department  
 4080 Lemon Street, 12th Floor  
P. O. Box 1409  
Riverside, CA 92502-1409

77588 El Duna Ct  
Palm Desert, CA 92201

Project Title/Case No.: GENERAL PLAN AMENDMENT NO. 180006 / PLOT PLAN NO. 180026

Project Location: Van Buren Street and Manila Avenue near Indio, CA

Project Description: General Plan Amendment No. 180006 (Entitlement/Policy Amendment) proposes to amend the General Plan Land Use Land Use Designation on approximately 0.40 acres from Community Development: High Density Residential (CD:HDR) (8-14 D.U./AC.) to Community Development: Commercial Retail (CD:CR) (0.20 - 0.35 FAR) to accommodate the proposed commercial/retail use. Plot Plan No. 180026 proposes to construct a single-story 4,195 square-foot commercial/retail building as a boutique thrift store with 21 parking spaces.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: CV Rescue Mission Indio, CA 92201

**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. 15303, 15061)
- Statutory Exemption (\_\_\_\_\_)
- Other: \_\_\_\_\_

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 from CEQA, 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 the construction of a 4,195 square foot commercial retail building. Pursuant to the State CEQA guidelines, this project would be considered a small structure because it is less than 10,000 square feet and would therefore be exempt from CEQA. The project does not include proposed buildings onsite that would exceed 10,000 square-feet in building floor area. The associated General Plan Amendment will facilitate the development of the proposed building. In addition, the project is located within a mature community and is immediately adjacent to the City of Indio. 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 since the 0.40 acre project site is immediately adjacent to the City of Indio to the west across Van Buren Street, and to the north, across Manila Avenue, in a fully developed neighborhood, which has a density of approximately 2,604 persons per square mile, the project site is therefore located within an urbanized area, thus meeting this criterion.

Also, the proposed commercial retail building is covered by the general rule (Section 15061(b)(3)), which provides 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 commercial retail building in a mature developed neighborhood that contains previously disturbed land with existing residential and commercial development, and vacant lots, 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 the overall project, including the change in land use designation, 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 15303 Exemptions applies, since the proposed project site is not located within in a sensitive environmental area, there are no unusual circumstances such as scenic resources, historic buildings, trees or rock outcroppings that will be affected by the Project, no fault zones, not being located in an airport compatibility plan, and the project is not a hazardous waste site.

NOTICE OF EXEMPTION

Page 2

The project site is mapped within a High Potential Liquefaction Zone, however, the proposed project is located within an urbanized area of flat topography, with prior ground disturbance, and no evidence of ground fissures, and has been conditioned to address this potential impact by compliance with California Building Code. With compliance with these required standard measures, impacts relating to Liquefaction will be less than significant and would not be considered mitigation under CEQA.

The project site is mapped within a High Potential Paleontological Zone, however, the proposed project is located within an urbanized area of flat topography, with prior ground disturbance, and has been conditioned to address this potential impact with retention of a qualified paleontologist to monitor site grading and earthmoving activities and to submit a Paleontological Resource Impact Report prior to grading permit issuance typically if more than 50-cubic yards of grading is proposed to address any potential paleontological impacts as outlined in recommended Conditions of Approval (COA) 60.Planning.1-Paleo Primp Required. With compliance with these required standard measures, impacts relating to Paleontology will be less than significant and would not be considered mitigation under CEQA.

Because the proposed land division meets the criteria of Section 15303 and Section 15315, the project is exempt from CEQA and no further environmental review is required.

Jay Olivas, Project Planner \_\_\_\_\_ (760) 863-8271 \_\_\_\_\_  
*County Contact Person* *Phone Number*

\_\_\_\_\_  
*Signature* Urban Regional Planner March 30, 2021  
*Title* *Date*

Date Received for Filing and Posting at OPR: \_\_\_\_\_

Revised: 03/30/2021: Y:\Planning Case Files-Riverside office\PPT180026\DH\_PC-BOS\PPT180026 NOE.docx

Please charge deposit fee case#: ZEA No. ZCFW210019 No. County Clerk Posting Fee  
**FOR COUNTY CLERK'S USE ONLY**

**INVOICE (INV-00141703)  
FOR RIVERSIDE COUNTY**

County of Riverside  
Transportation & Land Management Agency



**BILLING CONTACT / APPLICANT**

Jim Snellenberger  
Coachella Valley Rescue Mission  
47470 Van Buren St  
Indio, Ca 92202

| INVOICE NUMBER | INVOICE DATE | INVOICE DUE DATE | INVOICE STATUS |
|----------------|--------------|------------------|----------------|
| INV-00141703   | 03/30/2021   | 03/30/2021       | Paid In Full   |

| REFERENCE NUMBER | FEE NAME                      | TOTAL   |
|------------------|-------------------------------|---------|
| CFW210019        | 0452 - CF&W Trust Record Fees | \$50.00 |

| SITE ADDRESS                       | SUB TOTAL | TOTAL   |
|------------------------------------|-----------|---------|
| 47518 Van Buren St Indio, CA 92201 |           | \$50.00 |

|                  |                |
|------------------|----------------|
| <b>TOTAL DUE</b> | <b>\$50.00</b> |
|------------------|----------------|

| 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<br>Attn: Accounts Receivables<br>P.O. Box 1605<br>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<br>Attn: Accounts Receivables<br>4080 Lemon St., 14th Fl.<br>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](mailto:TLMABilling@rivco.org) and include the reference number(s), which is your case number and department in the subject line.




**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**

**Agenda Item No.**

**4 . 2**

**Planning Commission Hearing: April 7, 2021**

**PROPOSED PROJECT**

|                              |                               |  |                        |
|------------------------------|-------------------------------|--|------------------------|
| <b>Case Number(s):</b>       | CZ1900039                     | <b>Applicant(s):</b>   | Robert Joseph Petrisin |
| <b>CEQA Exempt</b>           | No Further Env. Doc. Required |  |                        |
| <b>Area Plan:</b>            | Southwest                     | <b>Representative(s):</b>  | Leonard Fowler         |
| <b>Zoning Area/District:</b> | Rancho California Area        |  | LCF Surveying, Inc.    |
| <b>Supervisory District:</b> | Third District                |  |                        |
| <b>Project Planner:</b>      | Manuel Baeza                  | <br>John Hildebrand<br>Planning Director |                        |
| <b>Project APN(s):</b>       | 942-100-029                   |  |                        |

**PROJECT DESCRIPTION AND LOCATION**

**Change of Zone No. 1900039 (CZ1900039)** changes the zoning of the project site from Citrus/Vineyard (C/V) to Wine Country – Winery (WC-W) for a 2.08 net acre (2.60 gross acres) parcel APN 942-100-029. The proposed change of zone would bring the parcel into compliance with the Temecula Valley Wine Country Policy Area.

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

The project is located northerly and westerly of Rancho California Road, southerly of Buck Road and easterly of Berenda Road.

**PROJECT RECOMMENDATION**

**STAFF RECOMMENDATIONS:**

**THAT THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:**

**FIND** that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED** because all potentially significant effects on the environment have been adequately analyzed in the previously certified **ENVIRONMENTAL IMPACT REPORT NO. 524**, pursuant to applicable legal standards, and have been avoided or mitigated, pursuant to that earlier EIR, and none of the conditions described in the State CEQA Guidelines Section 15162 exist based on the findings and conclusions set forth herein; and,

**TENTATIVELY APPROVE CHANGE OF ZONE NO. 1900039**, amending the zoning classification for the project site from C/V to WC-W, in accordance with Exhibit 3, based upon the findings and conclusions incorporated in the staff report, pending final adoption of the Zoning Ordinance by the Board of Supervisors.

**PROJECT DATA:**

**Land Use and Zoning:**

|   |  |
|---|--|
| Specific Plan:                              | N/A  |
| Specific Plan Land Use:                     | N/A  |
| Existing General Plan Foundation Component: | Agriculture  |
| Proposed General Plan Foundation Component: | N/A  |
| Existing General Plan Land Use Designation: | Agriculture (AG)   |
| Proposed General Plan Land Use Designation: | N/A  |
| Policy / Overlay Area:                      | Temecula Valley Wine Country Policy Area – Winery District       |
| Surrounding General Plan Land Uses          |  |
| North:                                      | Agriculture (AG)   |
| East:                                       | Agriculture (AG)   |
| South:                                      | Agriculture (AG)   |
| West:                                       | Agriculture (AG)   |
| Existing Zoning Classification:             | Citrus/Vineyard – (C/V)  |
| Proposed Zoning Classification:             | Wine Country – Winery (WC-W)                                     |
| Surrounding Zoning Classifications          |  |
| North:                                      | Citrus/Vineyard – (C/V) and Commercial Citrus/Vineyard – (C-C/V) |
| East:                                       | Citrus/Vineyard – (C/V) and Commercial Citrus/Vineyard – (C-C/V) |
| South:                                      | Citrus/Vineyard – (C/V)  |
| West:                                       | Citrus/Vineyard – (C/V)  |
| Existing Use:                               | Vacant Land  |
| Surrounding Uses                            |  |
| North:                                      | Residential Development and Nursery                              |
| East:                                       | Residential Development and Vacant Land                          |
| South:                                      | Residential Development and Agricultural Use                     |
| West:                                       | Residential Development and Water Reservoir                      |

**Located Within:**

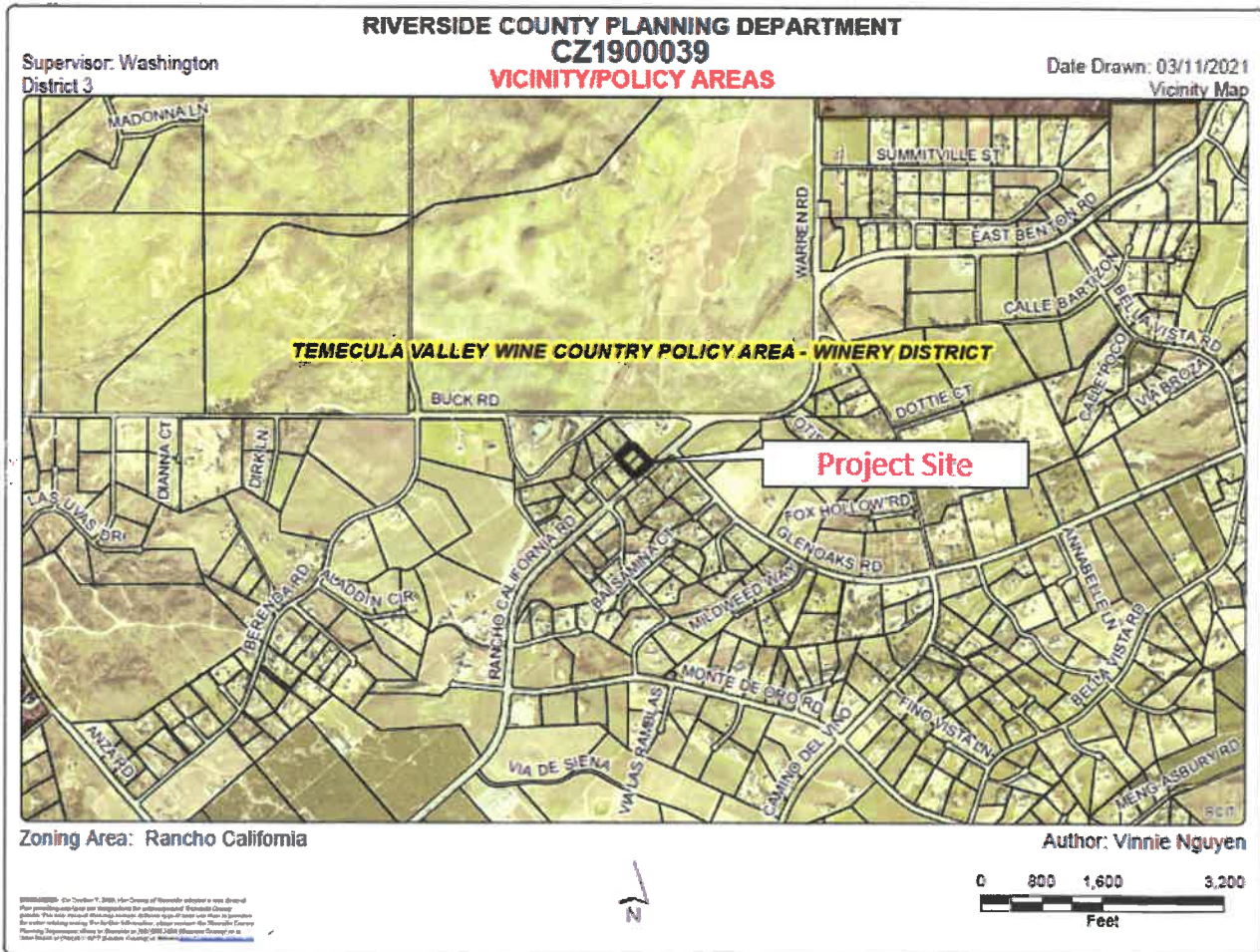
|                                 |   |
|---------------------------------|---|
| City's Sphere of Influence:     | No                                      |
| Community Service Area ("CSA"): | Yes – 149 Wine Country Road Maintenance |
| Special Flood Hazard Zone:      | No                                      |
| Agricultural Preserve:          | No                                      |
| Liquefaction Area:              | No                                      |

|  |                     |
|--|---------------------|
| Subsidence Area:                         | No                  |
| Fault Zone:                              | No                  |
| Fire Zone:                               | Yes – Moderate, SRA |
| Mount Palomar Observatory Lighting Zone: | Yes – Zone B        |
| WRCMSHCP Criteria Cell:                  | No                  |
| CVMSHCP Conservation Boundary:           | No                  |
| Stephens Kangaroo Rat (“SKR”) Fee Area:  | Yes                 |
| Airport Influence Area (“AIA”):          | No                  |

**Project Details:**

| Item                  | Value            | Min./Max. Development Standard |
|-----------------------|------------------|--------------------------------|
| Project Site (Acres): | 2.60 gross acres | N/A                            |

**PROJECT LOCATION MAP**



## PROJECT BACKGROUND AND ANALYSIS

### Background:

On March 11, 2014, the Board of Supervisors adopted the Temecula Valley Wine Country Community Plan, which consisted of revisions to the General Plan, updated design guidelines, and new zoning classifications in Ordinance No. 348. At the time the Community Plan was adopted, the actual zoning classification of parcels within the Policy Area was not changed; therefore, zoning consistency would have to occur as part of the development approval process on specific parcels.

Change of Zone 1900039 was submitted to the Riverside County Planning Department in October of 2019. The project has a General Plan Foundation Component Designation of Agriculture and General Plan Land Use Designation of Agriculture. The project site is located within the Temecula Valley Wine Country Policy Area Wine Country – Winery District. This district allows for uses that include one-family dwellings, cottage industry (small scale manufacturing incidental to a primary residential use), cottage inn within a one-family dwelling, and Class I, II, and V Wineries (minimum 5, 10, and 20 acres respectively). This Change of Zone would establish zoning consistency with the Policy Area of the General Plan. The subject site is a single 2.08 acre net vacant through lot with street frontage on both Rancho California Road and Avenida Antonovich. Surrounding development consists of large lot residential development, agricultural uses, and a nursery. There are no issues of concern for this item. Any future entitlement project would be required to comply with the applicable regulations, the California Environmental Quality Act, and all applicable conditions will apply as part of an implementing project's conditions of approval. The proposed project merely consists of the process of bringing the parcel into consistency with the Temecula Valley Wine Country Policy Area.

## ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

The project site is in Temecula Valley Wine Country Policy Area and is within the boundary analyzed in the previously certified Environmental Impact Report (EIR) No. 524 for the Policy Area. All potentially significant effects on the environment have been adequately analyzed, pursuant to applicable legal standards, and have been avoided or mitigated pursuant to that earlier EIR. Additionally, none of the conditions described in the State CEQA Guidelines Section 15162 exist based on the findings and conclusions set forth herein; and therefore, no Further Environmental Documentation Required, pursuant to State CEQA Guidelines Section 15162.

## FINDINGS AND CONCLUSIONS

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

### Land Use Findings:

1. The project site has a General Plan Land Use Designation of Agriculture (AG).
2. The project site is located within the Temecula Valley Wine Country Policy Area – Winery District of the Southwest Area Plan (SWAP) of the General Plan. The primary purpose of the Winery District is



to promote the establishment of commercial activities that support tourism while ensuring long-term viability of the wine industry. Although the project site is not large enough to accommodate a winery it could allow for cottage industry and a cottage inn. SWAP Policy 1.6 calls for allowing small-scale cottage inns or cottage industries and encouraging uses that reflect the unique character of this Policy Area. In addition, SWAP Policy 1.9 calls for encouraging new incidental commercial uses that promote tourist related activities for the wine industry as described in the Wine Country – Winery (WC-W) Zone. The Change of Zone from Citrus/Vineyard (C/V) to Wine Country – Winery (WC-W) Zone is proposed for consistency with the General Plan and will allow for possible future uses that are consistent with the General Plan.

3. The project site is currently zoned Citrus/Vineyard (C/V) which is not consistent with the Temecula Valley Wine Country Policy Area – Winery District. The proposed change of zone to Wine Country-Winery (WC-W) would bring the site into consistency with the Winery District of the Temecula Valley Wine Country Policy Area of the General Plan.

**Change of Zone Findings:**

1. As detailed above in the Land Use Findings, the current zoning applied to the parcel is not fully consistent with the General Plan. The proposed Change of Zone would correct prior inaccuracies and would provide for zoning consistency on the subject parcel with the General Plan. The proposed zone would accurately reflect the project's respective location within the Winery District of the Temecula Valley Wine Country Policy Area and the Southwest Area Plan (SWAP) of the General Plan.

**Other Findings:**

1. The project is not located any City's Sphere of Influence.
2. The project is located in Community Service Area (CSA) 149 Wine Country Road Maintenance.
3. The project is not located in a Special Flood Hazard Zone, Agricultural Preserve, and is not susceptible to Liquefaction, Subsidence, or within a Fault Zone.
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). Implementing projects within the Specific Plan will be required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
5. 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.
6. The project site is not located within a Western Riverside County Multiple Species Habitat Conservation Plan Cell and is not located within the boundaries of the Coachella Valley Multiple Species Habitat Conservation Plan.
7. The project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area

who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

**Fire Findings:**

1. The Project site is located within a Cal Fire State Responsibility Area (SRA) and is within a moderated fire hazard severity zone. As a part of being within an SRA, the Director of the Department of Forestry and Fire Protection or his/her designee must be notified of applications for building permits, tentative tract/parcel maps, and use permits for construction or development within an SRA. Since this Project is Change of Zone and no development project such as tentative maps, use permits or building permits are a part of this Project; therefore, no notification is required. Should a development project, or building permits be required at a later time the Director of the Department of Forestry and Fire Protection or their designee would be notified.
  - a. Fire protection and suppression services will be available to the Project site through Riverside County Fire Department. Station No. 96 located at 37650 Glen Oaks Road, approximately 2.4 miles southeast of the project parcel.
  - b. The proposed change of zone is not attached to a development project. Currently the Project site has available access for emergency vehicles. The site is currently vacant. At the time a development project is proposed it will be required to meet the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787.

**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 or phone calls from any person who indicated support or opposition to the proposed project.

**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**CZ1900039**  
**VICINITY/POLICY AREAS**

Supervisor: Washington  
 District 3

Date Drawn: 03/11/2021  
 Vicinity Map



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided herein. For more information, please contact the Planning and Community Development Department Offices in Riverside at (951) 955-3800 (Western County) or Palm Desert at (760) 865-8277 (Eastern County) or Website: [www.riverside.ca.gov](http://www.riverside.ca.gov)

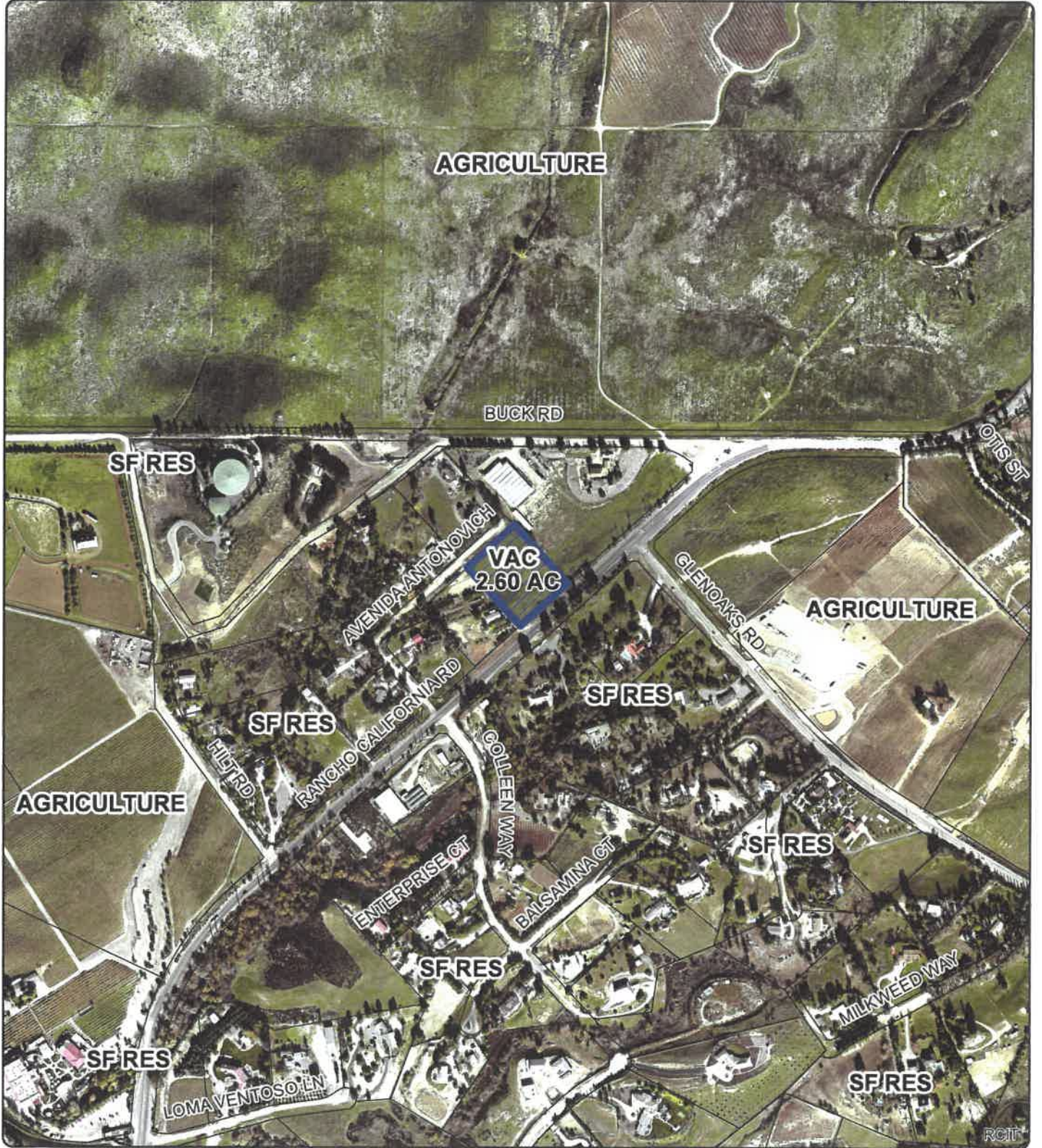
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## CZ1900039

### LAND USE

Supervisor: Washington  
District 3

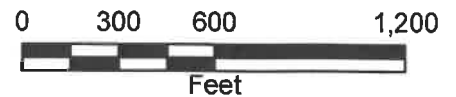
Date Drawn: 03/11/2021  
Exhibit 1



Zoning Area: Rancho California

Author: Vinnie Nguyen

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



# RIVERSIDE COUNTY PLANNING DEPARTMENT

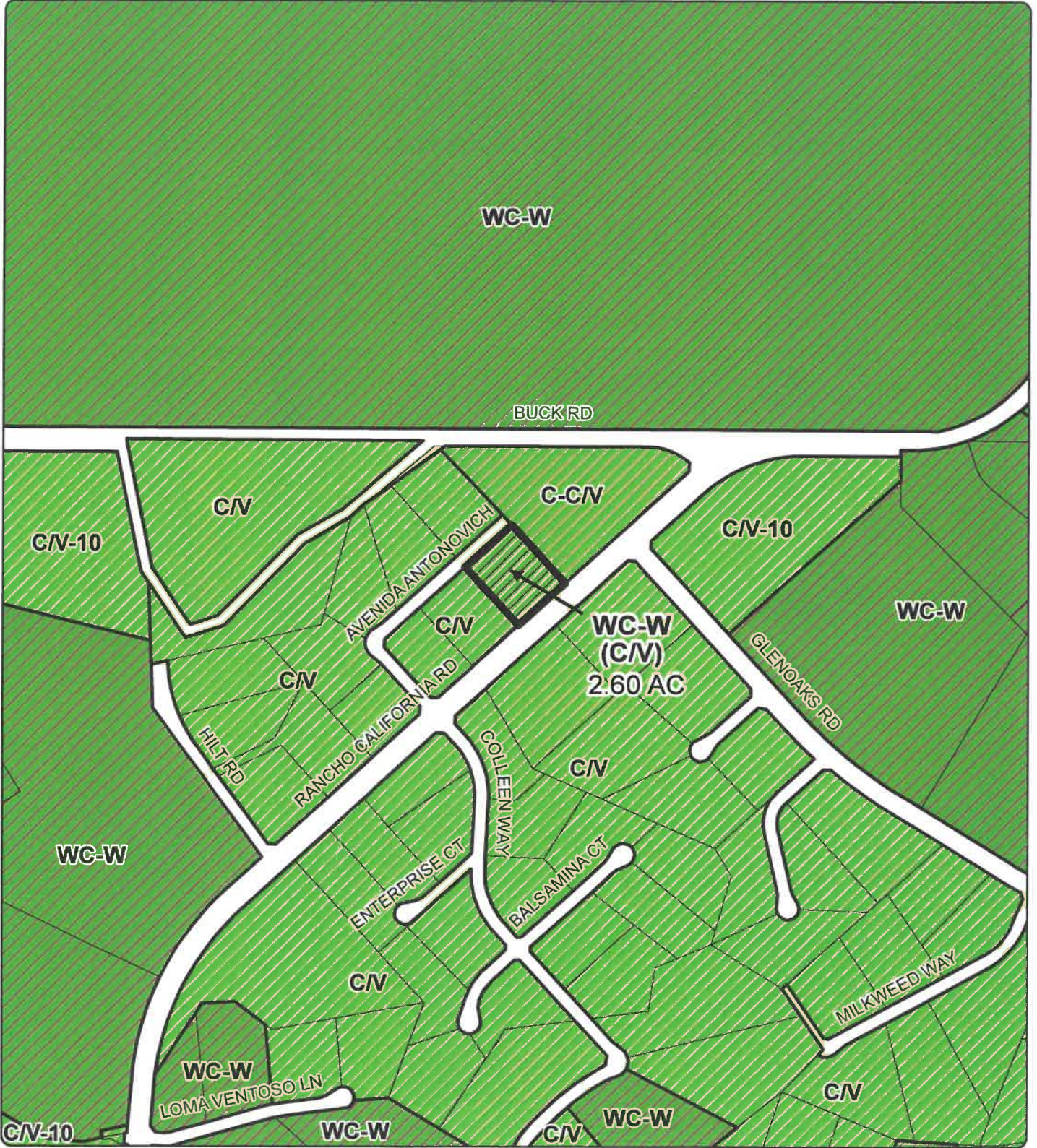
## CZ1900039

### PROPOSED ZONING

Supervisor: Washington  
District 3

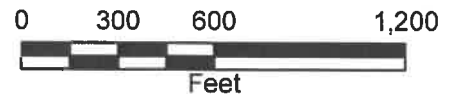
Date Drawn: 03/11/2021

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>

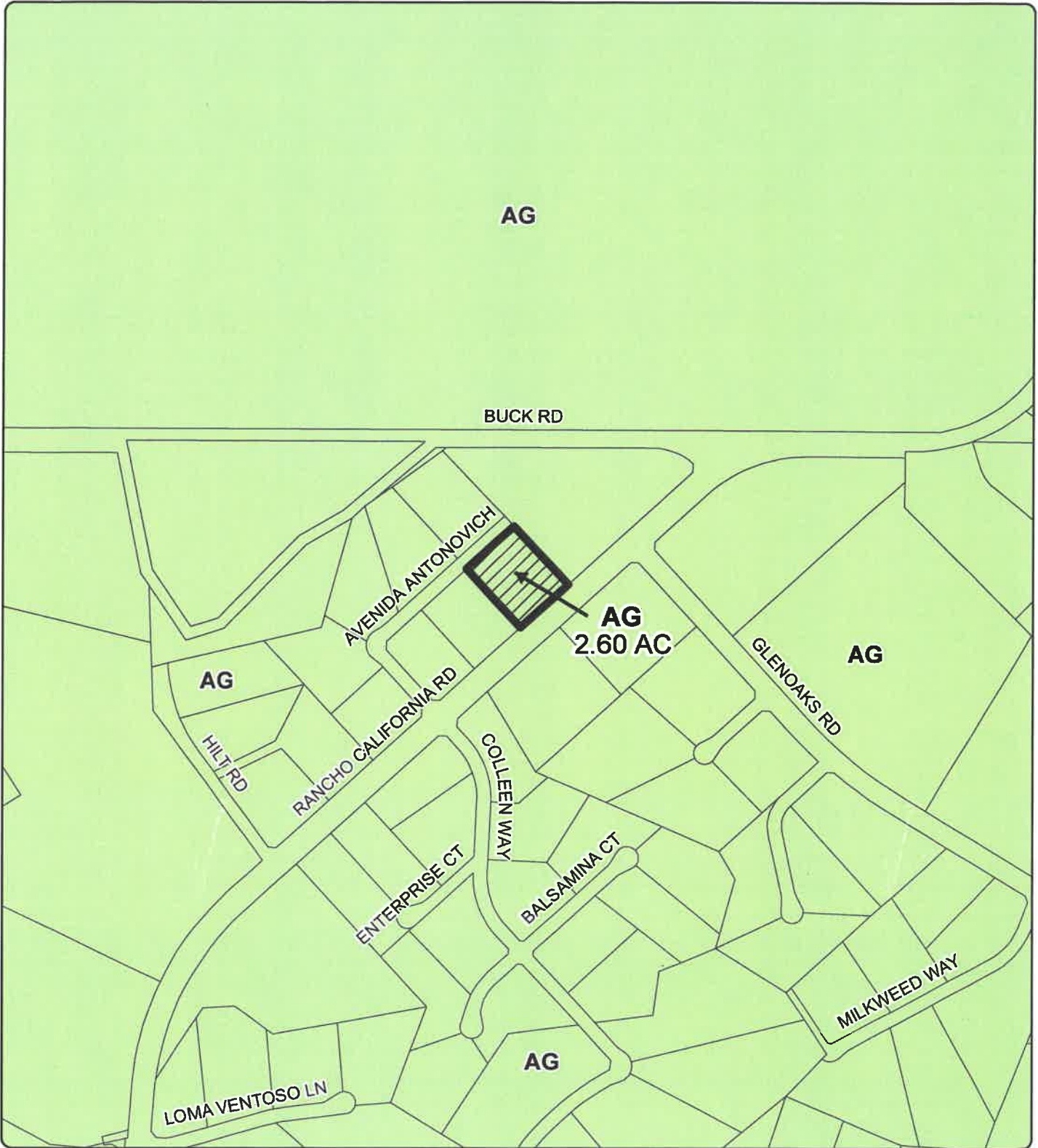
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ1900039

EXISTING GENERAL PLAN

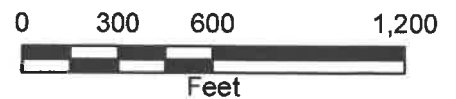
Supervisor: Washington  
District 3

Date Drawn: 03/11/2021  
Exhibit 5

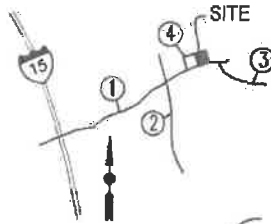


Zoning Area: Rancho California

Author: Vinnie Nguyen



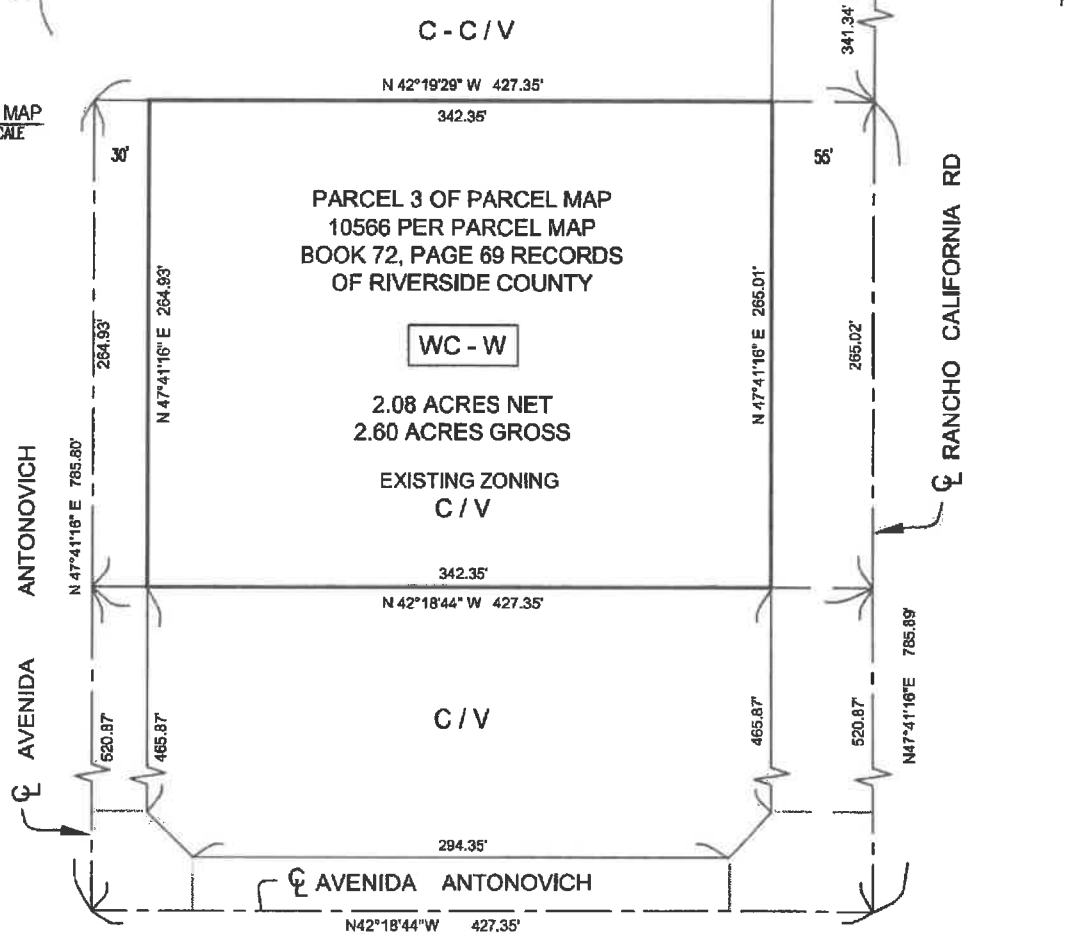
**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please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



VICINITY MAP  
NOT TO SCALE

1. RANCHO CALIF. RD
2. ANZA RD
3. GLENOAKS RD
4. AVE. ANTONOVICH

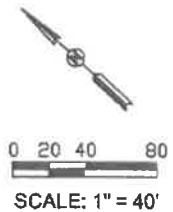
RANCHO CALIFORNIA AREA  
RANCHO PAUBA PROTRACTED  
SEC. 24, T.7S., R.2W. S.B.M.



LEGEND

- WC - W WINE COUNTRY - WINERY
- C / V CITRUS / VINEYARD
- C - C / V COMMERCIAL CITRUS / VINEYARD

MAP NO.



CHANGE OF OFFICIAL ZONING PLAN  
AMENDING  
MAP NO. ORDINANCE NO. 348

PREPARED BY:

LCF SURVEYING, INC.  
38888 SWEETBRIER CIRCLE  
TEMECULA, CA 92591  
(951) 699-2603  
LCF@LINKLINE.COM

CHANGE OF ZONE CASE NO.  
ADOPTED BY ORDINANCE NO.

DATE: AUGUST 28, 2019

RIVERSIDE COUNTY BOARD OF SUPERVISORS

OWNER:

ROBERT PETRISIN  
32290 CORTE SAN VINCENTE  
TEMECULA, CA 92592  
(951) 312-4869  
RPETRISIN@RC-RESERVESTUDY.COM

FEMA FLOOD ZONE "X"  
AREA OF MINIMAL FLOOD HAZARD

ASSESSOR'S PARCEL NO. 942-100-029

UTILITY PURVEYORS:

- WATER: RCWD
- SEWER: SEPTIC
- GAS: PROPANE
- ELECTRICITY: SCE
- TELEPHONE: FRONTIER COMM.
- CABLE TV: FRONTIER COMM.
- SCHOOL DISTRICT: TEMECULA UNIFIED



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP  
Planning Director

## APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

Standard Change of Zone

CZ1900039

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: Robert Joseph Petrisin

Contact Person: Rob Petrisin E-Mail: rpetrisin@SRC-ReserveStudy.com

Mailing Address: 32290 Corte San Vincente  
Temecula CA 92592  
City State ZIP

Daytime Phone No: (951) 312-4869 Fax No: (951)

Engineer/Representative Name: Leonard Fowler / LCF Surveying, Inc.

Contact Person: 39888 Sweetbrier Cir E-Mail: LCF@LINKLINE.COM

Mailing Address: 39888 Sweetbrier Cir  
Temecula, CA 92591  
City State ZIP

Daytime Phone No: (951) 699-2603 Fax No: (951) 699-5157

Property Owner Name: Robert Joseph Petrisin

Contact Person: Rob Petrisin E-Mail: rpetrisin@SRC-ReserveStudy.com

Mailing Address: 32290 Corte San Vincente  
Street

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

Desert Office · 77-588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"



**APPLICATION FOR CHANGE OF ZONE**

Temecula CA 92592  
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**

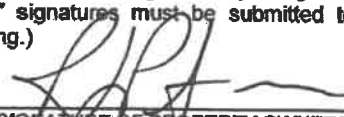
The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional 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.)

Robert Joseph Petrisin  
PRINTED NAME OF PROPERTY OWNER(S)

  
SIGNATURE OF PROPERTY OWNER(S)

\_\_\_\_\_  
PRINTED NAME OF PROPERTY OWNER(S)

\_\_\_\_\_  
SIGNATURE OF PROPERTY OWNER(S)

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 942-100-029-1

Approximate Gross Acreage: 2.08

General location (nearby or cross streets): North of \_\_\_\_\_, South of \_\_\_\_\_

**APPLICATION FOR CHANGE OF ZONE**

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Glen Oaks , East of \_\_\_\_\_ , West of Rancho California Rd.

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

Existing Zoning - C/V      CITRUS/VINYARD  
Proposed Zoning - WCW      WINE COUNTRY WINERY

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Related cases filed in conjunction with this request:

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

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1071 CZ Condensed Application.docx  
Created: 07/06/2015 Revised: 05/17/2016

## NOTICE OF PUBLIC HEARING

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **Riverside County PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

**CHANGE OF ZONE NO. 1900039 – No New Environmental Document Required – EIR524 – Applicant: Robert Petrisin – Engineer/Representative: MDS, LCF Surveying, Inc./Leonard Fowler – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Agriculture (AG) – Location: Northerly and westerly of Rancho California Road, southerly of Buck Road and easterly of Berenda Road – 2.60 Gross Acres – Zoning: Existing: Citrus/Vineyard (C/V) – Proposed: Wine Country – Winery (WC-W) – REQUEST: Change of Zone No. 1900039 (CZ1900039) is a proposal for consistency zoning to change the existing zone classification of Citrus/Vineyard (C/V) to Wine Country – Winery (WC-W) for APN 942-100-029 which is comprised of approximately 2.08 acres. The proposed change of zone would bring the parcel into compliance with the Temecula Valley Wine Country Policy Area. APN: 942-100-029.**

TIME OF HEARING: **9:00 a.m. or as soon as possible thereafter**  
DATE OF HEARING: **APRIL 7, 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: Manuel Baeza at (951) 955-9294 or email at [mbaeza@rivco.org](mailto:mbaeza@rivco.org), or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that although the proposed project could have a significant effect on the environment, **No New Environmental Documentation Is Required** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible. The Planning Commission will consider the proposed application at the public hearing. The case file for the proposed project is available for review via email by contacting the project planner. Please contact the project planner regarding additional viewing methods or to schedule an appointment.

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: Manuel Baeza  
P.O. Box 1409, Riverside, CA 92502-1409

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN certify that on March 11, 2021,

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

APN (s) or case numbers CZ1900039 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

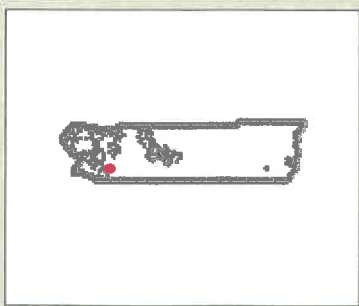
ADDRESS: 4080 Lemon Street 9<sup>TH</sup> Floor

Riverside, Ca. 92502



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

# Riverside County GIS Mailing Labels

CZ1900039 ( 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... 3/11/2021 9:43:20 AM

© Riverside County RCIT

942060016  
DAVID SCHUTTE  
35615 GLEN OAKS RD  
TEMECULA CA 92592

942060017  
SCOTT D. WIGGINS  
35635 GLEN OAKS RD  
TEMECULA CA 92592

942080017  
DRAKE FAMILY TRUST DTD 3/25/2003  
PO BOX 890006  
TEMECULA CA 92589

942080018  
ROBERT J. EMCH  
39450 COLLEEN  
TEMECULA CA 92592

942080019  
LISA K. ROTHENBERG  
2820 DEERPARK DR  
SAN DIEGO CA 92110

942080027  
PRASARN TANTISALIDCHAI  
39333 COLLEEN WAY  
TEMECULA CA 92592

942080028  
MARK A. BRIANS  
36310 ENTERPRISE CT  
TEMECULA CA 92592

942100040  
DAVID SAKATA  
43043 TERAMO ST  
TEMECULA CA 92592

942100042  
DANIEL E. GREENE  
37100 AVENIDA ANTONOVICH  
TEMECULA CA 92591

942060001  
SUEMNICK FAMILY TRUST DATED 04/08/2014  
36441 RANCHO CALIFORNIA RD  
TEMECULA CA 92592

942060002  
J K BAILEY & ASSOC  
7615 CAMINITO AVOLA  
LA JOLLA CA 92037

942100036  
STEEL ROSE MANOR REV LIVING TRUST DTD  
36210 RANCHO CALIFORNIA RD  
TEMECULA CA 92591

942100037  
RANCHO CALIF WATER DIST  
P O BOX 9017  
TEMECULA CA 92589

942080032  
HAAS GLENDA L  
39433 COLLEEN WAY  
TEMECULA CA 92592

942030011  
AUSTIN VINEYARDS  
3060 UPHAM ST  
WHEAT RIDGE CO 80033

942100030  
MANUEL R. NEGRETE  
39060 AVENIDA ANTONOVICH  
TEMECULA CA 92592

942100034  
HUTCHINSON LIVING TRUST DATED 2/7/2019  
39460 HILT RD  
TEMECULA CA 92591

964160004  
STANDARD TEMECULA  
1250 MOUNTAIN VIEW CIR  
AZUSA CA 91702

942030007  
RON GILLILAND  
8787 MACE BLVD  
DAVIS CA 95618

942060015  
DENISE N. LAWRENCE  
7756 HORIZON ST  
CHINO CA 91708

942080009  
JEFFREY S. DORFNER  
35632 BALSAMINA CT  
TEMECULA CA 92591

942080016  
GUNTHER STRANSKY  
39330 COLLEEN WAY  
TEMECULA CA 92592

942080026  
GTE CALIF INC  
P O BOX 152206  
IRVING TX 75015

942100023  
GEOFFREY CATHEY  
39195 AVENIDA ANTONOVICH  
TEMECULA CA 92591

942100025  
ANTHONY K. VOORHIES  
39150 AVENIDA ANTONOVICH  
TEMECULA CA 92591

942100028  
TODD H. EGGERS  
39015 AVENIDA ANTONOVICH  
TEMECULA CA 92591

942100033  
YU GU  
39250 HILT RD  
TEMECULA CA 92591

942100035  
LEO-WISNIEWSKI TRUST DATED 6/27/2019  
36184 RANCHO CALIFORNIA  
TEMECULA CA 92591

942060018  
JEFFREY A. BRICKER  
35595 GLEN OAKS RD  
TEMECULA CA 92592

942080008  
LEONARD L. GARCIA  
35622 BALSAMINA CT  
TEMECULA CA 92592

942100024  
SERGIO KERRAVCIC  
39205 AVENIDA ANTONOVICH  
TEMECULA CA 92591

942100029  
ROBERT JOSEPH PETRISIN  
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# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

TO:  Office of Planning and Research (OPR)  
P.O. Box 3044  
Sacramento, CA 95812-3044  
 County of Riverside County Clerk

FROM: Riverside County Planning Department  
 4080 Lemon Street, 12th Floor  
P. O. Box 1409  
Riverside, CA 92502-1409

38686 El Cerrito Road  
Palm Desert, California 92211

**SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.**  
**CZ1900039**

*Project Title/Case Numbers*

Manuel Baeza  
*County Contact Person*

951.955.9294  
*Phone Number*

N/A

*State Clearinghouse Number (if submitted to the State Clearinghouse)*

County of Riverside  
*Project Applicant*

4080 Lemon Street, 12<sup>th</sup> Floor, Riverside, CA 92501.  
*Address*

The project is located northerly and westerly of Rancho California Road, southerly of Buck Road and easterly of Berenda Road (APN:942-100-029).  
*Project Location*

Change of Zone No. 1900039 (CZ1900039) is a change of zone which changes the zoning of the project site from Citrus/Vineyard (C/V) to Wine Country – Winery (WC-W) for a 2.08 net acre (2.60 gross acres) parcel APN 942-100-029. The proposed change of zone would bring the parcel into compliance with the Temecula Valley Wine Country Policy Area. No new environmental document is required because all of the properties participating in the Winery Country Consistency Zoning Programs were included in the boundary analyzed in the previously certified Environmental Impact Report (EIR) No. 524. Change of Zone No. 1900039 was a part of the boundary analyzed. All potentially significant effects on the environment have been adequately analyzed, pursuant to applicable legal standards, and have been avoided or mitigated pursuant to that earlier EIR. Additionally, none of the conditions described in the CEQA Guidelines Section 15162 exist based on the findings and conclusions set forth herein; and therefore, no Further Environmental Documentation Required, pursuant to CEQA Guidelines Section 15162.  
*Project Description*

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on \_\_\_\_\_, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A finding that nothing further is required was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EIR, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

*Signature*

Manuel Baeza, Project Planner

*Title*

*Date*

Date Received for Filing and Posting at OPR: \_\_\_\_\_

**FOR COUNTY CLERKS'S USE ONLY**



**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**

**Agenda Item No.**

**4 . 4**

**Planning Commission Hearing: April 7, 2021**

**PROPOSED PROJECT**

**Case Number(s):** DA1900021, and CUP190033

**CEQA Exempt** Section No. 15061 (b) (3), Section No. 15301, and Section No.15303

**Area Plan:** Harvest Valley/Winchester

**Zoning Area/District:** Winchester Area

**Supervisory District:** Third District

**Project Planner:** Mina Morgan

**Project APN(s):** 438-230-042

**Applicant(s):**  
Catalyst Hemet

**Representative(s):**  
Graphia Architecture & Engineering

  
John Hildebrand  
Planning Director

**PROJECT DESCRIPTION AND LOCATION**

**Conditional Use Permit No. 190033** is a proposal to utilize an existing building to establish and operate a 4,080 square foot cannabis retail facility with delivery on an 0.67-acre lot with parking and landscaping.

**Development Agreement No. 1900021** is associated with the proposed Conditional Use Permit and grants the applicant vesting rights to develop the Project in accordance with the terms of Development Agreement No. 1900021 and Conditional Use Permit No. 190033. The Development Agreement will provide community benefits to the San Jacinto Valley Area and has a term of 10 years.

The project site is located at 41007 E Florida Avenue, Vista CA, south of East Florida Avenue/SH-74 and east of Columbia Street.

The above is hereinafter referred to as "The Project" or "Project."

**PROJECT RECOMMENDATION**

**STAFF RECOMMENDATIONS:**

**THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:**

**FIND** that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061 (b) (3) (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;

**TENTATIVELY APPROVE Development Agreement No. 1900021**, 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. 190033**, 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.

| PROJECT DATA                                |   |
|---|---|
| <b>Land Use and Zoning:</b>                 |   |
| Specific Plan:                              | N/A   |
| Specific Plan Land Use:                     | N/A   |
| Existing General Plan Foundation Component: | Community Development (CD)                              |
| Proposed General Plan Foundation Component: | N/A   |
| Existing General Plan Land Use Designation: | Commercial Retail (CR)                                  |
| Proposed General Plan Land Use Designation: | N/A   |
| Policy / Overlay Area:                      | Florida Avenue Corridor Policy Area                     |
| Surrounding General Plan Land Uses          |   |
| North:                                      | City of Hemet   |
| East:                                       | Commercial Retail (CR)                                  |
| South:                                      | Commercial Retail (CR)                                  |
| West:                                       | City of Hemet   |
| Existing Zoning Classification:             | Scenic Highway Commercial (C-P-S)                       |
| Proposed Zoning Classification:             | N/A   |
| Surrounding Zoning Classifications          |   |
| North:                                      | City of Hemet   |
| East:                                       | Scenic Highway Commercial (C-P-S)                       |
| South:                                      | Scenic Highway Commercial (C-P-S)                       |
| West:                                       | City of Hemet   |
| Existing Use:                               | Vacant tenant space within an existing shopping center. |
| Surrounding Uses                            |   |
| North:                                      | Tire Shop within the City of Hemet                      |
| east:                                       | Vacant Land   |
| South:                                      | Single Family Residential                               |
| West:                                       | Automobile Glass Shop within the City of Hemet          |

**Project Details:**

| <i>Item</i>                   | <i>Value</i> | <i>Min./Max. Development Standard</i> |
|-------------------------------|--------------|---------------------------------------|
| Project Site (Acres):         | 0.67         | N/A                                   |
| Existing Tenant Space (SQFT): | 4,080        | N/A                                   |
| Building Height (FT):         | 30'          | 50'                                   |

**Parking:**

| <i>Type of Use</i>                                 | <i>Building Area (in SF)</i> | <i>Parking Ratio</i>                       | <i>Spaces Required</i> | <i>Spaces Provided</i> |
|--|------------------------------|--|------------------------|------------------------|
| Commercial Cannabis Activities – Retail and Office | 4,080                        | 1 spaces / 200 sq. ft. of gross floor area | 21                     | 37                     |
| <b>TOTAL:</b>                                      |                              |  | <b>21</b>              | <b>37</b>              |

**Located Within:**

|  |   |
|--|---|
| City's Sphere of Influence:              | Yes – Hemet                               |
| Community Service Area ("CSA"):          | Yes – CSA 69                              |
| Special Flood Hazard Zone:               | No – Outside Floodplain                   |
| Agricultural Preserve:                   | No – Not In An Agricultural Preserve      |
| Liquefaction Area:                       | Yes – Moderate                            |
| Subsidence Area:                         | Yes – Susceptible                         |
| Fault Zone:                              | No – Not In A Fault Zone                  |
| Fire Zone:                               | No – Not In A Fire Hazard Zone            |
| Mount Palomar Observatory Lighting Zone: | Yes – Zone B                              |
| WRCMSHCP Criteria Cell:                  | No – Not In A Cell Number                 |
| CVMSHCP Conservation Boundary:           | No  |
| Stephens Kangaroo Rat ("SKR") Fee Area:  | Yes – Within The SKR Fee Area             |
| Airport Influence Area ("AIA"):          | No – not in an Airport Compatibility Area |

## PROJECT LOCATION MAP



Figure 1: Project Location Map

## PROJECT BACKGROUND AND ANALYSIS

### Project Background

On October 23, 2018, the Board of Supervisors adopted Ordinance No. 348.4898 that established the permitting process and regulations for commercial cannabis activities.

Applicants requesting to establish commercial cannabis retail, microbusiness, and/or cultivation uses were required to submit a request for proposal "RFP" cannabis package. Applicants who ranked highest were allowed to proceed with the Conditional Use Permit process. On July 2, 2019, the Board of Supervisors accepted the Cannabis RFP response package rankings list, which allowed the highest-ranking applicants to begin the land use review process for their proposed project. In the first year of implementation, 50 cannabis cultivation applications and 19 cannabis retail applications began the land use review process.

The project was assigned an RFP Cannabis File No. CAN190044. Pursuant to the Board of Supervisors approved ranking list, this application was ranked number 8 and as a result, the applicant was allowed to proceed forward to the Conditional Use Permit ("CUP") process.

**Project Details:**

The proposed project will occupy an approximately 4,080 square-foot tenant space to be used as a storefront for a retail cannabis business within an existing building on a 0.67 acre lot with parking and landscaping. The project includes thirty seven (37) off-street parking spaces which consists of thirty four (34) standard parking spaces, and three (3) accessible parking space, exceeding the off-street requirement for retail cannabis at 1 stall per 200 square-feet that requires a minimum of twenty one (21) parking spaces pursuant to Ordinance No. 348 Section 18.12. The site also includes a trash enclosure at the southeast corner of the property. Furthermore, landscaping and internal walkways are existing throughout the site. The property is accessed from Columbia Street and Florida Avenue/SH-74.

The existing structure is a single story 9,505 square foot commercial building with multiple tenant spaces in it. The structure has a flat roof with stucco siding, stone veneer finish and glass doors and windows.

The interior of the proposed suite area consists of areas for retail sales, reception and waiting area, and other spaces that include restrooms, break room, and storage area.

The business will operate between the hours of 6am to 10pm daily in accordance with the County of Riverside Ordinance No. 348 Section 19.505 (I). Deliveries will operate daily during normal business hours, seven days per week.

**General Plan Consistency:**

The project site has a General Plan Foundation Component of Community Development (CD) and Land Use Designation of Commercial Retail (CR). The Community Development General Plan 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 life styles, living and working conditions, and accommodate diverse community settings. The goal is to accommodate a balance of jobs, housing, and services within communities to help achieve other aspects of the RCIP Vision, such as mobility, open space, and air quality goals.

The Commercial Retail land use designation provides for the emphasis on general uses such as grocery stores, drug stores, and other retail outlets at a neighborhood, community, and regional level. The project is consistent with the Community Development General Plan Foundation Component and Commercial Retail Land Use Designation as it would provide retail, community services and job opportunities within the surrounding community.

**Zoning Consistency:**

The project site is currently zoned Scenic Highway Commercial (C-P-S). Pursuant to Ordinance No. 348, Article XIXh, Section 19.518, Cannabis Retailers are allowed in the C-P-S Zone with an approved 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 19.519 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.

## **ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS**

The proposed Project is exempt from California Environmental Quality Act (CEQA) review pursuant to State CEQA Guidelines Section 15061 Section (b) (3) (Common Sense Exemption). Section 15061 provides 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 merely continue to operate as a retail establishment similar to prior ongoing activities at the Project site. The Project will not result in any additional impacts related to traffic, air quality, or public safety, beyond what already occurs at the existing commercial retail establishment. As the land is already developed, there are no potential impacts related to aesthetics, biological and cultural resources, hydrology, or other similar potential impacts. Lastly, as the State has created various rules and regulations as they relate to cannabis waste, particularly for cannabis cultivators, there are no impacts related to cannabis as a hazardous waste as it relates to the commercial selling of cannabis (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.

Additionally, this project is also exempt from CEQA review pursuant to Article 19 - Categorical Exemptions, Section 15301 (Existing Facilities), Class 1. Class 1 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 retail and commercial uses 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 structures 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 buildings, would not expand the use of the site beyond those uses that already occur, and therefore the Project falls within the Class I exemption.

This project is also exempt from CEQA review pursuant to Article 19 – Categorical Exemptions, Section 15303 (New Construction or Conversion of Small Structures). This section specifically exempts the construction and location of new, small facilities or structures. Examples of this exemption include but are not limited to, a store or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2,500 square feet in floor areas. In urbanized areas, the exemption also applies to up to four such commercial buildings not exceeding 10,000 square feet in floor area. Also, the exemption applies to development provided that all necessary public facilities are available, and the surrounding areas are not environmentally sensitive. The project qualifies for this exemption since the project proposes to occupy an existing 4,080 square foot tenant space in an existing commercial building within an urbanized area, and since no hazardous substances are proposed to be kept on-site. The area has an urbanized visual characteristic as there are commercial and commercial uses in the surrounding area and there are residential uses further east and south of the site. The project meets the criteria of the exemption since the development has all necessary public services available including water, sewage,



electrical, gas, and other utility extensions. The project is not located in an environmentally sensitive area and no unusual circumstances apply that would create a potentially significant environmental impact. Additionally, the project meets the criteria of the exemption since it is not located within an unusual environmental circumstance. CEQA guidelines recognize that projects that propose small structures within non-environmentally sensitive urban areas and with available public services qualify for a categorical exemption. Therefore, no further environmental review is required.

Furthermore, none of the exceptions that bar the application of a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies. 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 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. Additionally, 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 proposed 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.

## **FINDINGS AND CONCLUSIONS**

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

### **Land Use Findings:**

1. The project site has a General Plan Foundation Component of Community Development and Land Use Designation of Commercial Retail (CD: CR). The Commercial Retail land use designation allows for the development of commercial retail uses at the neighborhood, community, and regional level and provides for the emphasis on general uses such as grocery stores, drug stores, and other retail outlets. The proposed project is consistent with this land use designation because the project will provide local and regional retail and services. Additionally, the Community Development General Plan 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 life styles, living and working conditions, and accommodate diverse community settings. The goal is to accommodate a balance of jobs, housing, and services within communities to help achieve other aspects of the RCIP Vision, such as mobility, open space, and air quality goals.

The project is consistent with the Community Development General Plan Foundation Component and Commercial Retail Land Use Designation as it would provide community services and job opportunities within the surrounding community, fulfilling the goals of the Vision Statement of the General Plan, particularly by helping expand emerging markets and associated employment, which includes the cannabis industry. This economic diversity also helps the County reach its stated economic development principles as discussed in the General Plan, by furthering local job opportunities; providing a unique mix of uses and a continued and expanded market for retail products; and stimulating growth of small businesses.

2. The site currently has a Zoning Classification of Scenic Highway Commercial (C-P-S), which is consistent with the Riverside County General Plan CD: CR designation. The C-P-S Zone conditionally allow specified commercial cannabis retail uses. The proposed C-P-S zone with its generally retail and service oriented permitted uses would implement the CD: CR General Plan Land Use Designation that encourages local and regional retail and services.
3. The proposed use, commercial cannabis retail store, is consistent with Ordinance No. 348 (Land Use) and is allowed in the C-P-S Zoning Classification with an approved Conditional Use Permit. Pursuant to various sections of Ordinance No. 348, as described in greater detail below in this staff report, the proposed project meets all of the conditional use permit findings, the development standards of the C-P-S Zoning Classification, permit requirements for all commercial cannabis activities, cannabis retailer minimum standards, and cannabis distribution facilities standards.
4. The uses surrounding the properties to the north and west are commercial, residential properties to the south, and vacant land to the east.

**Conditional Use Permit Findings:**

The following findings shall be made prior to making a recommendation to grant a Conditional Use Permit pursuant to the provisions of Riverside County Ordinance No. 348 (Land Use):

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 commercial structure. The proposed use is a retail facility for a commercial cannabis activity. The use is a commercial use that may be established in the CD: CR land use designation. The project is conditioned to meet applicable State law and ordinances of Riverside County. The project is required to comply with all State cannabis licensing requirements and shall apply for the appropriate cannabis license within six (6) months of the Conditional Use Permit Approval. Failure to do so will terminate conditional use permit approval.
2. The proposed use will not be detrimental to the health, safety or general welfare of the community. The proposed project conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property, as the project site is surrounded by properties which are designated Community Development: Commercial Retail (CD: CR) which encourages suburban development and land uses that foster variety, choice and accommodate a balance of jobs, housing, and services within communities. The proposed use, a cannabis retail store, would provide community services and job opportunities within the surrounding community. Additionally, the project has received departmental approvals and has been designed and conditioned to protect the health, safety, and general welfare of the community. Furthermore, with the advisory notification document and conditions of approval, the proposed project will not be detrimental to the health, safety or general welfare of the community, and is subject to those conditions necessary to protect the health, safety and general welfare of the community.
3. The proposed project conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property, as the project site is surrounded by properties which are designated Community Development: Commercial Retail (CD:CR) that would be similar retail and service uses as the proposed project. The proposed use, a cannabis retail business would provide community services and job opportunities within the surrounding community.

4. 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 and is subject to those conditions necessary to protect the health, safety, and general welfare of the community.

**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 retailers, 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. 6, Planning. 9, Planning 14 and 15 and other sections of the Advisory Notification Document address odor, hours of operation, security, and other requirements of Section 19.505.
2. While security has been raised as a concern relating to cannabis-related activities, a standard requirement of the advisory notification document (Planning. 14 and 15) requires sufficient security measures to deter and prevent the unauthorized entrance into areas containing Cannabis or Cannabis Products, to deter and prevent theft of Cannabis or Cannabis Produces, and to ensure emergency access per applicable Fire Code standards. These requirements include the following:
  - a) A plan to prevent individuals from loitering on the lot if they are not engaging in activity expressly related to the Commercial Cannabis Activity.
  - b) 24-hour emergency contact information for the owner or an on-site employee which shall be provided to the County.
  - c) A professionally installed, maintained and monitored alarm system.
  - d) 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.
  - e) 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. With implementation of these required measures, security concerns relating to the Commercial Cannabis Activity have been fully addressed.

With the implementation of these required measures, security concerns relating to the Commercial Cannabis Activity have been fully addressed.

**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 any other existing or approved Cannabis Retailer.
3. The project is not located within 500 feet of a smoke shop or similar facility. The site in question has an existing liquor store on the premises. The proposed cannabis store front will be located in the suite next to the liquor store and separated by a wall making it its own independent store.
4. The project is not located on a lot containing a residential dwelling unit because a property characteristic report as prepared by the Planning Department has not identified any residential dwelling units located at the subject site.
5. The development standards of the C-P-S Zoning Classification are as follows:
  - A. There is no minimum lot area requirement, unless specifically required by zone classification for a particular area.
  - B. There are no yard requirements for buildings which do not exceed 35 feet in height, except as required for specific plans. 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 building does not exceed eighteen feet (18') 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 building does not exceed eighteen feet (18') 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 21 parking spaces and has proposed 37 parking spaces.
  - E. All mechanical equipment used in this project included roof-mounted equipment, is screened.
6. The project complies with the operational requirements set forth in Ordinance No. 348 Section 19.519.C. because of the following:

- 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. (Advisory Notification Document Planning All. 1 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. (Advisory Notification Planning All. 7 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. (Advisory Notification Document Planning All. 8 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. (Advisory Notification Document Planning All. 9 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. (Advisory Notification Document Planning All. 10 Cannabis Retail Operations – 5)*
- F. *Cannabis and Cannabis Products not in the display area shall be maintained in a locked secure area. As provided by the project 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. (Advisory Notification Document Planning All. 11 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 the sales area to only contain cannabis products (Flower Display). 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. (Advisory Notification Document Planning All. 12 Cannabis Retail Operations – 7)

- H. *Restroom facilities shall be locked and under the control of the Cannabis Retailer.* The project has been conditioned to meet this standard. (Advisory Notification Document Planning All. 13 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. (Advisory Notification Document Planning All. 14 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. (Advisory Notification Document Planning All. 2 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. (Advisory Notification Document Planning All. 3 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. (Advisory Notification Document Planning All. 4 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. (Advisory Notification Document Planning All. 5 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 has been conditioned to meet this standard. (Advisory Notification Document Planning All. 6 Cannabis Retail Operations – 14)

#### **Cannabis Retail 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 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 1,000 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. Therefore, the project meets this standard.

3. 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. (Advisory Notification Document Planning. 16 General - O. Permit and License Posting, Advisory Notification Document Planning. 11 – General – K Monitoring Program)
4. For Cannabis Retailer 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 lot and all applicable fees have been paid. This is met because no record of any cannabis-related violations within the last 12 months exist at the project site.

**Other Findings:**

1. The project site is not located within a Criteria Cell of the Western Riverside County Multi-Species Habitat Conservation Plan.
2. The project site is located within the City of Hemet Sphere of Influence.
3. The project site is not located within an Airport Influence Area (“AIA”) boundary and is therefore not subject to the Airport Land Use Commission (“ALUC”) review.
4. The project site is located within the Mount Palomar Observatory Lighting Zone boundary, Zone B
5. The project site is located within the Fee Assessment Area of the Stephen’s Kangaroo Rat Habitat Conservation Plan (“SKRHCP”). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen’s Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

**Fire Findings:**

1. The project site is not located within a Cal Fire State Responsibility Area (“SRA”). Conditions of approval were placed on CUP No. 190033 requiring compliance with Ordinance No. 787.

**Development Agreement:**

The applicant has proposed entering into the attached draft Development Agreement No. 1900021(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 development standards of the C-P-S 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 600 feet of the project site. As of the writing of this report, Planning Staff has not received written communication or phone calls indicating support or opposition to the proposed project.



DEVELOPMENT AGREEMENT NO.1900021

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”):

Catalyst Hemet LLC, a California limited liability company  
(hereinafter “Catalyst Hemet”);

- B. R and B Investment, Inc., a California corporation (hereinafter “R & B”);
- C. Elliot Lewis, an individual, as Managing Member of Catalyst Hemet;
- D. Damian Martin, an individual, as Member of Catalyst Hemet;
- E. Violeta Aguilar-Wyrick, an individual, as Member of Catalyst Hemet; and
- F. Shadi Rahman, an individual, as President and CEO of R & B.

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" (hereinafter "the Development Plan"); and,

WHEREAS, Riverside County Ordinance 348.4898 (hereinafter "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 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 of Riverside does not disproportionately bear the burden of Commercial Cannabis Activities throughout Riverside County, to ensure the County of Riverside 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 Riverside 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 an amount equal to \$18.00 multiplied by the entire Cannabis Area, as shown on Exhibit “G”, 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; and,
- (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 effective and 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; or,
- (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:

- (a) 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.
- (b) The chief executive officer of a nonprofit or other entity for the Commercial Cannabis Activity.
- (c) A member of the board of directors of a nonprofit for the Commercial Cannabis Activity.
- (d) 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 of Riverside 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. 190033) 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. 190033.

(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:

Catalyst LLC

ATTN: Elliot Lewis, Managing Member

6700 Pacific Coast Hwy, Ste. 201

Long Beach, CA 90803

With copies to:

Damian A. Martin, Esq.

6700 Pacific Coast Hwy, Ste. 201

Long Beach, CA 90803

(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 that 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 that 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 that 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 that 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.

3.11 Request for Proposal Responses. Unless superseded by the terms of this Agreement, development of the Property shall be consistent with the Request for Proposal Responses submitted to COUNTY and associated with CAN 190044, incorporated herein by this reference.

#### 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 certificate of occupancy 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 (hereinafter “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 1<sup>st</sup> following the initial Base Payment and each July 1<sup>st</sup> 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 or concurrently with the issuance of the certificate of occupancy for any part of the Commercial Cannabis Activity, OWNER shall pay to COUNTY fifty percent (50%) of the total additional public benefit amount set forth in Exhibit “H” of this Agreement (hereinafter the “Additional Public Benefit”) and the

remaining fifty percent (50%) of the Additional Public Benefit within six (6) months of issuance of the certificate of occupancy; 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 3% for the first five (5) years of this Agreement and 4% for the remaining five (5) years of this Agreement. Prior to the first July 1<sup>st</sup> following the initial Additional Public Benefit payment and each July 1<sup>st</sup> thereafter during the term of the Agreement, OWNER shall pay to COUNTY an amount equal to the Additional Public Benefit plus the applicable 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 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 Riverside County taxes, including but not limited to any taxes on Commercial Cannabis Activities, shall apply to the Project. In the event that Riverside 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 Riverside 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 that 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 its 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. 190033 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, CUP No. 190033 and consistency with the Request for Proposal Responses associated with CAN 190044 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 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 of Supervisors may terminate this Agreement or modify this Agreement and impose such conditions as are reasonably necessary to protect the interests of 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 this Article 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 Section 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 Section 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, as 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, or strikes or 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 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 Riverside 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. 1900021

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. 1900021

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. 1900021

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. 1900021

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 (Surface Mining)
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. 1900021

### COMMERCIAL CANNABIS ACTIVITY SITE PLAN & DESCRIPTION

As shown on the attached site plan, CUP No. 190033 permits a storefront retail cannabis business to operate within a 4,080 square foot suite within an existing building located on an approximately 0.67 acre lot.



## EXHIBIT "F"

Development Agreement No. 1900021

### APPLICABLE PUBLIC BASE BENEFITS PAYMENTS

The Cannabis Retailer operating at the Property pursuant to CUP No. 190033 includes a 4,080 square foot suite within an existing building as shown on Exhibit "G". In accordance with Board Policy B-9, the base public benefit is \$18.00 per square foot. Therefore, the public base benefit payment will be \$73,440.00 and will increase annually at a rate of 2%.

**EXHIBIT “G”**

**Development Agreement No. 1900021**

**CANNABIS AREA CALCULATION EXHIBIT**

The Cannabis Area calculation includes the 4,080 square foot suite that will be used for the Cannabis Retailer operations as shown in this Exhibit “G”.

## EXHIBIT “H”

### Development Agreement No. 190021

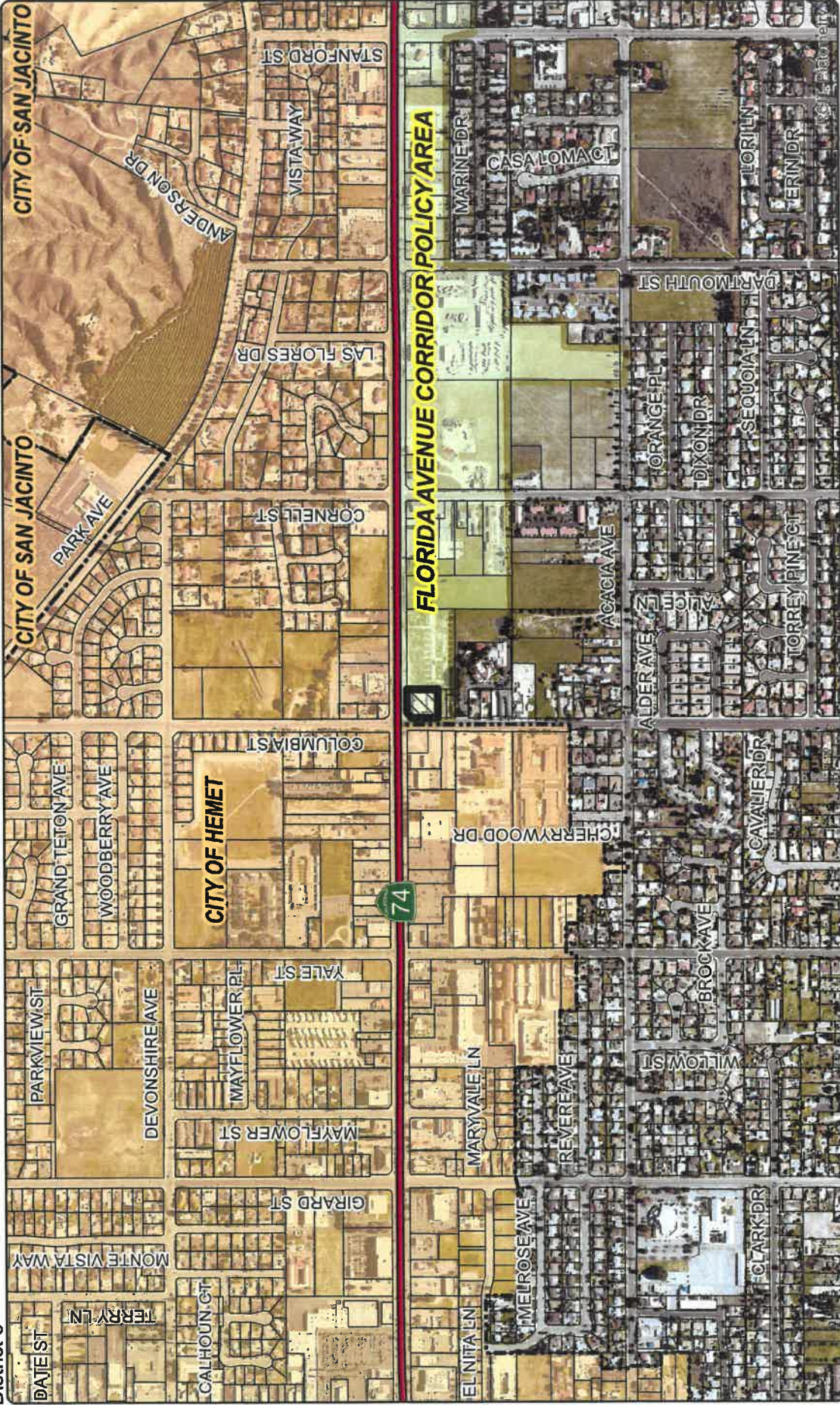
#### COMMERCIAL CANNABIS ACTIVITY PUBLIC BENEFIT

The additional annual public benefit provided by the OWNER shall be \$165,000.00 with an annual increase of 3% for the initial five (5) years of the term for Development Agreement No. 1900021 and then an annual increase of 4% for the remaining term of Development Agreement No. 1900021. 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, consistent with CAN 190044, OWNER will participate in community events, career opportunity events, as well as educational and wellness seminars within the surrounding community.

# RIVERSIDE COUNTY PLANNING DEPARTMENT CUP190033 VICINITY/POLICY AREAS

Supervisor: Washington  
District 3

Date Drawn: 02/25/2021  
Vicinity Map



Zoning Dist: Ramona

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 cause additional types of land use designations to be adopted in the future. For more information on the General Plan, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3000 (Western County) or in Palm Desert at (760) 646-4277 (Eastern County) or Website: <http://www.rivplanning.org>

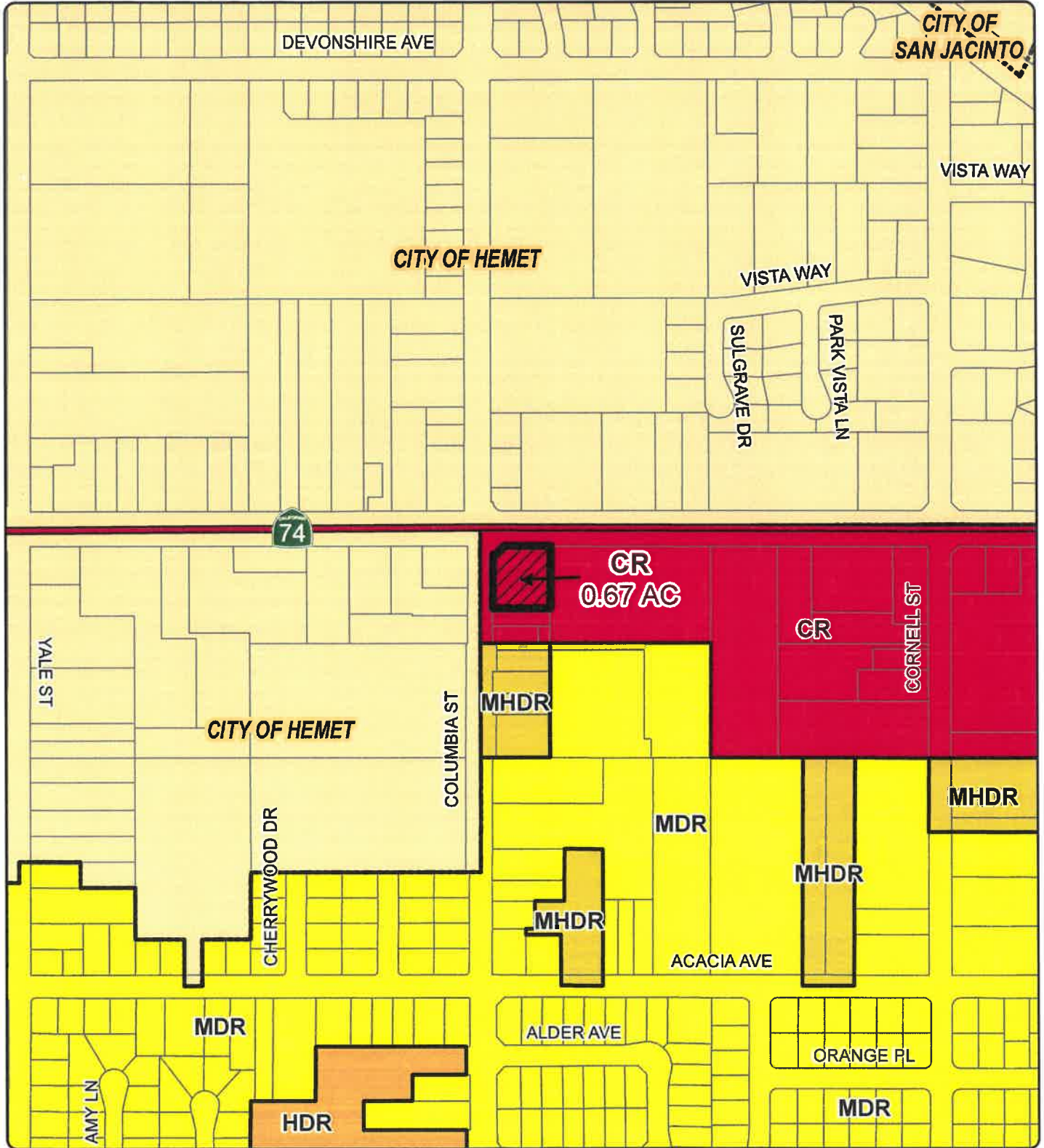
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP190033

EXISTING GENERAL PLAN

Supervisor: Washington  
District 3

Date Drawn: 02/24/2021  
Exhibit 5



Zoning Dist: Ramona

Author: Vinnie Nguyen



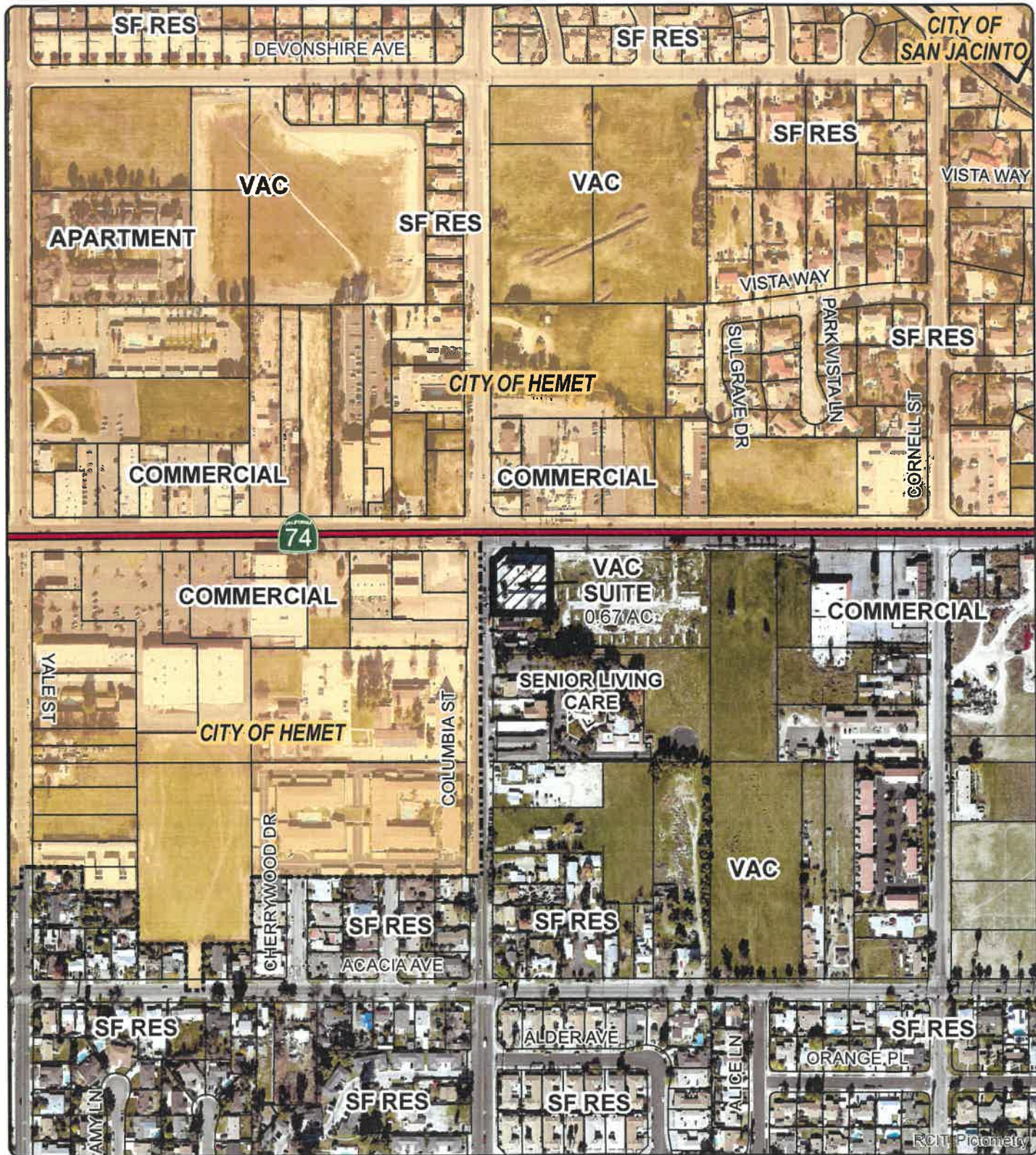
**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please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

# RIVERSIDE COUNTY PLANNING DEPARTMENT CUP190033

Supervisor: Washington  
District 3

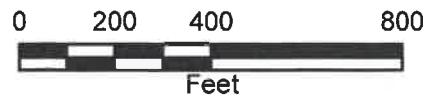
Date Drawn: 02/24/2021  
Exhibit 1

## LAND USE



Zoning Dist: Ramona

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.rctdima.org>

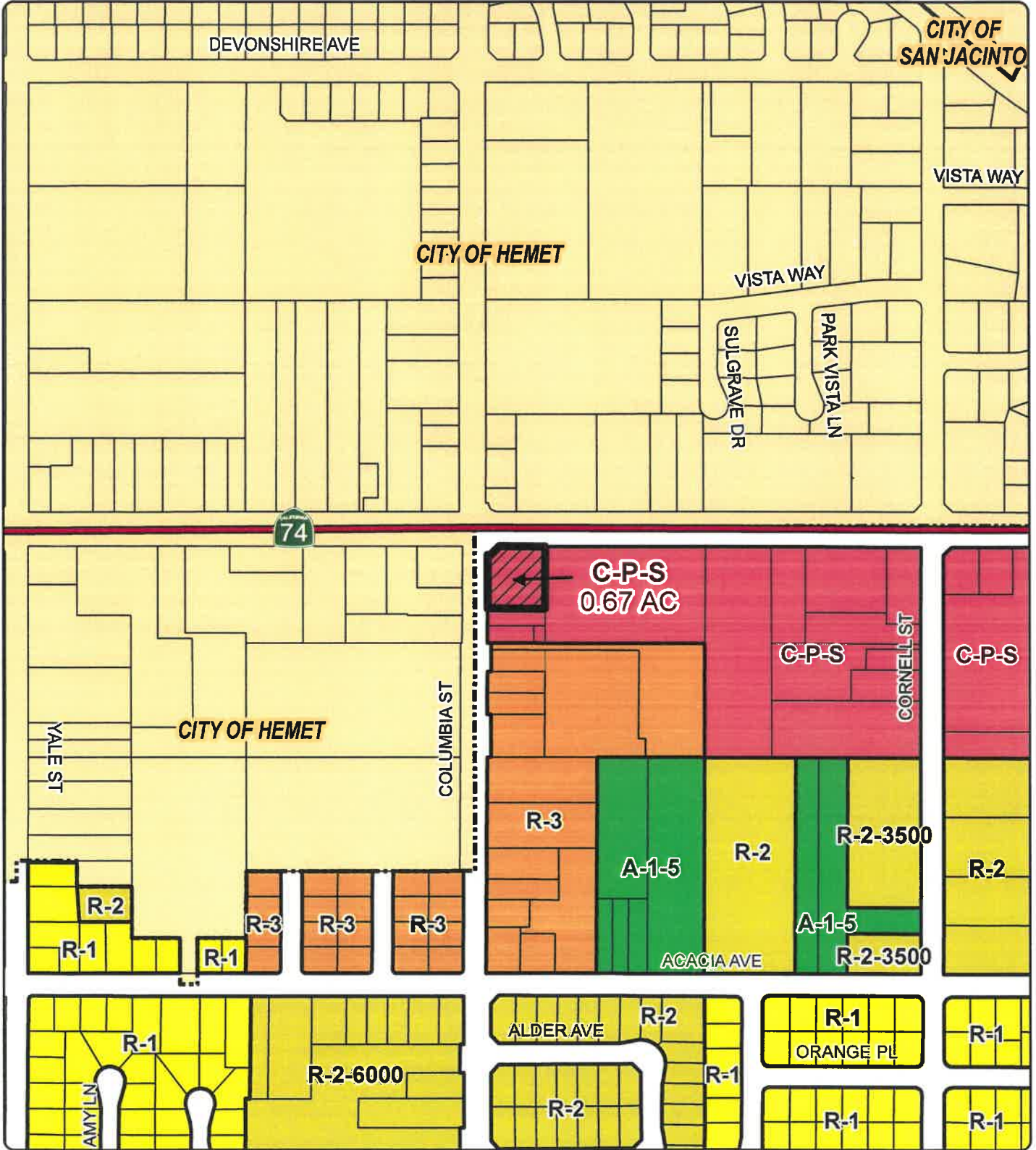
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP190033

Supervisor: Washington  
District 3

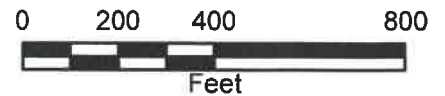
Date Drawn: 02/24/2021  
Exhibit 2

EXISTING ZONING



Zoning Dist: Ramona

Author: Vinnie Nguyen



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







**KEYNOTES**

1. EXISTING MAIN BUILDING ENTRANCE.
2. EXISTING EMPLOYEE ACCESS POINT.
3. EXISTING ADJACENT TENANT ENTRANCE.
4. EXISTING TILE ROOFING SYSTEM.
5. EXISTING STOREFRONT.
6. EXISTING EXTERIOR DOOR.
7. EXISTING EXTERIOR WINDOW.
8. EXISTING BUILDING ADDRESS DAMAGE, STREET/FACILE ADDRESS IS REQUIRED ON THE BUILDING THAT COMPAS WITH CFS-20.
9. EXISTING STAYCOO SIGN.
10. EXISTING EXTERIOR DOOR HANGMAN IN PLACE.
11. EXISTING EXTERIOR WINDOW HANGMAN IN PLACE.
12. EXISTING EXTERIOR DOOR HANGMAN IN PLACE.
13. EXISTING EXTERIOR WINDOW HANGMAN IN PLACE.
14. EXISTING EXTERIOR DOOR HANGMAN IN PLACE.
15. EXISTING EXTERIOR WINDOW HANGMAN IN PLACE.
16. EXISTING EXTERIOR DOOR HANGMAN IN PLACE.
17. EXISTING EXTERIOR WINDOW HANGMAN IN PLACE.
18. EXISTING EXTERIOR DOOR HANGMAN IN PLACE.
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28. EXISTING EXTERIOR DOOR HANGMAN IN PLACE.
29. EXISTING EXTERIOR WINDOW HANGMAN IN PLACE.
30. EXISTING EXTERIOR DOOR HANGMAN IN PLACE.
31. EXISTING EXTERIOR WINDOW HANGMAN IN PLACE.
32. EXISTING EXTERIOR DOOR HANGMAN IN PLACE.
33. EXISTING EXTERIOR WINDOW HANGMAN IN PLACE.

**ORDINANCE NO. 348**

**NEW "THE SIGN OFF" BUSINESS SIGNAGE APPLIED TO BUILDING.**

SECTION 15.14

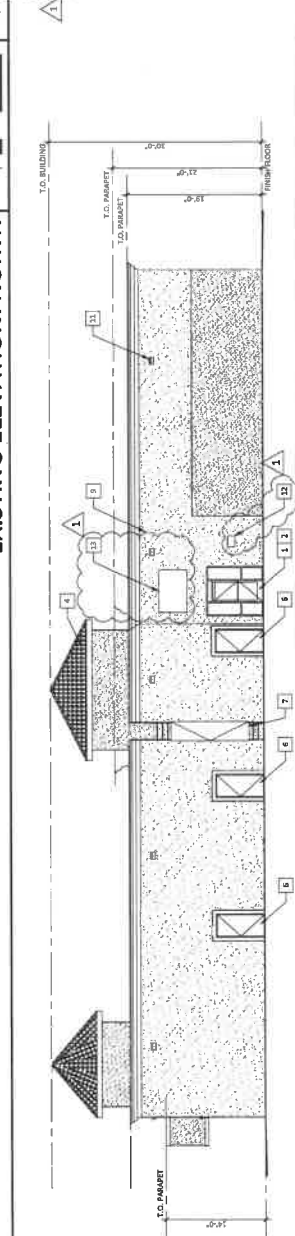
1. NO SIGNAGE SHALL BE AFFIXED TO, ABOVE OR OVER THE ROOF OF ANY BUILDING OR STRUCTURE, OR TO ANY SIGNAGE ALREADY AFFIXED TO SUCH ROOF, SO THAT IT PROJECTS ABOVE THE PARAPET OF THE BUILDING, FOR THE PURPOSES OF THIS SECTION, THE SIGNAGE SHALL BE AFFIXED TO THE BUILDING IN ACCORDANCE WITH THE FOLLOWING:

- a. THE MAXIMUM SURFACE AREA OF SIGNAGE AFFIXED TO A BUILDING SHALL NOT EXCEED TEN PERCENT (10%) OF THE SURFACE AREA OF THE SIGNAGE AFFIXED TO THE BUILDING.
- b. THE MAXIMUM SURFACE AREA OF SIGNAGE AFFIXED TO A BUILDING SHALL NOT EXCEED TEN PERCENT (10%) OF THE SURFACE AREA OF THE SIGNAGE AFFIXED TO THE BUILDING.
- c. THE MAXIMUM SURFACE AREA OF SIGNAGE AFFIXED TO A BUILDING SHALL NOT EXCEED TEN PERCENT (10%) OF THE SURFACE AREA OF THE SIGNAGE AFFIXED TO THE BUILDING.
- d. THE MAXIMUM SURFACE AREA OF SIGNAGE AFFIXED TO A BUILDING SHALL NOT EXCEED TEN PERCENT (10%) OF THE SURFACE AREA OF THE SIGNAGE AFFIXED TO THE BUILDING.

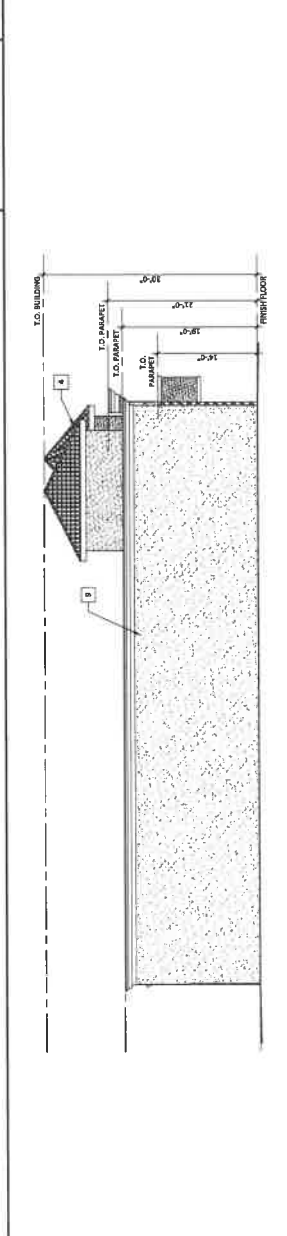
**EXTERIOR COLORS**

| ITEM           | NO CHANGE |
|----------------|-----------|
| ROOFING        | NO CHANGE |
| GUTTER         | NO CHANGE |
| DOORS          | NO CHANGE |
| WINDOWS        | NO CHANGE |
| WALL BODY      | NO CHANGE |
| WALL BODY TRIM | NO CHANGE |

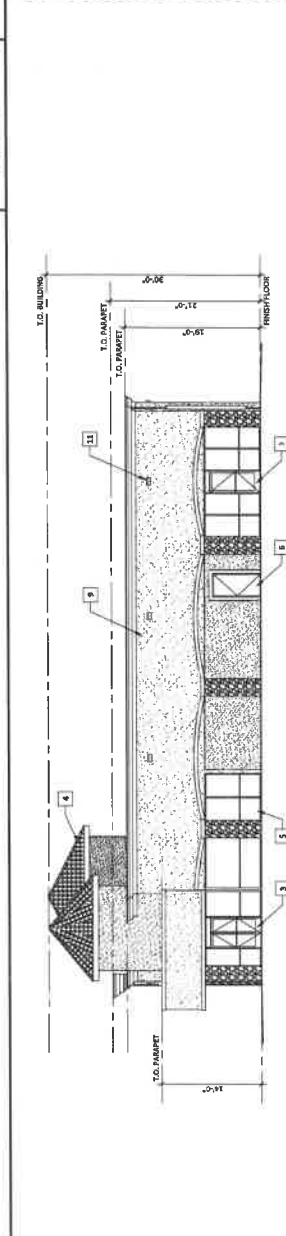
**EXISTING ELEVATION: NORTH**



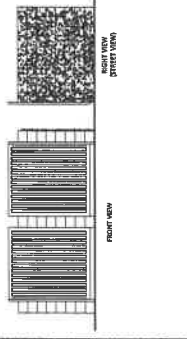
**EXISTING ELEVATION: SOUTH**



**EXISTING ELEVATION: EAST**



**EXISTING ELEVATION: WEST**



**EXISTING TRASH ENCLOSURE W/ LANDSCAPE SCREENING**

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

SHEET: 5

**GRAPHIA**  
ARCHITECTURE  
& INTERIORS

DOUGLAS HEMET, LEED AP  
BRICK LA MAR  
DALLAS, TEXAS  
GRAPHIA.COM

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PROJECT: 20190805.6

CLIENT: CATALYST HEMET, LLC  
ADDRESS: 41007 E. FLORIDA AVENUE  
HEMET, CA 92544

**CATALYST HEMET, LLC**  
**(CANNABIS STOREFRONT RETAILER)**

NEW CONDITIONAL USE PERMIT FOR:

TITLE: DEMOLITION DRAWING

ARCHITECT'S APPROVAL:

DOUGLAS HEMET, LEED AP  
BRICK LA MAR  
DALLAS, TEXAS

SHEET: **A7.11**

**GRAPHIA**  
ARCHITECTURE  
& ENGINEERING

200 HUNTERWAY DRIVE, SUITE 100  
LINDSEY, CA 92544  
951-254-8888  
www.graphia.com

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PROJECT: 20190806LE  
 CLIENT: CATALYST HEMET, LLC  
 41007 E. FLORIDA AVENUE  
 HEMET, CA 92544  
 ARCHITECT: SEAN FRIDMAN, ARCHITECT  
 1000 W. BROADWAY, SUITE 100  
 LONG BEACH, CA 90803  
 PHONE: 562-370-1320

NEW CONDITIONAL USE PERMIT FOR:  
**CATALYST HEMET, LLC**  
**(CANNABIS STOREFRONT RETAILER)**  
 41007 E. FLORIDA AVENUE  
 HEMET, CA 92544

TITLE: PHOTO SHOT  
 DATE: 10/20/2019  
 PROJECT: 20190806LE



SHEET: **A1.31**  
 DATE: 10/20/2019



**PROPERTY PHOTO MAP INDEX**  
 = CAMERA PLACEMENT AND PHOTO REFERENCE

PHOTO SHEET SCALE: 1" = 20' 1

**KEYNOTES**

1. EXISTING TREE - MEXICAN PALM (WASHINGTONIA ROBERTSONII) QUANTITY: 1
2. EXISTING TREE - CALIFORNIA PALM (WASHINGTONIA PALMIFOLIA) QUANTITY: 1
3. EXISTING TREE - HOLLY OAK (QUERCUS LUTEA) QUANTITY: 3
4. NEW TREE - HOLLY OAK (QUERCUS LUTEA) QUANTITY: 3
5. NEW TREE - SHAMBUK (LIGULABALSA LANCEOLATA) QUANTITY: 3
6. NEW PLANTER AREA - REFERENCE LANDSCAPE DIMENSIONS
7. EXISTENCE OF PROPOSED SIDEWALK

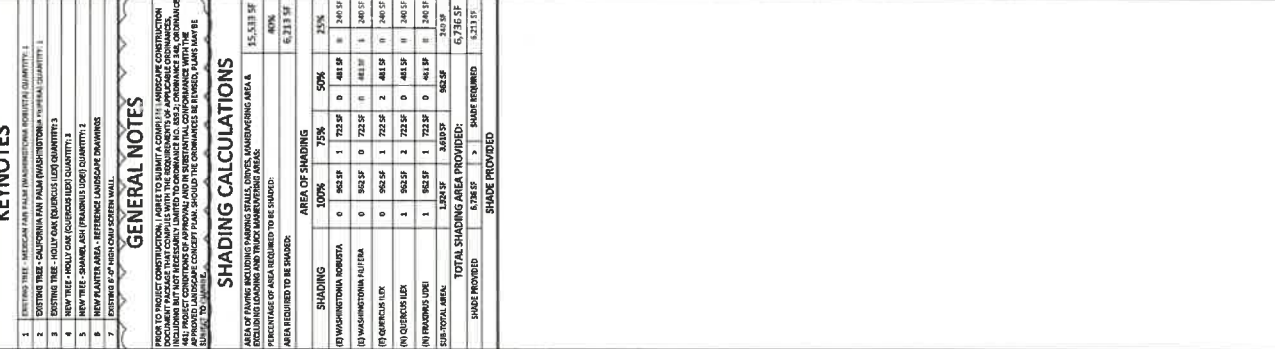
**GENERAL NOTES**

THIS PLAN IS TO BE CONSIDERED A PART OF THE LANDSCAPE CONSTRUCTION DOCUMENT PACKAGE THAT COMPLETES THE REQUIREMENTS OF APPLICABLE ORDINANCES. THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.

**SHADING CALCULATIONS**

AREA OF PAVING INCLUDING PARKING STALLS, DRIVEWAYS, DRIVEWAYS, WALKWAYS, AND OTHER AREAS EXCLUDING LEADING AND TRUCK MANEUVERING AREAS:  
 PAVEMENT AREA TO BE SHADED: 65,433 SF  
 PERCENTAGE OF AREA REQUIRED TO BE SHADED: 62.13 %

| SHADING                      | AREA OF SHADING      |          |          | TOTAL SHADING AREA PROVIDED: |
|------------------------------|----------------------|----------|----------|------------------------------|
|                              | 100%                 | 75%      | 50%      |                              |
| (D) WASHINGTONIA ROBERTSONII | 0                    | 962 SF   | 1 722 SF | 0 481 SF                     |
| (E) WASHINGTONIA PALMIFOLIA  | 0                    | 962 SF   | 0 722 SF | 0 481 SF                     |
| (F) QUERCUS LUTEA            | 0                    | 962 SF   | 1 722 SF | 2 481 SF                     |
| (G) QUERCUS LUTEA            | 1                    | 962 SF   | 2 722 SF | 0 481 SF                     |
| (H) TRAVELER'S TREE          | 1                    | 962 SF   | 1 722 SF | 0 481 SF                     |
| SUB-TOTAL AREA               | 1,924 SF             | 3,603 SF | 582 SF   | 3,010 SF                     |
| TOTAL SHADING AREA PROVIDED: |                      |          |          | 6,736 SF                     |
| SHADE PROVIDED               | 6,736 SF > 65,433 SF |          |          | 10.21 %                      |



COLUMBIA STREET  
 EAST FLORIDA AVENUE

165.0'  
 180.0'  
 35.85'  
 7.0'

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

PROPOSED LANDSCAPE PLAN

SHEET: L2.11

PROJECT: 20190806.6

CLIENT: CATALYST HEMET, LLC (CANNABIS STOREFRONT RETAILER)

NEW CONDITIONAL USE PERMIT FOR: 43007 E. FLORIDA AVENUE, HEMET, CA 92544

TITLE: PROPOSED LANDSCAPE PLAN

DATE: 08/06/2019

ARCHITECT'S APPROVAL:

GRAPHIA ASSOCIATES INC. 100 EASTWAY DRIVE, SUITE 200, HEMET, CA 92544

PHONE: 951.371.3730

EMAIL: info@graphia.com

WWW.GRAPHIA.COM

DESIGNED BY: [Signature]

DATE: 08/06/2019

PROJECT: 20190806.6

CLIENT: CATALYST HEMET, LLC (CANNABIS STOREFRONT RETAILER)

NEW CONDITIONAL USE PERMIT FOR: 43007 E. FLORIDA AVENUE, HEMET, CA 92544

TITLE: PROPOSED LANDSCAPE PLAN

DATE: 08/06/2019

ARCHITECT'S APPROVAL:

GRAPHIA ASSOCIATES INC. 100 EASTWAY DRIVE, SUITE 200, HEMET, CA 92544

PHONE: 951.371.3730

EMAIL: info@graphia.com

WWW.GRAPHIA.COM

Plan: CUP190033

Parcel: 438230042

60. Prior To Grading Permit Issuance

Flood

060 - Flood. 1                      Mitcharge - Use                      Not Satisfied

This project is located within the limits of the Salt Creek Channel-Winchester/North Hemet ADP (Area Drainage Plan), Hemet Regional ADP and San Jacinto Regional ADP. The County Board of Supervisors has adopted these ADPs to establish drainage fees within the plan area.

This project may require earlier construction of downstream ADP facilities. Therefore, the District recommends that this project be required to pay a flood mitigation fee. The mitigation charge for this project shall be equal to the prevailing ADP fee rate multiplied by the area of the new development which lies within each ADP. Fees shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits. Drainage fees shall be paid directly to the District. Personal or corporate checks will not be accepted for payment.  
KO 11/20/19

80. Prior To Building Permit Issuance

Fire

080 - Fire. 1                      Fire - Business Plan                      Not Satisfied

Business Plan Request

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.

080 - Fire. 2                      Fire - Prior to Permit                      Not Satisfied

Final fire and life safety conditions will be addressed when the Office of the Fire Marshal reviews building plans. These conditions will be based on occupancy, use, California Building Code (CBC), California Fire Code (CFC), and related codes, which are in effect at the time of building plan submittal.

1. The Office of the Fire Marshal is required to set a minimum fire flow for the remodel or construction of all commercial buildings per CFC Appendix B and Table B105.1. The applicant/developer shall provide documentation to show there exists a water system capable of delivering said waterflow for 2 to 4 hour(s) duration at 20-PSI residual operating pressure. The required fire flow may be adjusted during the approval process to reflect changes in design, construction type, or automatic fire protection measures as approved by the Fire Prevention Bureau. Specific requirements for the project will be determined at time of submittal. (CFC 507.3, Appendix B)

080 - Fire. 3                      Fire - 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

Plan: CUP190033

Parcel: 438230042

80. Prior To Building Permit Issuance

Fire

080 - Fire. 3                      Fire - Prior to Permit (cont.)                      Not Satisfied  
of not less the thirteen (13) feet six (6) inches. (CFC 503.2.1)

080 - Fire. 4                      Fire - 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)

Flood

080 - Flood. 1                      Mitcharge - Use                      Not Satisfied

This project is located within the limits of the Salt Creek Channel-Winchester/North Hemet ADP (Area Drainage Plan), Hemet Regional ADP and San Jacinto Regional ADP. The County Board of Supervisors has adopted these ADPs to establish drainage fees within the plan area.

This project may require earlier construction of downstream ADP facilities. Therefore, the District recommends that this project be required to pay a flood mitigation fee. The mitigation charge for this project shall be equal to the prevailing ADP fee rate multiplied by the area of the new development which lies within each ADP. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

KO 11/20/19

Planning

080 - Planning. 1                      Fee Status                      Not Satisfied

Prior to issuance of building permits for CUP190033, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

Transportation

080 - Transportation. 1                      080 - TRANSPORTATION - Apply and Start LMD Annexation                      Not Satisfied

Project Applicant shall complete the failed LMD Annexation process for Landscaped parkway located within Caltrans ROW.

080 - Transportation. 2                      080 TRANSPORTATION - Landscape Inspection Deposit Required                      Not Satisfied

Landscape Inspection Deposit Required

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



Plan: CUP190033

Parcel: 438230042

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 2      090 TRANSPORTATION - Landscape Inspection and Drougl      Not Satisfied

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 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.

Waste Resources

090 - Waste Resources. 1      Gen - Custom      Not Satisfied

Form D – Mandatory Commercial Recycling and Organics Recycling

Prior to final building inspection, applicants 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. To obtain Form D, please contact the Recycling Section at 951-486-3200, or email to: [Waste-CompostingRecycling@rivco.org](mailto:Waste-CompostingRecycling@rivco.org)

090 - Waste Resources. 2      Gen - Waste Reporting Form and Receipts      Not Satisfied

Prior to final building inspection, evidence (i.e., waste reporting form along with receipts or other types of verification) to demonstrate project compliance with the approved Waste Recycling Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.





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

Juan C. Perez  
Agency Director



03/31/21, 11:03 am

CUP190033

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for CUP190033. 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 CUP190033 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. 190033 is a proposal to utilize an existing building to establish and operate a 4,080 square foot cannabis retail facility with delivery on a 0.67-acre lot with parking and landscaping.

**Advisory Notification. 3            AND - Exhibits**

The development of the premises shall conform substantially with that as shown on the following APPROVED EXHIBIT(S)

- Exhibit A (Site Plan), dated 11/04/2020
- Exhibit B (Elevations), dated 11/04/2020
- Exhibit C (Floor Plans), dated 11/04/2020
- Exhibit E (Conceptual Landscaping and Irrigation Plans), dated 11/04/2020

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

1. Compliance with applicable Federal Regulations, including, but not limited to:
  - National Pollutant Discharge Elimination System (NPDES)
  - Clean Water Act
  - Migratory Bird Treaty Act (MBTA)
2. Compliance with applicable State Regulations, including, but not limited to:
  - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
  - Government Code Section 66020 (90 Days to Protest)
  - Government Code Section 66499.37 (Hold Harmless)

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

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

- State Subdivision Map Act
  - Native American Cultural Resources, and Human Remains (Inadvertent Find)
  - School District Impact Compliance
  - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)
3. Compliance with applicable County Regulations, including, but not limited to:
- Ord. No. 348 (Land Use Planning and Zoning Regulations)
  - Ord. No. 413 (Regulating Vehicle Parking)
  - Ord. No. 457 (Building Requirements)
  - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
  - Ord. No. 460 (Division of Land)
  - Ord. No. 461 (Road Improvement Standards)
  - Ord. No. 484 (Control of Blowing Sand)
  - Ord. No. 625 (Right to Farm)
  - Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
  - Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
  - Ord. No. 878 (Regarding Noisy Animals)
  - Ord. No. 671 (Consolidated Fees)
  - Ord. No. 679 (Directional Signs for Subdivisions)
  - Ord. No. 787 (Fire Code)
  - Ord. No. 847 (Regulating Noise)
  - Ord. No. 857 (Business Licensing)
  - Ord. No. 859 (Water Efficient Landscape Requirements)
  - Ord. No. 915 (Regulating Outdoor Lighting)
  - Ord. No. 916 (Cottage Food Operations)
  - Ord. No. 927 (Regulating Short Term Rentals)
4. Mitigation Fee Ordinances
- Ord. No. 659 Development Impact Fees (DIF)
  - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
  - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
  - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

### BS-Plan Check

#### BS-Plan Check. 1                    Gen - Custom

##### BUILDING AND SAFETY COMMENTS

To assist in providing an expeditious review, please cloud all corrections on revised exhibit. Items labeled as "Corrections" must be addressed prior to entitlement approval. Items labeled as "Notifications" are for your information only and are not required for entitlement approval. Include a comment response list addressing each correction on the comment list. Thank You.

Notifications:

##### ACCESSIBLE PATH OF TRAVEL:

1- Please provide a revised site plan to indicate the required continuous accessible paved path of travel.

## ADVISORY NOTIFICATION DOCUMENT

**BS-Plan Check**

**BS-Plan Check. 1                      Gen - Custom (cont.)**

The accessible path of travel details shall include;

1. Accessible path construction type (Asphalt or concrete).
2. Accessible path width.
3. Accessible path directional slope % and cross slope %.
4. All accessible ramp and curb cut-out locations and details where applicable.

The Accessible path of travel shall:

1. Connect to the public R.O.W.
2. Connect to all building(s).
3. Connect to all accessible parking loading/unloading areas.
4. Connect to accessible sanitary facilities.
5. Connect to areas of public accommodation.

Please be aware that the approved site plan with accessibility requirements should be included with any building plan submittals. The plan review staff may have additional comments depending on the additional information or revisions provided during the plan review process. Additional accessible requirements within the structure shall be reviewed during the building plan review.

**EV PARKING:**

Revise the site plan to show the required designated EV parking per CGC.

**DISABLED ACCESS GUIDLINE:**

EVCS are not considered parking spaces by the code. In addition, the required accessible parking spaces shall not double as required EVCS. 11B-208.1.

**Required Number of Accessible EVCS**

Where EVCS are provided for public use or common use, accessible EVCS shall be provided in accordance with the table below. (11B-228.3.1) (11B-228.3.2) (11B-228.3.2.1)

**Electric Vehicle Charging Stations for Public Use and Common Use**

Total Number of EVCS at a Facility<sup>1</sup>      Minimum Number (by type) of Accessible EVCS Required

|              | Van Accessible  | Standard Accessible | Ambulatory   |
|--------------|---|---------------------|--|
| 1 to 4       | 1   | 0                   | 0  |
| 5 to 25      | 1   | 0                   |  |
| 26 to 50     | 1   | 1                   | 1  |
| 51 to 75     | 1   | 2                   | 2  |
| 76 to 100    | 1   | 3                   | 3  |
| 101 and over | 1, plus 1 for each 300, or fraction thereof, over 100 |                     | 3, plus 1 for each 60, or fraction thereof, over 100 |

**EV PARKING:**

Revise the site plan to show the required designated EV parking per CGC.

**DISABLED ACCESS :**

EVCS are not considered parking spaces by the code. In addition, the required accessible parking spaces shall not double as required EVCS. 11B-208.1.

**Required Number of Accessible EVCS**

Where EVCS are provided for public use or common use, accessible EVCS shall be provided in accordance

## ADVISORY NOTIFICATION DOCUMENT

### BS-Plan Check

#### BS-Plan Check. 1

#### Gen - Custom (cont.)

with the table below. (11B-228.3.1) (11B-228.3.2) (11B-228.3.2.1)

Electric Vehicle Charging Stations for Public Use and Common Use

#### EVCS Locations

Accessible EVCS that serve a particular building or facility shall be located on an accessible route to an accessible entrance. (11B-812.5.1) (11B-812.5.1)

Where EVCS do not serve a particular building or facility, accessible EVCS shall be located on an accessible route to an accessible pedestrian entrance of the EV charging facility. (11B-812.5.1) (11B-812.5.1)

Vehicle spaces and access aisles shall be designed so that persons using them are not required to travel behind vehicle spaces or parking spaces other than the vehicle space in which their vehicle has been left to charge. (11B-812.5.4)

#### CODE/ORDINANCE REQUIREMENTS:

The applicant shall obtain the required building permit(s) from the building department prior to any construction on the property. All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances regulations in effect at the time of building plan submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply.

NOTE: The new updated 2019 California Building Codes will be in effect as of January 1st 2020, as mandated by the state of California. Any building plan and fee payment submitted to the building department on or after January 1st, 2020 will be subject to the new updated California Building Code(s).

#### BS-Plan Check. 1

#### Gen - Custom

#### PLANNING CASE REVIEW

#### BUILDING AND SAFETY COMMENTS

To assist in providing an expeditious review, please cloud all corrections on revised exhibit. Items labeled as "Corrections" must be addressed prior to entitlement approval. Items labeled as "Notifications" are for your information only and are not required for entitlement approval. Include a comment response list addressing each correction on the comment list. Thank You.

#### CORRECTIONS:

#### ALLOWABLE AREA:

Specify whether the building is equipped with fire sprinklers. Note the allowable area for M or B occupancies is limited to 9000 sq. ft. per Table 506.2.

#### RATED EXTERIOR WALL:

Given that the building is comprised of M & B occupancy groups, note that the East wall appears to be less than 5ft from the property line and requires a 2 hour rated wall for all construction types per Table 602.

#### EVCS PARKING SPACES:

EVCS are not considered parking spaces by the code. In addition, the required accessible parking spaces shall not double as required EVCS. 11B-208.1.

## ADVISORY NOTIFICATION DOCUMENT

**BS-Plan Check**

**BS-Plan Check. 1**

**Gen - Custom (cont.)**

**REQUIRED NUMBER OF ACCESSIBLE EVCS:**

Per the County Ordinance No. 348.4896, all EV parking spaces shall be serviced by an electrical charging station. Where EVCS are provided for public use or common use, accessible EVCS shall be provided in accordance with the table below. (11B-228.3.1) (11B-228.3.2) (11B-228.3.2.1)

**Minimum Number (by type) of Accessible EVCS Required**

|          | Van Accessible | Standard Accessible | Ambulatory |
|----------|----------------|---------------------|------------|
| 1 to 4   | 1              | 0                   | 0          |
| 5 to 25  | 1              | 0                   | 0          |
| 26 to 50 | 1              | 1                   | 1          |
| 51 to 75 | 1              | 2                   | 2          |

**EVCS LOCATIONS:**

Accessible EVCS that serve a particular building or facility shall be located on an accessible route to an accessible entrance. (11B-812.5.1) (11B-812.5.1)

Where EVCS do not serve a particular building or facility, accessible EVCS shall be located on an accessible route to an accessible pedestrian entrance of the EV charging facility. (11B-812.5.1) (11B-812.5.1)

Vehicle spaces and access aisles shall be designed so that persons using them are not required to travel behind vehicle spaces or parking spaces other than the vehicle space in which their vehicle has been left to charge. (11B-812.5.4)

**NOTIFICATIONS:**

**CODE/ORDINANCE REQUIREMENTS:**

The applicant shall obtain the required building permit(s) from the building department prior to any construction on the property. All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances regulations in effect at the time of building plan submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply.

**NOTE:** The new updated 2019 California Building Codes will be in effect as of January 1st 2020, as mandated by the state of California. Any building plan and fee payment submitted to the building department on or after January 1st, 2020 will be subject to the new updated California Building Code(s).

**PERMIT ISSUANCE:**

Per section 105.1 (2016 California Building Code, CBC): Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property.

The applicant shall obtain an approved final building inspection and certificate of occupancy from the

## ADVISORY NOTIFICATION DOCUMENT

### BS-Plan Check

#### BS-Plan Check. 1

#### Gen - Custom (cont.)

building department prior to any use or occupancy of the building, or structure.

At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment. In residential applications, each separate structure will require a separate building permit.

#### ACCESSIBLE PATH OF TRAVEL:

Please provide a revised site plan to indicate the required continuous accessible paved path of travel. The accessible path of travel details shall include;

1. Accessible path construction type (Asphalt or concrete).
2. Accessible path width.
3. Accessible path directional slope % and cross slope %.
4. All accessible ramp and curb cut-out locations and details where applicable.

The Accessible path of travel shall:

1. Connect to the public R.O.W.
2. Connect to all building(s).
3. Connect to all accessible parking loading/unloading areas.
4. Connect to accessible sanitary facilities.
5. Connect to areas of public accommodation.

Please be aware that the approved site plan with accessibility requirements should be included with any building plan submittals. The plan review staff may have additional comments depending on the additional information or revisions provided during the plan review process. Additional accessible requirements within the structure shall be reviewed during the building plan review.

#### ACCESSIBLE PARKING:

ADA parking spaces complying with 11B- 502 (Parking Spaces) that serve a particular building or facility shall be located on the shortest accessible route from parking to an entrance

Where parking serves more than one accessible entrance, parking spaces complying with 11B-502 (Parking Spaces) shall be dispersed and located on the shortest accessible route to the accessible entrances.

#### CWP:

Where any building, structure, equipment, alteration, use, change of use, or utility has been fully or partially constructed, placed or installed on a property without permit, the applicant shall comply with current Building Department policies and procedures with regards to construction without permit (CWP). The applicant may obtain a demolition permit to remove the CWP item from the property, or may begin the process to obtain the required building permit(s). Due to public safety concerns, time frames have been reduced to ensure that all minimum code and safety requirements per all applicable departments have been satisfied. Building plans and supporting documents and required verification documents shall be submitted to the building department with fee payment for review prior to any approval of the current planning case.

NOTE: Where a building and/or structure has been constructed, altered, or placed on the property without permit, the applicable building/structure shall not be occupied or in use until a final approved building inspection has been received. If the non-permitted/non- approved use and/or occupancy persists

## ADVISORY NOTIFICATION DOCUMENT

### BS-Plan Check

#### BS-Plan Check. 1

#### Gen - Custom (cont.)

without full approval from applicable county departments, the applicant/owner is doing so at their own risk.

#### GREEN BUILDING CODE WASTE REDUCTION:

Included within the building plan submittal documents to the Building Department for plan review, the applicant shall provide a copy of the approved construction waste management plan by the Riverside County Waste Management Department that:

1. Identifies the materials to be diverted from disposal by efficient usage, reuse on the project, or salvage for future use or sales.
2. Determines if materials will be sorted on site or mixed.
3. Identifies diversion facilities where material collected will be taken.
4. Specifies that the amount of materials diverted shall be calculated by weight or volume, but not both.

For information regarding compliance with the above provision and requirements, please contact the Waste Management Department @ (951) 486-3200.

### E Health

#### E Health. 1

#### DEH ECP COMMENTS

Based on the information provided in the environmental assessment documents submitted for this project and with the provision that the information was accurate and representative of site conditions, RCDEH-ECP (Riverside County Department of Environmental Health – Environmental Cleanup Program) concludes no further environmental assessment is required for this project.

If previously unidentified contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

#### E Health. 2

#### Water/Sewer

It is the responsibility of the applicant to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyors, as well as, all other applicable agencies.

### 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











## ADVISORY NOTIFICATION DOCUMENT

### Planning

**Planning. 10**                                      **General - J. Inspections (cont.)**

**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 Consumption**

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:

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



## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### Planning. 16

#### General - O. Permit and License Posting (cont.)

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 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

## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### **Planning. 18                                      General - Q. Records (cont.)**

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 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





## ADVISORY NOTIFICATION DOCUMENT

### Planning-All

#### **Planning-All. 1                      Cannabis Retail Operations - 1 (cont.)**

to limit access and entry to the retail location.

#### **Planning-All. 2                      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. 3                      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. 4                      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. 5                      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.

#### **Planning-All. 6                      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. 7                      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. 8                      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. 9                      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.

## ADVISORY NOTIFICATION DOCUMENT

### Planning-All

**Planning-All. 10**                      **Cannabis Retail Operations - 5 (cont.)**

**Planning-All. 10**                      **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. 11**                      **Cannabis Retail Operations - 6**

Cannabis and Cannabis Products not in the display area shall be maintained in a locked secure area.

**Planning-All. 12**                      **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. 13**                      **Cannabis Retail Operations - 8**

Restroom facilities shall be locked and under the control of the Cannabis Retailer.

**Planning-All. 14**                      **Cannabis Retail Operations - 9**

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.

### Transportation

**Transportation. 1**                      **Trans Standard 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. 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.

2. Any conflicting utility or landscaping facilities along Florida Avenue (SH-74) parkway shall be relocated by the project proponent as directed by CALTRANS.

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

### Waste Resources

## ADVISORY NOTIFICATION DOCUMENT

### Waste Resources

**Waste Resources. 1                      Gen - Custom (cont.)**

**Waste Resources. 1                      Gen - Custom**

1. 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.

2. 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](http://www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory)

3. Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234.

- 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.



# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

## DEVELOPMENT ADVISORY COMMITTEE (“DAC”) INITIAL CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE PO Box 1409 Riverside, 92502-1409

DATE: November 7, 2019

**TO:**

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Public Health Dept.  
Riv. Co. Fire Department (Riv. Office)  
Southern California Edison Co. (SCE)  
Southern California Gas Co.

Riv. Co. Building & Safety – Plan Check  
Riv. Co. Trans. Dept. – Landscape Section  
Riv. Co. Sheriff’s Dept.  
Riv. Co. Waste Resources Management Dept.

Riv. Co. Airport Land Use Commission  
Hemet City Sphere of Influence  
Western Municipal Water District (WMWD)  
Board of Supervisors - Supervisor: 3<sup>rd</sup> District

**CONDITIONAL USE PERMIT NO. 190033, DEVELOPMENT AGREEMENT NO. 1900021,**– CEQ190115  
– Applicant: EBC – Hemet, LLC – Third Supervisorial District – Ramona Area – San Jacinto Valley Area  
Plan: Commercial Retail: (CR) (0.20 – 0.35 FAR) – Location: North of Acocoa Ave, East of Columbia  
Street, South of Florida Ave, and West of N. Cornell Street – 0.67 Acres – Zoning: Scenic Highway  
Commercial (C-P-S) – **REQUEST:** Development Agreement No 1900021. would impose a lifespan on the  
proposed cannabis project and provide community benefits to the Ramona Area. Conditional Use Permit  
No. 190033 proposes to renovate an existing building to establish a cannabis storefront – APN: 438-230-  
042 – **BBID: 406-662-672**

**DAC staff members and other listed Riverside County Agencies, Departments and Districts staff:**  
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the  
map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft  
conditions in the Public Land Use System (PLUS) on or before the indicated DAC date. If it is determined  
that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and  
DENY the PLUS routing on or before the above date. This case is scheduled for a **DAC meeting on  
November 21, 2019**. Once the route is complete, and the approval screen is approved with or without  
corrections, the project can be scheduled for a public hearing.

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

*If you do not include this transmittal in your response, please include a reference to the case number and project  
planner’s name. Thank you.*



# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

Any questions regarding this project, should be directed to Mina Morgan, Project Planner at (951) 955-6035, or e-mail at [mimorgan@rivco.org](mailto:mimorgan@rivco.org) / MAILSTOP #: 1070

Public Hearing Path: Administrative Action:  DH:  PC:  BOS:

COMMENTS:

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

*If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.*



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.  
Assistant TLMA Director

## 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: EBC - Hemet, LLC

Contact Person: Adel Hijazi, Managing Member                      E-Mail: adam.lbca@gmail.com

Mailing Address: 64 Maple Ash \_\_\_\_\_

Street

Irvine, CA 92620 \_\_\_\_\_

City

State

ZIP

Daytime Phone No: ( 949 ) 351-5726                      Fax No: ( \_\_\_\_\_ ) \_\_\_\_\_

Engineer/Representative Name: Graphia Architecture & Engineering

Contact Person: Sean Freitas, President & CEO                      E-Mail: design@graphia.com

Mailing Address: 100 Gateway Drive, Suite 120 \_\_\_\_\_

Street

Lincoln, CA 95648 \_\_\_\_\_

City

State

ZIP

Daytime Phone No: ( 916 ) 209-9890                      Fax No: ( \_\_\_\_\_ ) \_\_\_\_\_

Property Owner Name: R and B Investment, Inc.

Contact Person: Shadi Rahman, President and CEO                      E-Mail: jrahman963@aol.com

Mailing Address: 415 N. Santa Fe Avenue \_\_\_\_\_

Street

Vista, CA 92084 \_\_\_\_\_

City

State

ZIP

Daytime Phone No: ( 760 ) 758-7794                      Fax No: ( \_\_\_\_\_ ) \_\_\_\_\_

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

Desert Office · 77-588 El Duna Court, Suite H  
Palm Desert, California 92211  
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*"Planning Our Future... Preserving Our Past"*

**APPLICATION FOR LAND USE AND DEVELOPMENT**

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the use permit type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the use permit is ready for public hearing.)

R and B Investment, Inc., by its President and CEO, Shadi Rahman

R1

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

R and B Investment, Inc., by its Secretary and CFO, Jamal Rahman

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

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

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of this application, the applicant will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 438-230-042

Approximate Gross Acreage: 0.67

General location (nearby or cross streets): North of Acacia E Avenue, South of Florida Avenue, East of Columbia Street, West of N. Cornell Street.

**APPLICATION FOR LAND USE AND DEVELOPMENT**

**PROJECT PROPOSAL:**

Describe the proposed project.

The Applicant will renovate 4,080 square feet of 41007 E. Florida Avenue, Hemet, CA 92544, to establish a cannabis storefront retailer with delivery pursuant to

Cannabis RFP Response CAN190044.

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): Cannabis storefront retailer with delivery

Number of existing lots: 1

| EXISTING Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |             |        |         |                     |                          |                  |
|--|-------------|--------|---------|---------------------|--------------------------|------------------|
| No.*   | Square Feet | Height | Stories | Use/Function        | To be Removed            | Bldg. Permit No. |
| 1  | 9,505       | 30'    | 1       | Retail strip center | <input type="checkbox"/> | BT1120053        |
| 2  |             |        |         |                     | <input type="checkbox"/> |                  |
| 3  |             |        |         |                     | <input type="checkbox"/> |                  |
| 4  |             |        |         |                     | <input type="checkbox"/> |                  |
| 5  |             |        |         |                     | <input type="checkbox"/> |                  |
| 6  |             |        |         |                     | <input type="checkbox"/> |                  |
| 7  |             |        |         |                     | <input type="checkbox"/> |                  |
| 8  |             |        |         |                     | <input type="checkbox"/> |                  |
| 9  |             |        |         |                     | <input type="checkbox"/> |                  |
| 10   |             |        |         |                     | <input type="checkbox"/> |                  |

Place check in the applicable row, if building or structure is proposed to be removed.

| PROPOSED Buildings/Structures: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |             |        |         |              |
|--|-------------|--------|---------|--------------|
| No.*   | Square Feet | Height | Stories | Use/Function |
| 1  |             |        |         |              |
| 2  |             |        |         |              |
| 3  |             |        |         |              |
| 4  |             |        |         |              |
| 5  |             |        |         |              |
| 6  |             |        |         |              |
| 7  |             |        |         |              |
| 8  |             |        |         |              |
| 9  |             |        |         |              |
| 10   |             |        |         |              |

| PROPOSED Outdoor Uses/Areas: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |             |              |
|--|-------------|--------------|
| No.*   | Square Feet | Use/Function |
| 1  |             |              |
| 2  |             |              |
| 3  |             |              |
| 4  |             |              |
| 5  |             |              |



**APPLICATION FOR LAND USE AND DEVELOPMENT**

|    |  |  |
|----|--|--|
| 6  |  |  |
| 7  |  |  |
| 8  |  |  |
| 9  |  |  |
| 10 |  |  |

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

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

Related cases filed in conjunction with this application:

Cannabis RFP Response CAN190044 and an Application for Development Agreement

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

If yes, provide Application No(s). IP100022 (Conditional Use Permit); PP25129 (Minor Plot Plan); HR02325 (Historical Planning Case)  
(e.g. Tentative Parcel Map, Zone Change, etc.)

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

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

If yes, indicate the type of report(s) and provide a signed copy(ies): \_\_\_\_\_

Is the project located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Government Code Section 65944? Yes  No

Is this an application for a development permit? Yes  No

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

*If not known, please refer to [Riverside County's Map My County website](#) to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)*

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

[Santa Ana River/San Jacinto Valley](#)

[Santa Margarita River](#)

[Whitewater River](#)

**APPLICATION FOR LAND USE AND DEVELOPMENT**

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

**HAZARDOUS WASTE AND SUBSTANCES STATEMENT**

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: \_\_\_\_\_

Address: \_\_\_\_\_

Phone number: \_\_\_\_\_

Address of site (street name and number if available, and ZIP Code): \_\_\_\_\_

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: \_\_\_\_\_

Specify any list pursuant to Section 65962.5 of the Government Code: None

Regulatory Identification number: \_\_\_\_\_

Date of list: \_\_\_\_\_

Applicant: N/A Date \_\_\_\_\_

**HAZARDOUS MATERIALS DISCLOSURE STATEMENT**

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

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

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

Owner/Authorized Agent (1) [Signature] R and B Investment, Inc., by its President and CEO, Sherif Rahman Date 10/9/2019

Owner/Authorized Agent (2) [Signature] R and B Investment, Inc., by its Secretary and CFO, Jamal Rahman Date 10/9/2019

**APPLICATION FOR LAND USE AND DEVELOPMENT**

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

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



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.,  
Assistant TLMA Director

## INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any tentative map (tract or parcel), revised map, map minor change, reversion to acreage, conditional use permit, public use permit, surface mining permit, WECS permit, hazardous waste siting permit, temporary outdoor event permit, plot plan, substantial conformance, revised permit, variance, setback adjustment, general plan amendment, specific plan, specific plan amendment, specific plan substantial conformance, zoning amendments, and any associated environmental documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.

10/9/2019

Property Owner(s) Signature(s) and Date

R and B Investment, Inc., by its President and CEO, Shadi Rahman

Printed Name of Owner

*If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets of this page, if necessary.*

*If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:*

- *If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.*
- *If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.*
- *If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.*
- *If the property owner is a trust, provide a copy of the trust certificate.*

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

Desert Office • 77-588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 • Fax (760) 863-7040

## **INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS**

- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

*If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.*

*In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.*

*If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.*



# 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.

10/9/2019

Property Owner(s) Signature(s) and Date

R and B Investment, Inc., by its Secretary and CFO, Jamal Rahman

Printed Name of Owner

*If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets of this page, if necessary.*

*If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:*

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*In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.*

*If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.*

## NOTICE OF PUBLIC HEARING

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

**CONDITIONAL USE PERMIT NO. 190033 and DEVELOPMENT AGREEMENT NO. 1900021 – 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) – Applicant: Catalyst Hemet, LLC – Third Supervisorial District – Ramona Area – San Jacinto Area Plan: Commercial Retail: (CR) (0.20 – 0.35 FAR) – Location: Southerly of East Florida Avenue/State Highway 74 and easterly of Columbia Street – 0.67 Acres – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** Conditional Use Permit No. 190033 is a proposal to utilize an existing building to establish and operate a 4,080 sq. ft. cannabis retail facility with delivery on an 0.67-acre lot with parking and landscaping. Development Agreement No. 1900021 is associated with the proposed conditional use permit and grants the applicant vesting rights to develop the project in accordance with the terms of Development Agreement No. 1900021 and Conditional Use Permit No. 190033. The Development Agreement will provide community benefits to the San Jacinto Valley Area and has a term of 10 years. APN: 438-230-042.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.  
DATE OF HEARING: **APRIL 7, 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: Mina Morgan at (951) 955-6035 or email at [mimorgan@rivco.org](mailto:mimorgan@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: Mina Morgan  
P.O. Box 1409, Riverside, CA 92502-1409



## PROPERTY OWNERS CERTIFICATION FORM

I,           VINNIE NGUYEN           certify that on           February 25, 2021            
,

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

APN (s) or case numbers           CUP190033           for

Company or Individual's Name           RCIT - GIS          ,

Distance buffered           600'          

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

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

TITLE:           GIS Analyst          

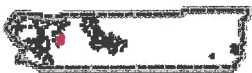
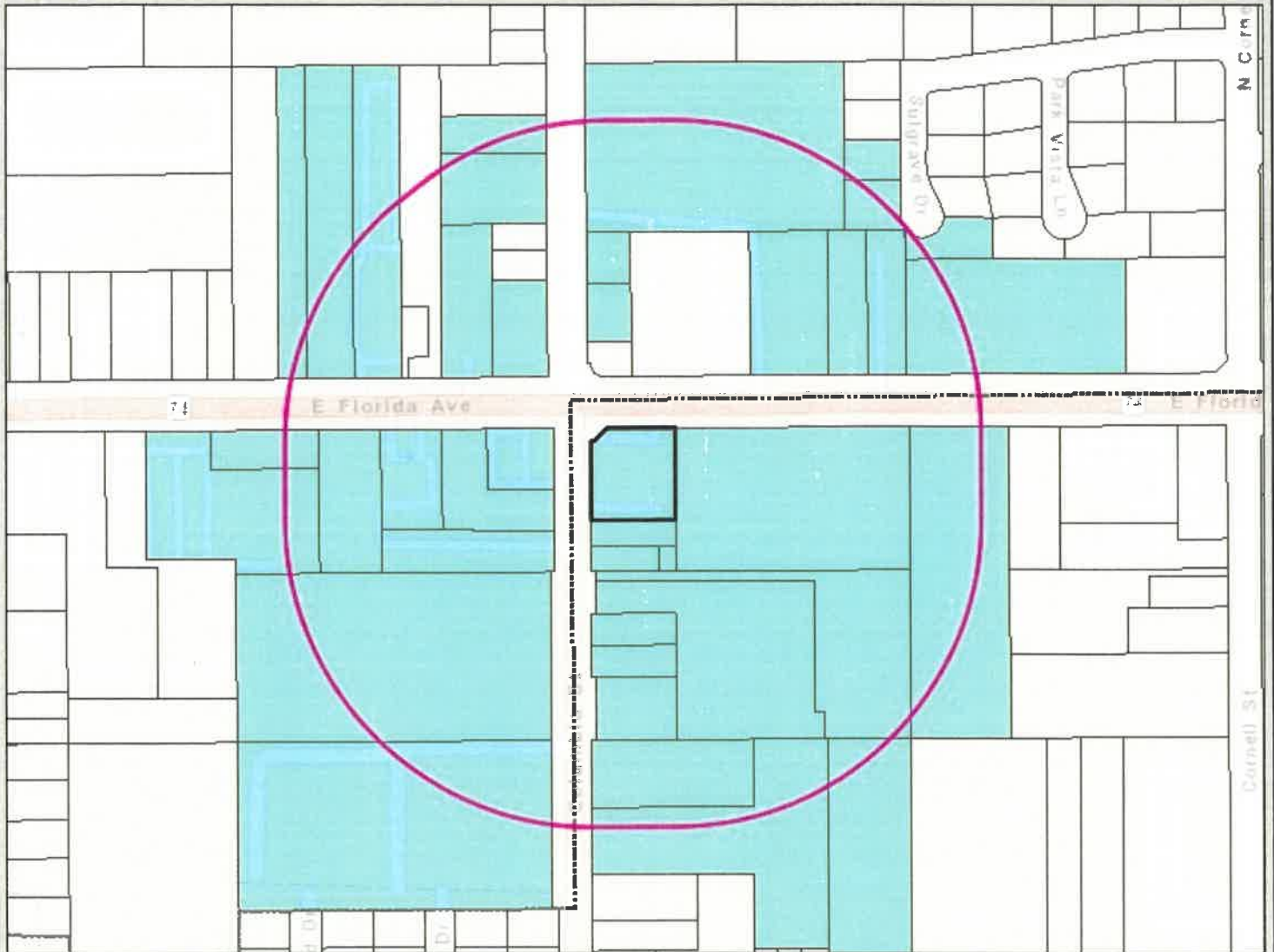
ADDRESS:           4080 Lemon Street 9<sup>TH</sup> Floor          

          Riverside, Ca. 92502          

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

# Riverside County GIS Mailing Labels

CUP190033 (600 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... 2/24/2021 10:51:23 AM

© Riverside County RCIT

445290021  
TABRIZI FAMILY TRUST 1/6/12  
17 CALLE VISTA DEL SOL  
SAN CLEMENTE CA 92673

445290026  
ROBSON DALE H & FLORA M REV TRUST  
26160 SOBOBA ST  
HEMET CA 92544

438230019  
RITA W. WACKER  
30550 PAUMA PL  
CANYON LAKE CA 92587

445220016  
KPC MEDICAL ARTS  
890 W STETSON AVE STE B  
HEMET CA 92543

445290005  
DGVM V34 INC  
40931 E FLORIDA AVE  
HEMET CA 92544

445220020  
7 SUMMIT PROP 2  
1600 E FLORIDA AVE STE 110  
HEMET CA 92544

445290022  
SOUTHWEST RIVERSIDE COUNTY ASSN OF  
2355 E FLORIDA AVE  
HEMET CA 92544

445290002  
DGVM V34 INC  
2433 E FLORIDA AVE  
HEMET CA 92544

445290027  
TRINITY LUTHERAN CHURCH OF HEMET  
191 S COLUMBIA ST  
HEMET CA 92544

445290028  
ROSA CORDOVA  
PO BOX 281  
GLEN DIVE MT 59330

445290029  
RAIN LILY  
PO BOX 281  
GLEN DIVE MT 59330

445300039  
PARK COLUMBIA  
610 N SANTA ANITA AVE  
ARCADIA CA 91006

438220001  
ROBERT L. TAYLOR  
147 PARK VISTA LN  
HEMET CA 92544

438240003  
GREGORIO M. JIMENEZ  
157 SULGRAVE DR  
HEMET CA 92544

438240039  
BRANDON CHOI  
420 LA CRESCENTA DR # 530  
BREA CA 92823

438230003  
HAROLD HOCHBERG  
25808 COLUMBIA ST  
HEMET CA 92544

438240013  
OM SRI MAI INC  
2688 E FLORIDA AVE  
HEMET CA 92544

438230006  
PAUL F. THOMPSON  
2125 SAINT EMILION LN  
SAN JACINTO CA 92583

438230032  
LIDIA STEPHANY RODRIGUEZ  
25828 COLUMBIA ST  
HEMET CA 92543

438230037  
KRE-RENEW LANDLORD  
19119 N CREEK PKY STE 102  
BOTHHELL WA 98011

438240007  
RODOLFO GARCIA RAMOS  
800 N BUENA VISTA  
HEMET CA 92544

438240015  
OSCAR REYES  
132 SULGRAVE DR  
HEMET CA 92544

438220002  
ASCENDANT DEV GROUP  
556 MIRACLE DR  
SAN JACINTO CA 92583

438230011  
MASKO HOLDINGS  
1069 OVERLOOK PKWY  
RIVERSIDE CA 92506

438230033  
RAKESH C. GUPTA  
341 MAIN ST  
SAN JACINTO CA 92583

438240006  
SANTOS ALVARADO  
120 N COLUMBIA ST  
HEMET CA 92544

445220019  
ANIL RASTOGI  
1600 E FLORIDA AVE NO 110  
HEMET CA 92544

445220025  
FRENCH NANCY C  
44972 DESERT HORIZON  
INDIAN WELLS CA 92210

445220024  
A B JACOBS & ASSOC INC  
2549 B EASTBLUFF DR # 359  
NEWPORT BEACH CA 92660

438220012  
JAMES L. OLSEN  
7641 E CORTO RD  
ANAHEIM CA 92808

438230002  
HAROLD HOCHBERG  
25798 COLUMBIA ST  
HEMET CA 92544

438230036  
KRE TIGER DESERT HILLS  
19119 N CREEK PKWY  
BOTHELL WA 98011

438240005  
MPN 14 LTD PARTNERSHIP  
4900 SANTA ANITA AV NO 2C  
EL MONTE CA 91731

438240012  
RIVERSIDE COUNTY FLOOD CONTROL &  
1995 MARKET ST  
RIVERSIDE CA 92501

445220014  
WILLIAM E. THOMAS  
42830 CHAUDHURI CR  
HEMET CA 92544

445220015  
KALI P. CHAUDHURI  
41889 E FLORIDA AVE  
HEMET CA 92544

438240004  
MARLYS A. NICHOLS  
141 SULGRAVE DR  
HEMET CA 92544

438240011  
2524 FLORIDA INV  
1582 APPIAN WAY  
SAN JACINTO CA 92583

438230009  
JOHN P. OTTO  
275 S WORTHINGTON ST SPC 3  
SPRING VALLEY CA 91977

438230042  
R & B INV INC  
415 N SANTA FE AVE  
VISTA CA 92084

**Applicant:**

Catalyst Hemet LLC  
6700 Pacific Coast Hwy Suite 220  
Long Beach CA, 90803

**Engineer:**

Graphia Architecture & Engineering  
100 Gateway Drive #120  
Lincoln CA, 92614  
Attn: Sean Freitas

**Owner:**

R and B Investments Inc  
415 Santa Fe Ave  
Vista CA, 92084

Southern California Edison  
2244 Walnut Grove Ave. Room 312  
P.O. Box 600  
Rosemead, CA 91770

Southern California Gas Company  
P.O. Box 1626  
Monterey Park, CA 91754

City of Hemet  
445 East Florida Avenue  
Hemet, CA 92543

Southern California Edison  
2244 Walnut Grove Ave. Room 312  
P.O. Box 600  
Rosemead, CA 91770

Richard Drury  
Komalpreet Toor  
Lozeau Drury, LLP  
1939 Harrison Street, Suite 150  
Oakland, CA 94612

Southern California Gas Company  
P.O. Box 1626  
Monterey Park, CA 91754

Kirkland West  
Habitat Defense Council  
PO Box 7821  
Laguna Niguel, Ca, 92607-7821

City of Hemet  
445 East Florida Avenue  
Hemet, CA 92543





# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

## NOTICE OF EXEMPTION

**TO:**  Office of Planning and Research (OPR) P.O. Box 3044 Sacramento, CA 95812-3044  
 County of Riverside County Clerk

**FROM:** Riverside County Planning Department  
 4080 Lemon Street, 12th Floor P. O. Box 1409 Riverside, CA 92502-1409

38686 El Cerrito Road Palm Desert, CA 92201

**Project Title/Case No.:** Cannabis Retailer / Development Agreement No. 1900021, and Conditional Use Permit No. 190033

**Project Location:** 41007 E Florida Avenue, Vista CA

**Project Description:** Development Agreement No 1900021 is associated with the proposed Conditional Use Permit and grants the applicant vesting rights to develop the Project in accordance with the terms of Development Agreement No. 1900021 and Conditional Use Permit No. 190033. The Development Agreement will provide community benefits to the San Jacinto Valley Area and has a term of 10 years. Conditional Use Permit No. 190033 is a proposal to utilize an existing building to establish and operate a 4,080 square foot cannabis retail facility with delivery on an 0.67-acre lot with parking and landscaping – APN: 438-230-042.

**Name of Public Agency Approving Project:** Riverside County Planning Department

**Project Applicant & Address:** Catalyst Hemet, LLC – 6700 Pacific Coast Hwy, Suite 220, Long Beach CA, 90803

**Exempt Status: (Check one)**

- Ministerial (Sec. 21080(b)(1); 15268)  Categorical Exemption 15301, 15303, and 15061 (b)(3)  
 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 is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15061 (b)(3) (Common Sense Exemption). Additionally, this project is also exempt from CEQA review pursuant to State CEQA Guidelines Section 15301 (Class 1, Existing Facilities Exemption). Furthermore, this project is also exempt from CEQA review pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures).

Mina Morgan (951) 955-6035  
County Contact Person Phone Number

\_\_\_\_\_  
Signature Title Date

Please charge deposit fee case#: ZEA No.42996 ZCFW No. 6364- County Clerk Posting Fee  
**FOR COUNTY CLERK'S USE ONLY**

Date Received for Filing and Posting at OPR: \_\_\_\_\_

NOTICE OF EXEMPTION  
Page 2

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Revised: 3/31/21: Y:\Planning Case Files-Riverside office\CUP190033\PC-DH-BOS

# STAFF REPORT PACKAGE CHECKLIST

|   |   |
|---|---|
| Date: 3/31/2021                         | Date due to principal for review: Completed |
| Project Planner: Mina Morgan            | Date due back to planner: Completed         |
| Case Number(s): CUP190033               | Date due to DH/PC Secretary:                |
| Anticipated Hearing Date: April 7, 2021 |   |

| STAFF REPORT PACKAGE CONTENT and ORDER   |  |   |   |
|--|--|---|---|
| 1.   | <input checked="" type="checkbox"/> Staff Report (New Template)  | 13.   | <input type="checkbox"/> GPIP Package (If Applicable)   |
| 2.   | <input type="checkbox"/> Resolution(s) (EIR, GPAs, SPs, and SPAs)  | 14.   | <input checked="" type="checkbox"/> Application<br>(First Few Pages and Change of App/Own/Eng)              |
| 3.   | <input checked="" type="checkbox"/> Vicinity Map   | 15.   | <input checked="" type="checkbox"/> Indemnification Agreement   |
| 4.   | <input checked="" type="checkbox"/> GIS Exhibits   | 16.   | <input type="checkbox"/> Hearing Notice (Provided by PC Secretary)  |
| 5.   | <input checked="" type="checkbox"/> Applicant's Exhibits/Maps (If Applicable)  | 17.   | <input checked="" type="checkbox"/> Labels Certification Form & Radius Map                                  |
| 6.   | <input type="checkbox"/> SP Exhibit(s) & Summary (If Applicable)   | 18.   | <input checked="" type="checkbox"/> Surrounding Property Owner's Labels                                     |
| 7.   | <input type="checkbox"/> ND/MND Cover Form & Initial Study<br>(If Applicable)  | 19.   | <input checked="" type="checkbox"/> Non-County Agency Labels  |
| 8.   | <input checked="" type="checkbox"/> Conditions of Approval   | 20.   | <input checked="" type="checkbox"/> Applicant/Owner/Engineer Labels   |
| 9.   | <input checked="" type="checkbox"/> Initial LDC/DRT Transmittal Letter<br>(All Subsequent LDC/DRT Transmittal Letters) | 21.   | <input checked="" type="checkbox"/> Notice of Determination (NOD) Form or<br>Notice of Exemption (NOE) Form |
| 10.  | <input type="checkbox"/> Agency Letters/Reports<br>(City, ALUC, RCA, Water, etc...)                                    | 22.   | <input type="checkbox"/> California Fish & Game (CFG) Receipt(s)  |
| 11.  | <input type="checkbox"/> SB 18 & AB 52 Consultation Letters  | 23.   | <input type="checkbox"/> Power Point Presentation   |
| 12.  | <input type="checkbox"/> Any other Applicable Letters / Memos  | 24.   | <input type="checkbox"/> Email DRAFT Staff Report to County Counsel   |
| LMS UPDATE REQUIREMENTS  |  | ADVERTISEMENT PACK REQUIREMENTS<br>(NOTE: all mailing address shall be on gummed labels)                |   |
| <input type="checkbox"/> Update Table Screen 2 Description Field<br>(and/or Screen 11 - Description field)   |  | <input checked="" type="checkbox"/> Scheduling Request Form   |   |
| <input type="checkbox"/> Verify complete Routing and Approval Screens<br>(For all applicable applications)   |  | <input checked="" type="checkbox"/> Labels Certification Form & Radius Map<br>(Certified & non-expired) |   |
| <input type="checkbox"/> Change LMS status to appropriate hearing  |  | <input checked="" type="checkbox"/> Surrounding Property Owner Labels                                   |   |
| <input type="checkbox"/> Verify Appropriate Fee Balance<br>(\$3,000.00 for each hearing including resolution review and adoptions; \$1,500 for Receive & File Items and Accessory Structure items at DH; and, \$1,000.00 for final documents. The total will vary and should not include the time to prepare the staff report package) |  | <input checked="" type="checkbox"/> Non-County Agency Labels  |   |
|  |  | <input checked="" type="checkbox"/> Applicant/Owner/Engineer Labels (2 sets)                            |   |
| <input type="checkbox"/> Verify Property Taxes current for property  |  | <input type="checkbox"/> Notify Applicant of need to post signs (CZ/EIR/GPA)                            |   |
| ITEMS DUE UPON SUBMITTAL TO PLANNING COMMISSION SECRETARY  |  |   |   |
| <input type="checkbox"/> Full Size Maps/Exhibits (One set for DH; Six sets for PC)   |  | <input checked="" type="checkbox"/> Scheduling Request (See Ad Pack Requirements)                       |   |
| <input type="checkbox"/> Verify LMS Requirements are satisfied   |  | <input type="checkbox"/> Signed Staff Report (See Staff Report Contents)                                |   |

Comments:

\*NOTE: This form is to be included with the Staff Report package.