



RIVERSIDE COUNTY PLANNING DEPARTMENT

9:00 A.M.

APRIL 21, 2021

**Planning
Commissioners
2021**

1st District
Carl Bruce
Shaffer
Chairman

2nd District
David Leonard
Vice-Chairman

3rd District
Gary Thornhill

4th District
Bill Sanchez

5th District
Eric 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 and complete the electronic form. You will receive an email confirming your request that will provide further instructions. Additional information is available on the Planning Department website.

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

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

CALL TO ORDER: SALUTE TO THE FLAG ROLL CALL

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

1.1 GENERAL VACATION and TERMINATION of MAINTENANCE OF CARAVEL LANE IN THE RANCHO CALIFORNIA AREA – Applicant: Michael Noel – Third Supervisorial District – Southwest Area Plan – Location: Caravel Lane in the Southwest Area – **REQUEST:** The Transportation Department is proposing to vacate and terminate the maintenance of Caravel Lane, pursuant to County of Riverside policies and procedures. Project Planner: Paul Hillmer at (951) 955-6107 or email at phillmer@rivco.org.

1.2 PLOT PLAN NO. 180010 – RECEIVE and FILE – Intent to Adopt a Negative Declaration – CEQ180026 – Applicant: T-Mobile – Engineer/Representative: Coastal Business Group – Owner: Desert Solitaire – First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan: Rural Community – Very Low Density Residential (RC-VLDR) (1 Acre Minimum) – Location: Northerly of Oleander Avenue, easterly of Brown Street, southerly of Nandina Avenue, and westerly of Haines Street – 1.98 Gross Acres – Zoning Classification: Light Agriculture – 1 Acre Minimum (A-1-1) – **REQUEST:** Plot Plan No. 180010 proposes the construction and operation of a new, unmanned wireless communication facility disguised as a pine tree (monopine) consisting of a 50-foot-tall tower, three (3) dual panel antennas, three (3) panel antennas, three (3) RRUs, one (1) GPS antenna. In addition, the project would include ancillary ground mounted equipment within a 400 sq. ft. lease area surrounded by a 6-foot tall split-face block wall enclosure with three (3) new pine trees. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.

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

NONE

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

- 3.1 CONDITIONAL USE PERMIT NO. 190034 and DEVELOPMENT AGREEMENT NO. 1900022 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) and Section 15061(b)(3) (Common Sense Exemption) – Applicant: EEL – Riverside County, LLC – Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan: Community Development: Light Industrial (CD-LI) (0.25 – 0.60 FAR) – Location: Northerly of Adelaide Street, easterly of Front Street, and southerly of Northshore Street – 0.64 Acres – Zoning: Industrial Park (I-P) – **REQUEST:** Development Agreement No. 1900022 would impose a lifespan on the proposed cannabis project and provide community benefit to the Thousand Palms District. Conditional Use Permit No. 190034 proposes to use an existing 7,734 sq. ft. building as a storefront for a retail cannabis business with office space related to cannabis business and shall only occupy 1,792 sq. ft. of the entire building. APN: 650-360-021. Continued from March 24, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.
- 3.2 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 38th 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. Continued from April 7, 2021. Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.

STAFF RECOMMENDS A CONTINUANCE TO MAY 5, 2021.**4.0 PUBLIC HEARING – NEW ITEMS: 9:00 a.m. or as soon as possible thereafter**

- 4.1 CONDITIONAL USE PERMIT NO. 03662, REVISION NO. 1 – No New Environmental Document is Required** – EA42193 – Owner/Applicant: Zeny Ward – Third Supervisorial District – Winchester Zoning Area – Winchester/Harvest Valley Area Plan – Community Development: Commercial Retail (CD-CR) – Community Development: Commercial Tourist (CD-CT) – Location: Northerly of Newport Road, easterly of Highway 79, southerly of Patton Avenue, and westerly of Patterson Avenue – 36.64 Gross Acres – Rural residential (R-R) – General Commercial (C-1/C-P) – **REQUEST:** Revision No. 1 to Conditional Use Permit No. 03662 proposes to extend the life of an existing 6.16 acre swap meet for 10 years past its expiration date of February 16, 2021 to February 16, 2031. The current uses on site will remain, and no intensified or expanded uses are proposed. Project Planner: Kathleen Mitchell at (951) 955-6836 or email at kmitchell@rivco.org.
- 4.2 SPECIFIC PLAN NO. 106 AMENDMENT NO. 17, GENERAL PLAN AMENDMENT NO. 170001, CHANGE OF ZONE NO. 7347, TENTATIVE TRACT MAP NO. 37078, and PLOT PLAN NO. 170003 – Intent to Adopt a Mitigated Negative Declaration** – Applicant: JBL Investments, Inc. – Allen Su – Representative: MDS, LLC – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Community Development: Commercial Retail (CD-CR) – Community Development: Commercial Office (CD-CO) – Community Development: Light Industrial (CD-LI) – Open

Space: Conservation (OS-C) – Location: Northwesterly of Winchester Road/State Route 79, northerly of Jean Nicholas Road, easterly of Leon Road, and southerly of Whisper Heights Parkway – Zoning: Scenic Highway Commercial (C-P-S) – Commercial Office (C-O) – Industrial Park (I-P) – Open Area Combining Zone-Residential Developments (R-5) – 30.62 Gross Acres – **REQUEST:** The Specific Plan Amendment is a proposal to change the land use designation from a mix of Community Development: Commercial Retail (CD-CR), Community Development: Commercial Office (CD-CO), Community Development: Light Industrial (CD-LI), and Open Space: Conservation (OS-C) to Community Development: Medium High Density Residential (CD-MHDR) as reflected in the proposed Specific Plan Land Use Plan. The General Plan Amendment is a proposal to change the land use designation from a mix of Community Development: Commercial Retail (CD-CR), Community Development: Commercial Office (CD-CO), Community Development: Light Industrial (CD-LI), and Open Space: Conservation (OS-C) to Community Development: Medium High Density Residential (CD-MHDR) as reflected in the proposed Specific Plan Land Use Plan. The Change of Zone is a proposal to change the zoning classification of the project site from Scenic Highway Commercial (C-P-S), Commercial Office (C-O), Industrial Park (I-P), and Open Area Combining Zone-Residential Developments (R-5) to General Residential (R-3). The Tentative Tract Map is a Schedule “A” Subdivision of 30.62 acres into three (3) residential lots and three (3) open space lots for active recreation and detention basins. The three (3) numbered residential lots would be subdivided into 154 condominium units. The Plot Plan is a development plan for a total of 154 single-family detached condominium units, 308 garage parking spaces, 133 private on-street parking spaces, and 3.84 acres of recreation areas on the entire 30.62-acre project site. APN: 480-160-023. Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.

5.0 WORKSHOPS:

NONE

6.0 RIVERSIDE COUNTY ADVISORY REDISTRICTING COMMISSION

NONE

7.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

8.0 PLANNING DIRECTOR'S REPORT

9.0 PLANNING COMMISSIONERS' COMMENTS



COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

Agenda Item No.

1 . 1

Planning Commission Meeting: April 21, 2021

PROPOSED PROJECT

Subject: General Vacation of Caravel Lane in the
in the Rancho California Area.

Applicant: Michael Noel

Area Plan: Temescal Canyon

Zoning Area/District: Rancho California Area

Supervisory District: Third District

Project Planner: Chris Trinidad

Project APN(s): 927-550-032, 927-550-036

John Hildebrand
John Hildebrand
Planning Director

PROJECT DESCRIPTION AND LOCATION

General Vacation of Caravel Lane in the Rancho California area.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION RECOMMEND THE FOLLOWING:

That the Transportation Department moves forward with the process to vacate Caravel Lane pursuant to County of Riverside policies and procedures.

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

The vacation of Caravel Lane is at the request of the applicant, Michael Noel. Caravel Lane was dedicated and accepted for public use as Lots "G" and "H" on Parcel Map No. 20903 on file in Book 137, Page 64, of Parcel Maps, records of the Recorder of Riverside County, California. Caravel Lane is an unimproved non-County Maintained road. Caravel Lane is currently impassable by car and is blocked by trees, utilities, fencing and private improvements. Seven (7) adjacent property owners have been notified of this proposed vacation, five (5) responded in favor of the vacation, one (1) responded opposed to the vacation, and one (1) did not respond. The applicant and the neighbor opposed to this vacation are in a civil suit regarding encroachments within Caravel Lane and Cibola Circle.

Cal Fire, Flood, and Transportation have reviewed this vacation and have no objections.

Riverside County Resolution No. 85-330 (Procedures to Vacate and Accept County Highways and Property Offered for Dedication) requires the Planning Commission to make a recommendation to the Board of Supervisors on proposed vacations. This staff report and recommendation will be provided to the Road Commissioner for further processing in accordance with County policies and procedures.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

The vacation of a street has been determined to not be a "project" as defined under State CEQA Guidelines section 15060(c). The vacation will not result in any specific or general exceptions to the use of the categorical exemption and will not cause any direct or indirect physical environmental impacts.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

Adjacent property owners were notified of this public hearing by mail.

Resolution No. 85-330 provides that the Planning Commission shall hold an informal hearing (without notice or publication) on the proposed vacation, but may receive comments from any interested party.

Exhibit "A"
CARAVEL LANE VACATION

ALL OF LOTS "G" AND "H" (CARAVEL LANE 30.00 FOOT HALF-WIDTH) OF PARCEL
MAP NO. 20903, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS
SHOWN BY MAP RECORDED IN BOOK 137 OF PARCEL MAPS, PAGE 64, IN THE
OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY.

CONTAINING 18,827 SQUARE FEET, MORE OR LESS.

ALL AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE
MADE A PART HEREOF.

SUBJECT TO COVENANTS, CONDITIONS, RESERVATIONS, RESTRICTIONS,
RIGHTS OF WAY AND EASEMENTS OF RECORD, IF ANY.

PREPARED BY:
FLOYD SURVEYING



David A. Floyd PLS #7676
Expires: 12/31/2020

5/29/2020
Date

THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR.
BY: [Signature]
DATE: 7/23/2020

ALL A PORTION OF PROJECTED SECTION 31, T. 7 S., R. 1 W.



VALENCIA WAY

6' WIDE UTILITY EASEMENT
PER PM 137/64

PARCEL 2
PARCEL MAP NO. 20903
PM 137/64
APN: 927-550-031

PARCEL 4
PARCEL MAP NO. 20903
PM 137/64
APN: 927-550-036

30' WIDE RIGHT OF WAY
CIBOLA CIRCLE
LOT "F" PER PM 137/64

PARCEL 3
PARCEL MAP NO. 20903
PM 137/64
APN: 927-550-032

N 19°30'16" W
21.22'

30' WIDE RIGHT OF WAY
CARAVEL LANE
LOT "H" PER PM 137/64
TO BE VACATED THIS DOCUMENT

S 64°32'10" E 295.01'
N 64°32'10" W 310.03'

N 25°31'37" E
45.02'

N 25°31'49" E
30.00'

6' WIDE UTILITY EASEMENT
PER PM 137/64

LOT 24
TRACT NO. 3668
MB 57/97-100
APN: 927-550-042

LOT 25
TRACT NO. 3668
MB 57/97-100
APN: 927-550-014

30' WIDE RIGHT OF WAY
CARAVEL LANE
LOT "G" PER PM 137/64
TO BE VACATED THIS DOCUMENT

N 70°29'59" E
21.20'
S 64°32'10" E 295.05'
N 64°32'10" W 310.03'

CIBOLA CIRCLE

PARCEL 1
PARCEL MAP NO. 17068
PM 101/96-97
APN: 927-550-017

S 25°32'07" W
44.98'

**ALL BEARINGS & DISTANCES SHOWN HEREON
ARE FROM RECORD DATA PER PM 137/64

EXHIBIT "B"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

CARAVEL LANE VACATION

SHEET 1 OF 1 SCALE 1"=120'



FLOYD SURVEYING

34006 GALLERON STREET
TEMECULA, CA 92592
(949) 200-0626
EMAIL: fsi@floydsurveying.com



5/29/2020

THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR.

BY: [Signature]

DATE: 7/23/2020

From : Michael Noel

02/06/2020

36210 / 36208 Caravel Lane

Temecula, Ca. 92592

(951) 312-0115

To: Transportation Department

4080 Lemon St. 8th Floor

Riverside, Ca. 92502

I am requesting the Parcel lot # G, which borders my property on the south be Vacated. The County Transportation Department told me that the easement was put there 34 years when the property was split in February 1986. The 30' easement known as Caravel Lane was dedicated in Feb. 1986 when the parcels were subdivided. The parcel known as Lot "G" on my property has never been developed into a road or any other drivable condition. Also, within the 30' easement there are Utilities. From the east side bordering Cibola Circle, there are electric and telephone lines underground that attach to 2 out of the ground power meters situated in the center of the easement. I have attached pictures. From the west side entrance to Caravel lane off Valencia Rd, there is Water, and power that run through Caravel lane. After contacting the power and water companies verbally on the phone, I was told that they would not move the utilities and that I would need to pay for all the utilities to be moved. The county Transportation Dept. as well as the CSA Department also has told me that they never plan to develop lot "G" into a road. If I wanted this road developed I would need to pay 100% of the cost. Since lot "G" known as Caravel Lane has never been developed and there no plans to ever develop it, I am applying it for Vacation of the road/easement. In 2019 the CSA did install a new road on Cibola Circle. This also gives us 3 accesses to our property for Fire and emergency vehicles if ever needed. I have had the property to vacate surveyed. All neighbors the border this easement has signed a Property Owner Authorization form stating they do approve the Vacate and we had them notarized. I have attached pictures of Lot G with a map showing the pictures location. Also, I have included 2 response letters. 1. From the County Transportation Division and one from CSA. They both state that they have no intention and never have intended to develop Lot G. The county of Transportation told me that it is a paper road and they suggested that I get it vacated. I have attached copy's listed below.

1. Parcel Map showing date of Feb. 1986
2. Legal Description map, Letter and Coordinates letter from the survey company of Floyd Surveying in Temecula, Ca.
3. Copy's of returned request from the County Transportation Department and the CSA Department showing that Mojahed Salama, Deputy Director stated the County has no intention of developing Lot G as well as a return request from Michael Franklin with CSA that they also have no intention on ever developing lot G.
4. Property owner Authorization forms from all neighbors the touch Lot "G" that have been notarized stating they all approve of the vacation.
5. 5 ground level photos showing project site with drawn map of photo locations.

Mark John Tundis
Alex D. Lester

LAW OFFICES OF
MARK JOHN TUNDIS
984 WEST FOOTHILL BLVD., SUITE A
UPLAND, CA 91786

Phone: (909) 985-9643
Fax (909) 985-3381

February 5, 2021

Riverside County Planning Commission
4080 Lemon Street, 12th Floor
P.O. Box 1409
Riverside, CA 92502

Re: ABS2003: Application to Vacate Caravel Lane

Dear Riverside County Planning Commission:

Our office represents property owner Michael Noel and Kathy Noel, Megan Kavand, and Ciamak Kavand as Defendants in litigation involving Caravel Lane, a parcel of land identified on Parcel Map 20903 recorded in Map Book 57 pages 97 thru 100 in the records of Riverside County as Lot G and H. Lot G borders Michael Noel's property, Parcel 3 APN 927-550-032, to the South.

I have personally spoken with many of Michael Noel's neighbors in this area. After speaking with these neighbors, we prepared declarations for them stating their position and opinion related to Lot G and H, otherwise known as Caravel Lane. To summarize, these neighbors, seven of them, do not want a road to be constructed on Caravel Lane (where there currently is no road). They are all in favor of vacating Caravel Lane as a public road so that no road would ever be constructed thereon.

Attached to this letter are the seven declarations that were gathered regarding the vacation of Caravel Lane.

Very truly yours,

LAW OFFICES OF MARK JOHN TUNDIS

By:


ALEX D. LESTER

ADL

DECLARATION OF MARTH SUE LASSALETTE

I, Marth Sue Lassalette, hereby declare as follows:

1. I currently reside at the property located at 42151 Cibola Circle, Temecula, CA 92592 with my husband Michael Lasalette. I have lived there since 2001.
2. Our property is directly South of the property of Mike and Kathy Noel.
3. I have personally seen the property owned by Mike Noel and the surrounding area on or near his property, which I understand to be Lots F (Cibola Circle) and G (Caravel Lane), along with the trees, block wall, fence, and electrical meters on or near the property of Mike Noel which Johancharles and Susan Boers are complaining of. These things, as they exist, whether on Lot G (Caravel Lane), Lot F (Cibola Circle), or on the property of Mike Noel, do not annoy, bother, or disturb me in any way. I have no problem with the existence of these items whether they exist on private or public property or in a public easement.
4. For as long as I have lived here there has never been a road called Caravel Lane, South of Mike Noel's property on Lots G or H, connecting Cibola Circle to Valencia Way, and there is no road there now.
5. I do not want a road to be added or created on Lots G or H (Caravel Lane), nor do I want these lots, individually or together, to be opened up into a right-of-way.
6. I do not use, attempt, or need to use Lots G and H (Caravel Lane) as a road or other access point or right-of-way.
7. I have personally seen and observed the land identified as Lots G and H. If there are trees, a block wall, fence, electrical meters, or anything else within these lots, I do not believe their removal would make Lots G and H (Caravel Lane) passable. There are significant grading and topographical issues with these lots, as well as a wash out ditch.
8. I am in favor of vacating Caravel Lane and, in fact, my husband sent back a form to the County of Riverside Transportation Department Survey Division so indicating his request to vacate, which I join.

///

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

I declare under penalty of perjury under the laws of the State of California and of the United States of America that the foregoing is true and correct and that this Declaration was executed on January 29, 2021, at Temecula, California.

Martha Sue Lassalette
MARTHA SUE LASSALETTE, Declarant

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

DECLARATION OF MICHAEL LASSALETTE

- I, Michael Lassalette, hereby declare as follows:
1. I own and reside at the property located at 42151 Cibola Circle, Temecula, CA 92592. I purchased this property in approximately October 1996. I moved into the property in 2001 after the house was built.
 2. My property is directly South of the property of Mike and Kathy Noel.
 3. I have personally seen the property owned by Mike Noel and the surrounding area on or near his property, which I understand to be Lots F (Cibola Circle) and G (Caravel Lane), along with the trees, block wall, fence, and electrical meters on or near the property of Mike Noel which Johancharles and Susan Boers are complaining of. These things, as they exist, whether on Lot G (Caravel Lane), Lot F (Cibola Circle), or on the property of Mike Noel, do not annoy, bother, or disturb me in any way. I have no problem with the existence of these items whether they exist on private or public property or in a public easement.
 4. For as long as I have owned this property there has never been a road called Caravel Lane, South of Mike Noel's property on Lot G or H, connecting Cibola Circle to Valencia Way, and there is no road there now.
 5. I do not want a road to be added or created on Lots G or H (Caravel Lane), nor do I want these lots, individually or together, to be opened up into a right-of-way.
 6. I do not use, attempt, or need to use Lots G and H (Caravel Lane) as a road or other access point or right-of-way.
 7. I have personally seen and observed the land identified as Lots G and H. If there are trees, a block wall, fence, electrical meters, or anything else within these lots, I do not believe their removal would make Lots G and H (Caravel Lane) passable. There are significant grading and topographical issues with these lots, as well as a wash out ditch.
 8. I am in favor of vacating Caravel Lane and sent a form back to the County of Riverside Transportation Department Survey Division so indicating my request to vacate.

///

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

I declare under penalty of perjury under the laws of the State of California and of the United States of America that the foregoing is true and correct and that this Declaration was executed on January 29, 2021, at Temecula, California.


MICHAEL LASSALETTE, Declarant

1 **DECLARATION OF KAREN SCHNEIDER**

2 I, Karen Schneider, hereby declare as follows:

3 1. I currently reside at the property located at 36120 Pauba Road, Temecula, CA 92592.

4 This home was originally owned by my parents in approximately 1996. I began living
5 there in approximately 2005, though I lived in this area well before that. I have lived in
6 this area for approximately 30 years now and used to live down Calle Nopal which is the
7 road that turns into Alta Mesa Court going East at Valencia Way.

8 2. My property is South and to the East of the property of Mike and Kathy Noel.

9 3. I have personally seen the property owned by Mike Noel and the surrounding area on or
10 near his property, which I understand to be Lots F (Cibola Circle) and G (Caravel Lane),
11 along with the trees, block wall, fence, and electrical meters on or near the property of
12 Mike Noel which Johancharles and Susan Boers are complaining of. These things, as
13 they exist, whether on Lot G (Caravel Lane), Lot F (Cibola Circle), or on the property of
14 Mike Noel, do not annoy, bother, or disturb me in any way. I have no problem with the
15 existence of these items whether they exist on private or public property or in a public
16 easement.

17 4. For as long as I have lived at my property, and for as long as my parents lived at this
18 property, there has never been a road called Caravel Lane, South of Mike Noel's property
19 on Lot G or H, connecting Cibola Circle to Valencia Way, and there is no road there now.

20 5. I do not want a road to be added or created on Lots G and H (Caravel Lane), nor do I
21 want these lots, individually or together, to be opened up into a right-of-way.

22 6. I do not use, attempt, or need to use Lots G and H (Caravel Lane) as a road or other
23 access point or right-of-way.

24 7. I do not use, attempt, or need to use Cibola Circle (Lot F) South from Alta Mesa Ct., as a
25 road or other access point or right of way.

26 8. I have personally seen and observed the land identified as Lots G and H. If there are
27 trees, a block wall, fence, electrical meters, or anything else within these lots, I do not
28 believe the removal of these things would make Lots G and H (Caravel Lane) passable.

1 There are significant grading and topographical issues with Lots G and H.

2 9. I am in favor of vacating Caravel Lane.

3 I declare under penalty of perjury under the laws of the State of California and of the
4 United States of America that the foregoing is true and correct and that this Declaration was
5 executed on January 29, 2021, at Temecula, California.

6
7 
8 KAREN SCHNEIDER, Declarant


1 **DECLARATION OF RICK SCHNEIDER**

2 I, Rick Schneider, hereby declare as follows:

- 3 1. I currently reside at the property located at 36120 Pauba Road, Temecula, CA 92592 with
4 my wife Karen Schneider. This property used to be my wife's parent's property. I began
5 living there in approximately 2005, though I lived in this area well before that. I have
6 lived in this area for approximately 30 years now and used to live down Calle Nopal
7 which is the road that turns into Alta Mesa Court going East at Valencia Way.
- 8 2. 36120 Pauba Road is South and to the East of the property of Mike and Kathy Noel.
- 9 3. I have personally seen the property owned by Mike Noel and the surrounding area on or
10 near his property, which I understand to be Lots F (Cibola Circle) and G (Caravel Lane),
11 along with the trees, block wall, fence, and electrical meters on or near the property of
12 Mike Noel which Johancharles and Susan Boers are complaining of. These things, as
13 they exist, whether on Lot G (Caravel Lane), Lot F (Cibola Circle), or on the property of
14 Mike Noel, do not annoy, bother, or disturb me in any way. I have no problem with the
15 existence of these items whether they exist on private or public property or in a public
16 easement.
- 17 4. For as long as I have lived at this property, and for as long as my wife's parents lived at
18 this property, there has never been a road called Caravel Lane, South of Mike Noel's
19 property on Lot G or H, connecting Cibola Circle to Valencia Way, and there is no road
20 there now.
- 21 5. I do not want a road to be added or created on Lots G and H (Caravel Lane), nor do I
22 want these lots, individually or together, to be opened up into a right-of-way.
- 23 6. I do not use, attempt, or need to use Lots G and H (Caravel Lane) as a road or other
24 access point or right-of-way.
- 25 7. I do not use, attempt, or need to use Cibola Circle (Lot F) from Alta Mesa Ct., as a road
26 or other access point or right of way.
- 27 8. I am in favor of vacating Caravel Lane.

28 ///

1 I declare under penalty of perjury under the laws of the State of California and of the
2 United States of America that the foregoing is true and correct and that this Declaration was
3 executed on January 29 2021, at Temecula, California.

4 

5

RICK SCHNEIDER, Declarant

DECLARATION OF GEORGE LAROCQUE

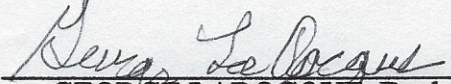
I, George LaRocque, hereby declare as follows:

1. I own the property located at 35990 Pauba Road, Temecula, CA 92592. I purchased this property in approximately May 2002.
2. My property is kitty-corner to the property of Mike Noel, with my property to the South-West of Mike Noel's. Caravel Lane would pass along the North edge of my property to connect to Valencia Way. This is the area I understand to be Lot H.
3. I have personally seen the property owned by Mike Noel and the surrounding area on or near his property, which I understand to be Lots F (Cibola Circle) and G (Caravel Lane), along with the trees, block wall, fence, and electrical meters on or near the property of Mike Noel which Johancharles and Susan Boers are complaining of. These things, as they exist, whether on Lot G (Caravel Lane), Lot F (Cibola Circle), or on the property of Mike Noel, do not annoy, bother, or disturb me in any way. I have no problem with the existence of these items whether they exist on private or public property or in a public easement.
4. Since I purchased my property in 2002, there has never been a road called Caravel Lane, South of Mike Noel's property on Lot G or H, connecting Cibola Circle to Valencia Way, and there is no road there now.
5. I do not want a road to be added or created on Lots G and H (Caravel Lane), nor do I want these lots, individually or together, to be opened up into a right-of-way. I do not want people to be able to use these lots as a pass through or as a turnaround.
6. I do not use, attempt, or need to use Lots G and H (Caravel Lane) as a road or other access point or right-of-way.
7. I am in favor of vacating Caravel Lane and, in fact, my wife sent back a form to the County of Riverside Transportation Department Survey Division so indicating her request to vacate, which I join.

///

///

1 I declare under penalty of perjury under the laws of the State of California and of the
2 United States of America that the foregoing is true and correct and that this Declaration was
3 executed on January 29, 2021, at Temecula, California.

4 
5 _____
6 GEORGE LAROCQUE, Declarant
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

1 **DECLARATION OF CINDI WALTERS**


2 I, Cindi Walters, hereby declare as follows:

- 3 1. I own the property located at 41650 Valencia Way, Temecula, CA 92592. I purchased
4 this property in approximately December 2017.
- 5 2. My property is the parcel next door to Mike and Kathy Noel to the West.
- 6 3. On or near the South end of my property is the area allegedly dedicated and identified as
7 Lot H, and which would be part of Caravel Lane.
- 8 4. I have personally seen the property owned by Mike Noel and the surrounding area on or
9 near his property, which I understand to be Lots F (Cibola Circle) and G (Caravel Lane),
10 along with the trees, block wall, fence, and electrical meters on or near the property of
11 Mike Noel which Johancharles and Susan Boers are complaining of. These things, as
12 they exist, whether on Lot G (Caravel Lane), Lot F (Cibola Circle), or on the property of
13 Mike Noel, do not annoy, bother, or disturb me in any way. I have no problem with the
14 existence of these items whether they exist on private or public property or in a public
15 easement.
- 16 5. Since I purchased my property in 2017, there has never been a road called Caravel Lane,
17 South of Mike Noel's property on Lot G or H, connecting Cibola Circle to Valencia Way,
18 and there is no road there now.
- 19 6. I do not want a road to be added or created on Lots G and H (Caravel Lane), nor do I
20 want these lots, individually or together, to be opened up into a right-of-way to connect
21 Cibola Circle to Valencia Way. I, nor my husband use, attempt or need to use Lots G
22 and/or H (Caravel Lane), as a road, access point, or right-of-way.
- 23 7. In fact, I likely would not have bought the property at 41650 Valencia Way, Temecula,
24 CA 92592 had there been a road on or near the South of Mike Noel's and my property,
25 on Lots G and H (Caravel Lane).
- 26 8. I do not use, attempt, or need to use Cibola Circle (Lot F) South from Alta Mesa Ct.,
27 which runs along the East side of Mike Noel's property, as a road or other access point or
28 right-of-way.

1 9. I have personally seen and observed the land identified as Lots G and H (Caravel Lane),
2 the area on or near the South end of my and Mike Noel's property. If there are trees, a
3 block wall, fence, electrical meters, or anything else within these lots, I do not believe the
4 removal of these things would make Lots G and H (Caravel Lane) passable. There are
5 very large drainage ditches and grading differences that I believe would require the
6 construction of bridges to pass over. Simply removing trees and other items that may be
7 in Lots G or H would not allow people to pass through and use those lots as a road or as
8 an open right-of-way.

9 10. I am in favor of vacating Caravel Lane and sent back a form to the County of Riverside
10 Transportation Department Survey Division so indicating my request to vacate.

11 I declare under penalty of perjury under the laws of the State of California and of the
12 United States of America that the foregoing is true and correct and that this Declaration was
13 executed on ~~January~~ ^{February 21}, 2021, at Temecula, California.

14 
15
16 CINDI WALTERS, Declarant

1 **DECLARATION OF MARK MANFIELD**

2 I, Mark Manfield, hereby declare as follows:

- 3 1. I own the property located at 42100 Cibola Circle, Temecula, CA 92592. I purchased
4 this property in approximately June 2013.
- 5 2. The North side of my property abuts the South side of the Susan and Johancharles Boers
6 property, and Mike Noel's property is to the North-West of my property (kitty-corner to
7 my property at the North-West corner).
- 8 3. I have personally seen the property owned by Mike Noel and the surrounding area on or
9 near his property, which I understand to be Lots F (Cibola Circle) and G (Caravel Lane),
10 along with the trees, block wall, fence, and electrical meters on or near the property of
11 Mike Noel which Johancharles and Susan Boers are complaining of. These things, as
12 they exist, whether on Lot G (Caravel Lane), Lot F (Cibola Circle), or on the property of
13 Mike Noel, do not annoy, bother, or disturb me in any way. I have no problem with the
14 existence of these items whether they exist on private or public property or in a public
15 easement.
- 16 4. I do not use, attempt, or need to use Cibola Circle (Lot F) South from Alta Mesa Ct.,
17 which runs along the East side of Mike Noel's property.
- 18 5. Since I purchased my property in 2013, there has never been a road called Caravel Lane,
19 South of Mike Noel's property on Lots G or H, connecting Cibola Circle to Valencia
20 Way, along the South end on or near Mike Noel's property, and there is no road there
21 now.
- 22 6. I do not want anything in this area to change when it comes to the addition of any roads.
23 I have never tried to use Lots G or H (Caravel Lane), the area from Cibola Circle to
24 Valencia Way, as a road or any other kind of access point or right-of-way. I do not want
25 Caravel Lane (Lots G and H), either individually or together, to be made into a road or
26 opened up in any way for people to access as a road or right-of-way.
- 27 7. I prefer that there not be a road or open right-of way on Lot G (and H) to connect Cibola
28 Circle to Valencia Way. In fact, I bought my property because there are so few roads in



1 the area, and had Caravel Lane been a road connecting Cibola Circle to Valencia Way I
2 likely would not have bought the property at 42100 Cibola Circle, Temecula, CA 92592.

3 8. I am in favor of vacating Caravel Lane.

4 I declare under penalty of perjury under the laws of the State of California and of the
5 United States of America that the foregoing is true and correct and that this Declaration was
6 executed on January 30, 2021, at Temecula, California.

7
8 
9 MARK MANFIELD, Declarant

LAW OFFICE OF K.M. NEISWENDER

Land Use • Business • Environmental

Phone: 909.744.9723

Cel: 805.320.2520

Email: KateLawVentura@gmail.com

Mailing Address:

Post Office Box 1225
Blue Jay, California 92317

April 12, 2021

By US Mail and Email: ctrinida@rivco.org

To the Honorable Planning Commissioners
County of Riverside
4080 Lemon Street, 8th Floor
Riverside CA 92501

Re: **Opposition to General Vacation of Caravel Lane, Temecula**
Hearing: April 21, 2021 at 9:00 am

To the Commissioners:

I am writing on behalf of Susan and Chuck Boers, who strongly object to the general vacation of Lots G and H of Parcel Map 20903, sometimes referred to as Caravel Lane. The Boers live adjacent to Caravel Lane and need to use it as a secondary fire access. It also provides access to a fire hydrant at the corner of Caravel Lane and Valencia Way.

Caravel Lane Is A Public Dedicated Right of Way: Caravel Lane is one of three publicly dedicated rights-of-way created when Parcel Map 20903 was recorded in 1986 (a copy of Parcel Map 20903 is attached as **Exhibit A**). Eight lots were designated on Parcel Map 20903, and lettered "A" through "H." Lots A and B were named Valencia Way. Lots C and D are part of Alta Mesa Court. Lots E and F were named Cibola Lane. Lots G and H comprise Caravel Lane. The Boers' property abuts Cibola Lane/Lots E and F. The Noel property abuts both Cibola Lane and Caravel Lane, at Lots F and G. All of these lots are 30-feet in width.

The address for the Noel property is 36210 Caravel Lane. It is noted on the Deed to the Noel property. The Deed also shows that Michael Noel owns Parcel 3 of Parcel Map 20903, and does not show ownership in Lots F and G. The Noel Deed is attached as **Exhibit B**.

Riverside County's Judge Marquez Has Determined the Noel Encroachments on Lots F and G Are a Public Nuisance. In March of 2021, Judge Raquel Marquez of the Riverside County Superior Court confirmed that Lots F and G are dedicated public rights of way, and that Michael Noel – the party here seeking vacation of Caravel Lane – has constructed and is maintaining encroachments in Caravel Lane (see Order on Motion for Summary Adjudication, attached as **Exhibit C**). The Court has ruled that Michael Noel (and his co-occupants) are maintaining a Public Nuisance on Lots F and G, by preventing the use of those lots.

Caravel Lane, Lots G and H, Are Necessary For Fire Protection. Judge Marquez's ruling of Public Nuisance is part of a lawsuit that was filed in December of 2018, asking Mr. Noel and his co-occupants to allow use of Caravel Lane for secondary fire access, as well as access to the fire hydrant at Lots H and A.

Temecula is a high-fire area. There is one fire hydrant on Alta Mesa Court, about 400 feet from the Boers' residence. That hydrant serves eleven large properties. There is a second hydrant to the south, off Lot H, about 650 feet from the Boers' house (a map from Rancho Water showing the location of this hydrant is attached as **Exhibit D**, along with a photo of the hydrant itself). If Temecula is hit with a serious fire, fire crews could access either or both the hydrants to keep the neighborhood safe. With the blockages maintained by Michael Noel and his co-occupants on Lot G, use of the secondary access and the second fire hydrant will be impossible.

The Boers' property has only a single egress, to the north via Alta Mesa Court – which ends in a culdusac to the east – either via a driveway or via Lot F to Alta Mesa Court (the two driveways are only 50-100 feet apart). A second egress would provide additional fire protection, an egress from the south of the Boers' property to Lot G, then out to Pauba Road to the southwest. If Alta Mesa Court is not passable due to fire, the route to the south would provide a secondary access, which is critically important in a high fire area.

This entire neighborhood is in a "State Responsibility Area," or SRA, which is an area of enhanced fire risk. To take away secondary access and block access to a second hydrant is the height of folly. The vacation of Caravel Lane benefits only Michael Noel, and will create a higher fire risk of harm to the entire neighborhood.

The CalFire Very High Fire Hazard Severity Zone ("VHFHSZ") mapping of Riverside County (from September 2018) shows the Boers' property as being within the VHFHSZ. Source info can be found here: <https://koordinates.com/layer/96850-riverside-county-ca-fire-hazard-severity-zones>. A copy of the map published by CalFire is attached to as **Exhibit E**.

Similarly, the California Public Utilities Commission Fire-Threat Map was developed under Rulemaking 15-15-006 and adopted by the PUC's Safety and Enforcement Division in January 2018. That map shows the Boers' property in a Tier 3 Extreme High Fire-Threat District. The source information can be found at: <https://ia.cpuc.ca.gov/firemap/#>. A copy of the map published by the Public Utilities Commission is attached as **Exhibit F**.

STAFF COMMENTS: In the past few months, we have corresponded with staff concerning this matter. Although the Staff Report has not come out, but we provide the following based on our conversations with staff.

The Full Turnaround Requirement: Staff is expected to recommend the vacation, on the basis Caravel Lane is not necessary or important to the neighborhood's ability to protect itself from fire. If you agree, then certain changes must be made to provide a minimum level of safety.

Cibola Lane is 650 feet in length (see Survey Encroachment Report, attached as **Exhibit G**). Because this neighborhood is within a State Responsibility Area, the Riverside County Fire Marshall has published a Technical Policy (TP-16-001, effective date 08/08/2016, amended January 2020), which applies to the single family residences affected by the vacation application.

In that Technical Policy (attached as **Exhibit H**), a turnaround *shall* be provided to all building sites over 300 feet in length; as noted on the attached survey, Cibola Circle is 650 feet in length. The turnaround can be one of three designs, but one is required. Based on TP-16-001 and the turnaround requirements in a State Responsibility Area, a turnaround is definitely required at the intersection of Lots F and G; i.e., at the junction of Cibola Lane and Caravel Lane.

Furthermore, TP-16-001 states this:

“Turnouts: When a fire apparatus access road exceeds 150 feet in length, but less than 800 feet in length, a turnout shall be provided near the midpoint of the fire apparatus access road. Where the fire apparatus access road exceeds 800 feet, turnouts shall be provided no more than 400 feet apart. Turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum 25 foot taper on each end.”

Because Cibola Lane is 650 feet in length, there must be a turnout at the mid-point of Cibola Lane. There is no way to waive this requirement: it is a valid regulation in this County, in those areas that are SRAs, and must be enforced.

State Fire Codes also require turnarounds and turnouts (excerpts from the State Fire Codes are attached as **Exhibit I**). There must be a minimum 40-foot turnaround and there must be a turnout half-way up Cibola Circle. Since Mr. Noel is asking for the vacation of Caravel Lane, then the turnaround and turnout should be on his land, and not affect the Boers’ property.

We have raised these issues with staff, which has not responded to our concerns.

The All-Weather Road Condition: The same Technical Policy addresses the question of all-weather roads. TP-16-001 (**Exhibit H**) states:

“Surface and Load Capacities: Fire apparatus access roads shall be designed to support the imposed loads of fire apparatus [40,000 pound live load (gross vehicle weight) distributed over two axles] and shall be surfaced so as to provide all-weather driving capabilities [rear wheel drive apparatus] for the length and grade(s) of the fire apparatus access road. Storm water runoff/erosion control shall be incorporated. **The final plans for the road construction, surface and storm water runoff/erosion control shall be signed and stamped by a California registered civil engineer responsible for the preparation of the design.**”

No engineered plans for Cibola Circle have been provided. It is our contention that Cibola Circle is not an “all weather road” suitable for fire apparatus.

Fence Obstructions: Per the County's Residential Rural Road standards (**Exhibit J**), Cibola Circle must be a minimum of 24 feet wide. The dedicated public right of way is 30 feet in width, and that must be honored by the County as there is no application to vacate all or a portion of Lots E and F. The 30 foot right of way includes a six-foot utility easement.

As noted on the attached Survey Encroachment Report (**Exhibit G** and confirmed in the Court's ruling on the Motion for Summary Adjudication, **Exhibit C**), Mr. Noel's fence encroaches into the public right of way by 7.5 feet. In that area, Cibola Circle is only 22.5 feet wide. Therefore, even if the Fire Department claims it is "OK" with the limited access, County law and regulation is not. The roadway must be 24 feet wide per County Residential Rural Road standards, and there is also the utility easement of six feet which is not being protected by these actions. The fence encroachments on Lot F must be removed.

Requirement for Installation of Fire Hydrant: Like Cibola Circle, Caravel Lane is 650 feet in length. Right now, there is a fire hydrant at Caravel Lane and Valencia, that is more than 350 feet from the Noel residence. The next closest fire hydrant is approximately 550 feet from the Noel residence.

Riverside County Fire published Fire Hydrant Requirements in 2017 (a copy is attached as **Exhibit K**) that states the following:

"When any portion of the building protected is in excess of 350 feet from a public fire hydrant as measured by an approved route around the exterior of the building, there shall be provided, on-site fire hydrants and mains capable of supplying the required fire flow."

In addition to this, the Rancho Water District is bound by Fire Department requirements that a hydrant must be placed "at every intersection." There is one at Caravel Lane and Valencia (corner of Lots H and A) but not one at Cibola Circle and Caravel Lane.

Appendix CC to the State Fire Regulations (CC105.1) regarding placement of hydrants states that the spacing between hydrants shall be no more than 500 feet, and only 400 feet when there is a dead end road. By making Cibola Circle a dead end road, then there must be a hydrant installed at the end of Cibola. The closest hydrant to the Boers' house is 450 feet; the next closest one is 650 feet from the Boers' property line, at Lots H and A. Therefore, a new hydrant must be installed in order to comply with both state and local fire regulations.

Placing a new hydrant at the junction of Cibola Circle and Caravel Lane would do two things: first, bring the Noel residence into compliance with existing fire codes, and second, mitigate the Boers' loss of access to the hydrant at Caravel and Valencia. This is a reasonable request, given that the loss of access to the Caravel/Valencia hydrant creates a fire danger for the Boers' residence, and cuts off secondary fire egress for the Boers' property as a whole.

We have spoken with a number of the neighbors, who agree that additional fire hydrants are necessary, and who oppose the vacation of Caravel Lane. A Petition from the neighbors will be sent under separate cover.

The Honorable Planning Commission

April 12, 2021

Page Five

The General Vacation of Caravel Lane Must Be Denied. There is no valid reason to eliminate a necessary secondary access for the Boers' property, and the neighborhood.

The Boers already have a Court order requiring Mr. Noel to remove his encroachments on Lot G, so that Caravel Lane can be used for secondary fire access and to access the fire hydrant. This Commission should not interfere with that order.

It will be safer for everyone in this neighborhood to keep Caravel Lane open for use. We need not remind this Commission of the dangers of having only one access out of a neighborhood. Please protect these homeowners and deny the requested vacation of Caravel Lane.

Respectfully,



Kate M. Neiswender

Attachments

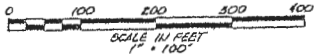
EXHIBIT A

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

PARCEL MAP NO. 20903

BEING A DIVISION OF LOT 23 OF TRACT 366B AS RECORDED IN MAP BOOK 57 PAGES 97 THRU 100 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, BEING ALSO A PORTION OF THE RANCHO PALMA.

PAUL A. CUOMO L.S. 4136 FEB. 1986



10000 SHEET 1 OF 1

RECORDERS CERTIFICATE:
FILED THIS 23rd DAY OF JULY 1986, AT 1:30 P.M., IN BOOK 137 OF PARCEL MAPS, AT PAGE 144, AT THE REQUEST OF THE CLERK OF THE BOARD NO. 14816

WILLIAM B. GUNTER, COUNTY RECORDER
BY: *[Signature]*, DEPUTY
SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE INSURANCE COMPANY

OWNER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM THE OWNER OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON, THAT I AM THE ONLY PERSON WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND; THAT I CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE. I HEREBY DEDICATE TO THE PUBLIC FOR STREET AND PUBLIC UTILITY PURPOSES, LOTS A THROUGH H, INCLUSIVE.

[Signature]
ANNE R. HOPKINS

COUNTY SURVEYOR & ROAD COMMISSIONER'S CERTIFICATE

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES. I HEREBY CERTIFY THAT THIS MAP HAS BEEN EXAMINED BY ME OR UNDER MY SUPERVISION AND FOUND TO BE SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF PARCEL MAP NO. 20903 AS FILED, AMENDED, AND APPROVED BY THE BOARD OF SUPERVISORS ON JAN. 9th 1986, THE EXPIRATION DATE BEING JULY 1st 1991; AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, HEREBY APPROVES THE PARCEL MAP AND ACCEPTS THE OFFERS OF DEDICATION MADE HEREON FOR PUBLIC ROAD AND PUBLIC UTILITY PURPOSES. THE COUNTY REQUESTS THAT THE ACCEPTANCE OF THE OFFERS IS TO VEST TITLE IN THE COUNTY ON BEHALF OF THE PUBLIC FOR SAID PURPOSES BUT THAT SAID OFFERS SHALL NOT BECOME PART OF THE COUNTY MAINTAINED ROAD SYSTEM UNTIL ACCEPTED PURSUANT TO SECTION 941 OF THE STREETS AND HIGHWAYS CODE.

DATED: July 23, 1986
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

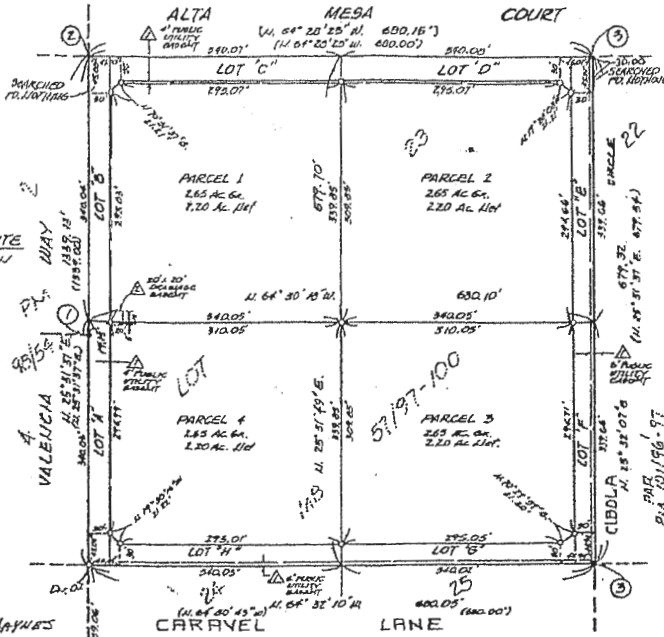
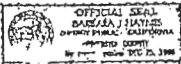
[Signature]
LEROY L. GINSBURG
COUNTY SURVEYOR & ROAD COMMISSIONER

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

ON THIS 23rd DAY OF JULY 1986, BEFORE ME BARBARA J. HAYNES A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED ANNE R. HOPKINS KNOWN TO ME TO BE THE PERSON DESCRIBED AND WHOSE NAME IS SUBSCRIBED TO THE INITIAL INSTRUMENT, AND SHE ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME. WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 12-15-96

[Signature]
BARBARA J. HAYNES
NOTARY PUBLIC FOR SAID STATE



SURVEYOR'S CERTIFICATE:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF ANNE R. HOPKINS ON FEBRUARY 17, 1986. I HEREBY CERTIFY THAT ALL MONUMENTS ARE OF THE CHARACTER AND THE POSITIONS INDICATED AND MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE REPRODUCED. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP NO. 20903.

[Signature]
PAUL A. CUOMO L.S. 4136

CLERK OF THE BOARD OF SUPERVISORS CERTIFICATE

ON THIS 23rd DAY OF JULY 1986 I RECEIVED PARCEL MAP NO. 20903. I HEREBY CERTIFY THAT ALL REQUIRED CERTIFICATES AND DOCUMENTS HAVE BEEN FILED. I DO HEREBY SUBMIT THIS PARCEL MAP TO THE OFFICE OF THE COUNTY RECORDER.

DATED: JULY 23, 1986.

[Signature]
BERNARD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS

TAX COLLECTOR'S CERTIFICATE:

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES THAT ARE LIEN OUT BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ 13,800.00.

R. WAYNE WATTS COUNTY TAX COLLECTOR

BY: *[Signature]* DEPUTY
JULY 8, 1986

TAX BOND CERTIFICATE:

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 100,000 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATED: JULY 23, 1986.

[Signature]
BERNARD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS

BY: *[Signature]* DEPUTY

ENVIRONMENTAL CONSTRAINT NOTE:

ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS MAP IS ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY SURVEYOR IN BOOK 57, PAGE 97. THIS AFFECTS PARCELS 1 THRU 5 INCLUSIVE.

SURVEYOR'S NOTES

- 1. DENOTES SET 1 1/2" I.P. 20' WIDE EASEMENT PER THIS SHOWING REVISED PER THIS AS NOTED BELOW.
- 2. DENOTES REC. PER MAP BK. 57/97-100.
- 3. DENOTES REC. & MEAS. PER P.M. 100/96-97.
- 4. DENOTES TOTAL GROSS ACRES (106.0)

EASEMENT NOTES

- 1. PUBLIC UTILITIES EASEMENT PER TRACT 366B, NO 57/97-100
- 2. 20' x 20' DRAINAGE EASEMENT PER TRACT 366B, NO 57/97-100

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF ALTA MESA COURT SHOWN AS N. 64° 28' 23" W. PER P.M. 101/96-97.

- 1. FOUND 1/2" I.P., L.S. 3762 D.L. 17 PER P.M. 90/54
- 2. FOUND 1 1/2" I.P., R.C.E. 862 D.H. 03 IN CONC. PER P.M. 98/54, P.M. 101/96-97 & M.B. 57/97-100.
- 3. FOUND 1 1/2" I.P. IN PLASTIC CAP, R.C.E. 862 PER P.M. 101/96-97, D.L. 12
- 4. FOUND 1 1/2" I.P. PULVIN IN CONC. IN WALL & STAMPED "R.N. CO. SURVEYOR" THIS PER TB 76/76 ACCEPTED AS INTERSECTION OF PAUDA RD & VALENCIA WY.

EXHIBIT A

PM 137/64

534 TTS 62W
531 TTS 61W

EXHIBIT B

Recording Requested By
CHICAGO TITLE COMPANY

DOC # 2004-0224493

03/30/2004 08:00A Fee:17.00

Page 1 of 1 Doc T Tax Paid

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder

RECORDING REQUESTED BY:

AND WHEN RECORDED, MAIL TO:

MICHAEL P. NOEL
36210 CARAVEL LANE
TEMECULA, CA 92592-



M	S	U	Ph						
A	R	L							

THIS SPACE FOR RECORDER'S USE ONLY

GRANT DEED



ASSESSOR'S PARCEL NO.: 927-550-032
TRA: 094-147
TITLE ORDER NO.: 47074546 - P03
ESCROW NO.: 3806-P

The undersigned Grantor(s) declare that the DOCUMENT TRANSFER TAX IS:
\$ 350.90 County \$ City
 computed on the full value of the interest of property conveyed, or
 computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale.
 OR transfer is EXEMPT from tax for the following reason:

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
JEFF KIMURA and KIMBERLY S. KIMURA, HUSBAND AND WIFE, AS JOINT TENANTS

hereby GRANT(S) to
MICHAEL P. NOEL, AN UNMARRIED MAN

All that real property situated in the unincorporated area of TEMECULA County of RIVERSIDE, State of California, described as:

PARCEL 3 OF PARCEL MAP 20903 AS SHOWN BY MAP RECORDED IN BOOK 137 OF PARCEL MAPS, PAGE 64, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

Dated March 17, 2004

STATE OF CALIFORNIA,
COUNTY OF Riverside

ON 3/18/04 before me Paula R Puryear
Notary Public; personally appeared

Jeff Kimura
JEFF KIMURA

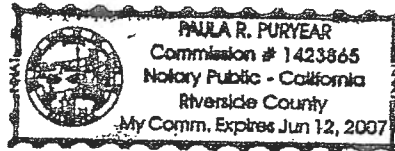
Jeff Kimura
Kimberly S. Kimura

Kimberly S. Kimura
KIMBERLY S. KIMURA

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

WITNESS my hand and official seal.

Signature Paula R Puryear



MAIL TAX STATEMENTS TO:
MICHAEL P. NOEL - 36210 CARAVEL LANE, TEMECULA, CA 92592-

(This area for official notary seal)

EXHIBIT C

SUPERIOR COURT OF CALIFORNIA, COUNTY OF RIVERSIDE

Southwest Justice Center

Ruling on Matter Submitted re: Motion for Summary Adjudication 3/22/2021

03/23/2021
8:30 AM
Department S303

MCC1801445
BOERS vs KELLY

Honorable Raquel A. Marquez, Judge
A. Alvarado, Courtroom Assistant
Court Reporter: None

APPEARANCES:

No Appearances

Court subsequently rules on:03/22/2021 for Hearing re: Motion for Summary Adjudication on 1st Amended Complaint of BOERS by JOHANCHARLES V BOERS, SUSAN L BOERS.
GRANT Plaintiffs' requests for judicial notice. GRANT Defendants' requests for judicial notice.

OVERRULE Defendant's objections: 9, 10, 11, 15, 16, 17, 18, 19, 22, and 29-41. DECINE to rule on remaining objections. ADMIT Michael Noel's supplemental declaration filed on 2/4/21. All other evidence, arguments, and briefing filed on 2/4/21 that exceeds the Court's 1/14/21 further briefing order (limited to damages and a response to supplemental declarations by Boers and Fowler) will not be considered.

GRANT the motion as to the first (Public Continuing Nuisance) and fourth (declaratory relief) causes of action.

Plaintiffs have established all of the elements for a public nuisance cause of action and Defendants have not shown there are any triable issues of material fact.

Creation/Maintenance of the Nuisance

Fowler conducted an initial survey of the land on April 4, 2018 and a second survey of the land on December 16, 2020. (Fowler Decl. & Ex. AA.) The surveyor, Mr. Fowler, provides a declaration describing the encroachments in detail. Fowler notes there are encroachments into the public right of way called out as Lot "F," Cibola Circle and the accessible portion of Caravel Lane. There is a chain-link fence that prohibits public use of approximately 212 square feet of Lot F and encroaches into Lot F by as much as 7.5. feet. Another encroachment into Lots F and G include a chain-link fence and vehicle gate along with a 6-inch diameter irrigated tree, both of which block access and use of

SUPERIOR COURT OF CALIFORNIA, COUNTY OF RIVERSIDE

Southwest Justice Center

Ruling on Matter Submitted re: Motion for Summary Adjudication 3/22/2021

03/23/2021

8:30 AM

Department S303

MCC1801445

BOERS vs KELLY

Honorable Raquel A. Marquez, Judge

A. Alvarado, Courtroom Assistant

Court Reporter: None

Caravel Lane westerly to Valencia Way. (Fowler Decl. & Ex. AA.) Additionally, Susan Boers' declaration provides photographs of visible encroachments and obstructions. (See original declaration and supplemental declaration, Ex. DD.) Finally, Fowler notes these encroachments "are for the benefit of and were most likely constructed by the current resident of [Parcel 3 – the Noel's property]." (Fowler Decl. & Ex. AA.) And the declaration of Michael Noel admits to erecting and maintaining various encroachments and obstructions on Lot G and F. (Noel Decl. ¶¶5-7.)

Affecting a Substantial Number of People

Defendants argue Plaintiffs have not proven that the alleged nuisance affects a substantial number of people at the same time. Defendants contend that, at most, Plaintiffs have alleged they are individually impacted by the nuisance, but there is no evidence anyone other than Plaintiffs have been impacted. Plaintiffs, however, established that the public has a right to use the public dedicated rights of way and provided evidence that the encroachments prevent this use. (See Fowler Supp. Decl.)

Would an Ordinary Person be Reasonably Annoyed/Disturbed?

Plaintiffs provided evidence that these properties are in a high-fire area. (RJN Nos. 4 & 5; Boers Decl. ¶¶2-4, 7 and Exs. A-B.) The encroachments may prevent access to the southerly portion of Plaintiffs' property (Fowler Decl. and Ex. AA) and that some emergency vehicles may have issues accessing the property because of turning radius issues (ibid). Plaintiffs have shown an ordinary person would be reasonably annoyed or disturbed by this (regardless of an individual lack of concern by some neighbors)—most people would be deeply concerned if their property was difficult to access and they lived in a high-fire area.

Harm

Plaintiffs established there are encroachments on the public right of way that prevents access to their property. (Fowler Decl. & Boers Decl. generally) Defendants have not provided any evidence of social utility in maintaining these encroachments, or that the social utility of these encroachments outweighs the seriousness of Plaintiffs' safety concerns.

Consent

Plaintiffs provide a timeline of encroachments that were installed after the Boers moved into the

SUPERIOR COURT OF CALIFORNIA, COUNTY OF RIVERSIDE

Southwest Justice Center

Ruling on Matter Submitted re: Motion for Summary Adjudication 3/22/2021

03/23/2021

8:30 AM

Department S303

MCC1801445

BOERS vs KELLY

Honorable Raquel A. Marquez, Judge

A. Alvarado, Courtroom Assistant

Court Reporter: None

property, to which they did not consent. (Boers Decl. ¶7.) Defendants admit that many of the encroachments and obstructions were erected after the Boers moved into the property. (Noel Decl. ¶¶6, 8.) With respect to the obstructions that were erected prior to the Boers moving into the property, there is evidence that Defendants maintained those obstructions and their failure to remove them is something Plaintiffs objected to – Plaintiffs voiced their objection, hired a surveyor, and contacted County officials regarding how to clear the land. (Boers Decl. ¶9.)

Harm Different than the Harm Suffered by the General Public

The harm Plaintiffs complain of with respect to themselves is the lack of access to their property for fire protection purposes. (Plaintiff's Separate Statement ¶¶8-12.) This is different than the harm to the public who are unable to access a public right of way.

Defendant's Conduct as Substantial Factor in Causing Harm

Plaintiffs provided evidence that Defendants created and maintain the encroachments. Michael Noel admits to erecting and maintaining various encroachments and obstructions on Lot G and F. (Noel Decl. ¶¶5-7.) The encroachments are directly causing Plaintiffs' harm.

Statute of Limitations

There is no statute of limitations on a public nuisance. (Civ. Code §3490 ("No lapse of time can legalize a public nuisance, amounting to an actual obstruction of public right); see also Rutter Guide: Civil Procedure Before Trial Claims and Defenses, Real Property Ch. 11, Part IV(B).)

Moreover, both parties agree that some of the encroachments were installed or extended within the three years immediately preceding Plaintiff's Complaint. Susan Boers' declaration acknowledges that some encroachments on Lots F and G already existed when her family moved into their home in July 2017. (5/15/20 Boers Decl. ¶6.) However, Boers argues that after this lawsuit was filed, Defendants "began to add more encroachments to both Lots F and G." (Ibid.) Boers contends that numerous encroachments were added to Lots F and G in the eight months prior to Plaintiffs filing their complaint. (5/15/20 Boers Decl. ¶7.) The evidence shows that at least some of the encroachments were installed within the three years immediately preceding Plaintiffs' filing of the original complaint.

Finally, Plaintiffs have provided evidence that the nuisance, here, is a continuing nuisance. The

SUPERIOR COURT OF CALIFORNIA, COUNTY OF RIVERSIDE

Southwest Justice Center

Ruling on Matter Submitted re: Motion for Summary Adjudication 3/22/2021

03/23/2021
8:30 AM
Department S303

MCC1801445
BOERS vs KELLY

Honorable Raquel A. Marquez, Judge
A. Alvarado, Courtroom Assistant
Court Reporter: None

fence, trees, and other items can be removed from the lots and abated.
As to the first and fourth causes of action, the Motion for Summary Adjudication is granted.
Court's ruling sent to JOHANCHARLES V BOERS, SUSAN L BOERS, MICHAEL NOEL, CIAMACK
KAVAND, MEGHAN KAVAND, KATHY NOEL by mail on 03/23/21.
Minute entry completed.

EXHIBIT D



11/10/2020

Legend

- Blowoff
- AirRelease_AirVacuum
- ControlValve
- Altitude
- AutoControl
- BackFlowOevice
- Check
- DetectorCheck
- Fixed Cone
- Globe
- Indicator
- PressureReducer
- PressureRelief
- PressureSustaining
- Inline Back Pressure-Solnoid Corr
- Slide Gate
- Hydrant
- Meter
 - Domestic
 - Agricultural
 - Commercial
 - Irrigation
 - Fire
 - Production
 - Flow
 - Unmetered
- PressureReducingStation
- PumpStation
- Reservoir
- Production Well
- Monitoring Well
- Water SamplingStations
- MainLine
- Streets
- Highways
- Cities- in RCWD Service Area
 - MURRIETA
 - TEMECLA

1: 7,500



Notes

0.2 0 0.2 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
Rancho California Water District



EXHIBIT E



Riverside County, CA Fire Hazard Severity Zones

Riverside County, California

Remove from Collection

Export Layer

About Data Table History Services

Added 12 Sep 2018

2 Views • 11 Downloads

Government Code 51175-89 directs the California Department of Forestry and Fire Protection (CAL FIRE) to identify areas of very high fire hazard severity zones within Local Responsibility Areas (LRA). Mapping of the areas, referred to as **Very High Fire Hazard Severity Zones (VHFHSZ)**, is based on data and models of potential fuels over a 30-50 year time horizon and their associated expected fire behavior, and expected burn probabilities to quantify the likelihood and nature of vegetation fire exposure (including firebrands) to buildings. Details on the project and specific modeling methodology can be found at frap.cdf.ca.gov/projects/hazard/methods.html. Local Responsibility Area VHFHSZ maps were initially developed in the mid-1990s and are now being updated based on improved science, mapping techniques, and data. This specific geographic information system

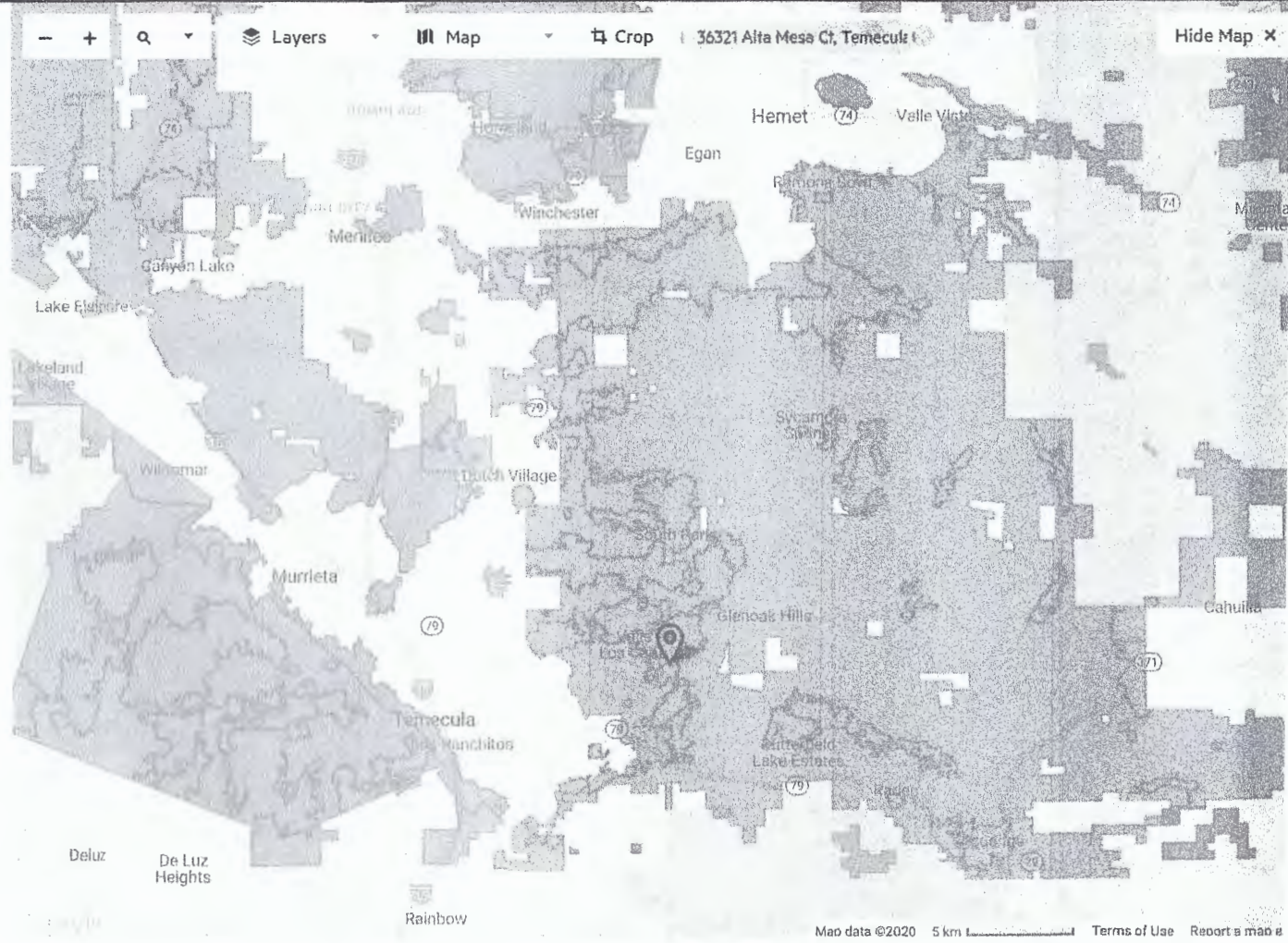


EXHIBIT F

CPUC FireMap

Layers [Legends](#) [Data](#)

High Fire-Threat District

Tree Mortality Task Force – High Hazard Zone Map

CPUC Fire-Threat Map

Tier 2 - Elevated (Jan 2019)

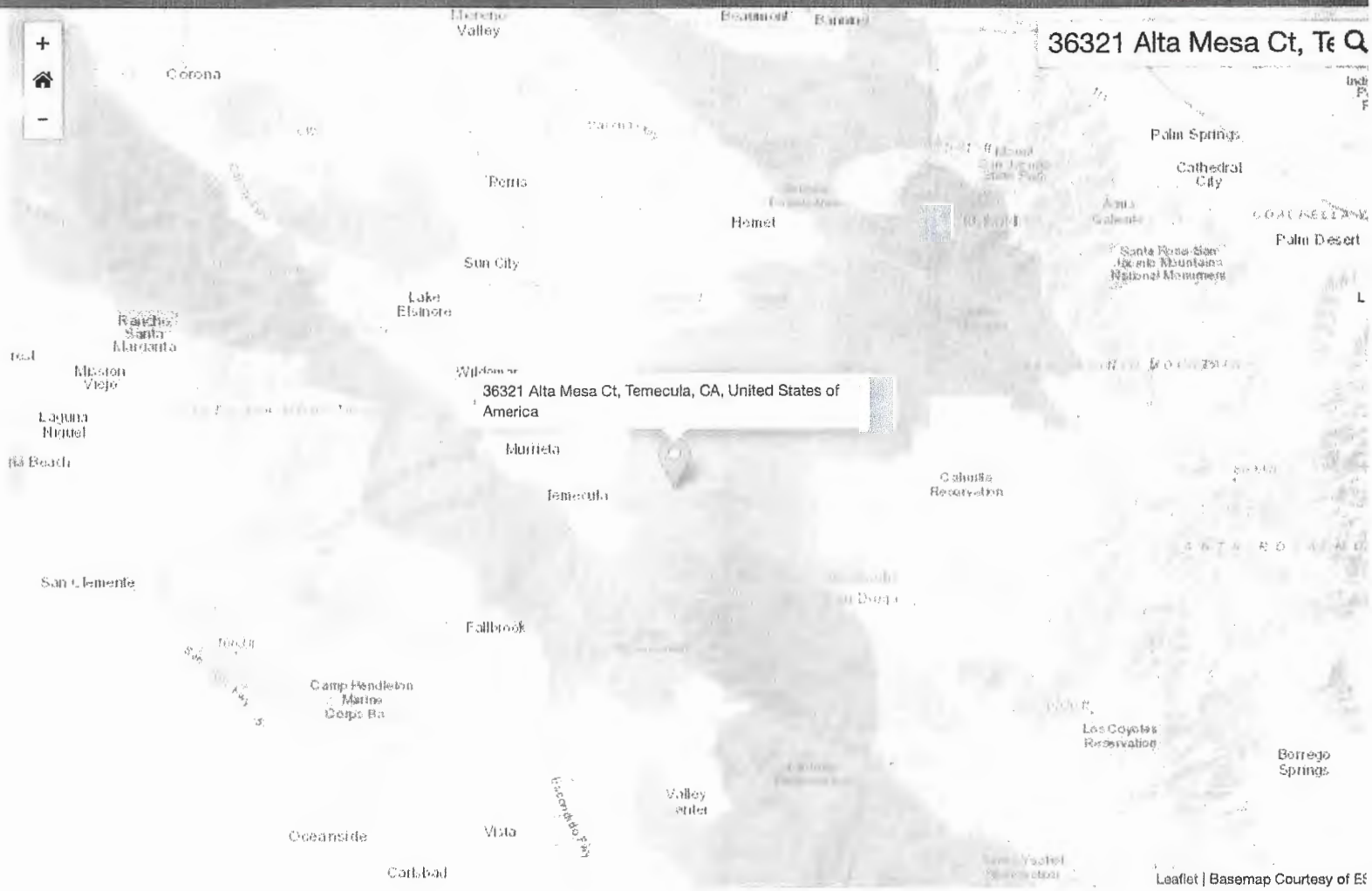
Tier 3 - Extreme (Jan 2018)

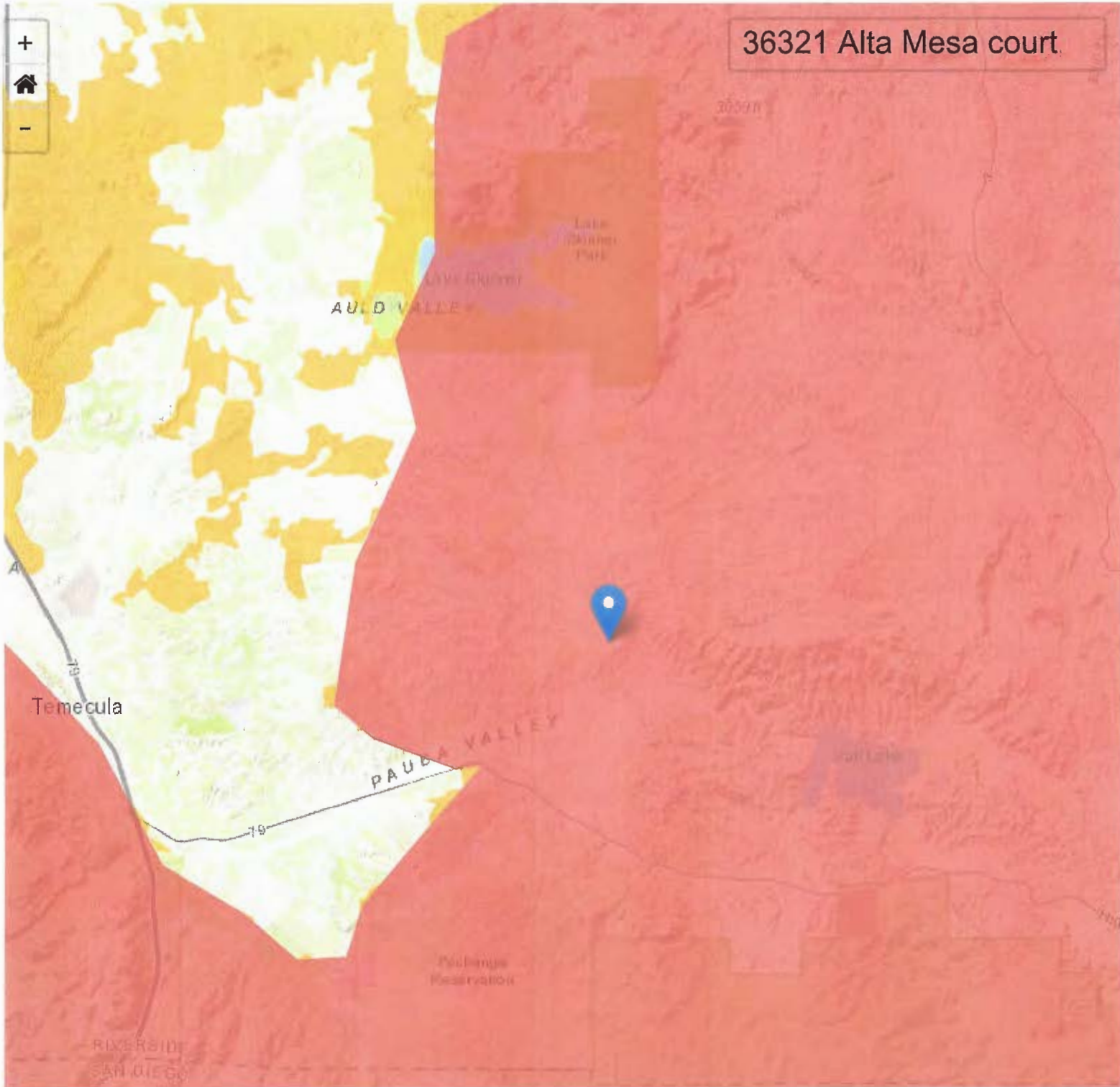
California Fire Perimeters (1878-2015)

Land Cover

Boundaries / Masks

Basemaps





36321 Alta Mesa court.

CRUC MAP
Fire Threat Map

EXHIBIT G

ENCROACHMENT EXHIBIT No. 2

DATE OF SURVEY: 12-16-2020



SCALE: 1"=80'

PREPARED FOR:
JOHANCHARLES AND SUSAN BOERS
36321 ALTA MESA COURT
TEMECULA, CA 92592

EP EDGE OF PAVEMENT
ETW .. EDGE OF TRAVELLED WAY
PP POWER POLE
PUE .. PUBLIC UTILITY EASEMENT

PARCEL 2
PARCEL MAP 20903
PMB 137/64

PARCEL 3
PARCEL MAP 20903
PMB 137/64



PREPARED BY:
[Signature]

LEONARD C. FOWLER, PLS
LS 7238 EXP. 12/31/22

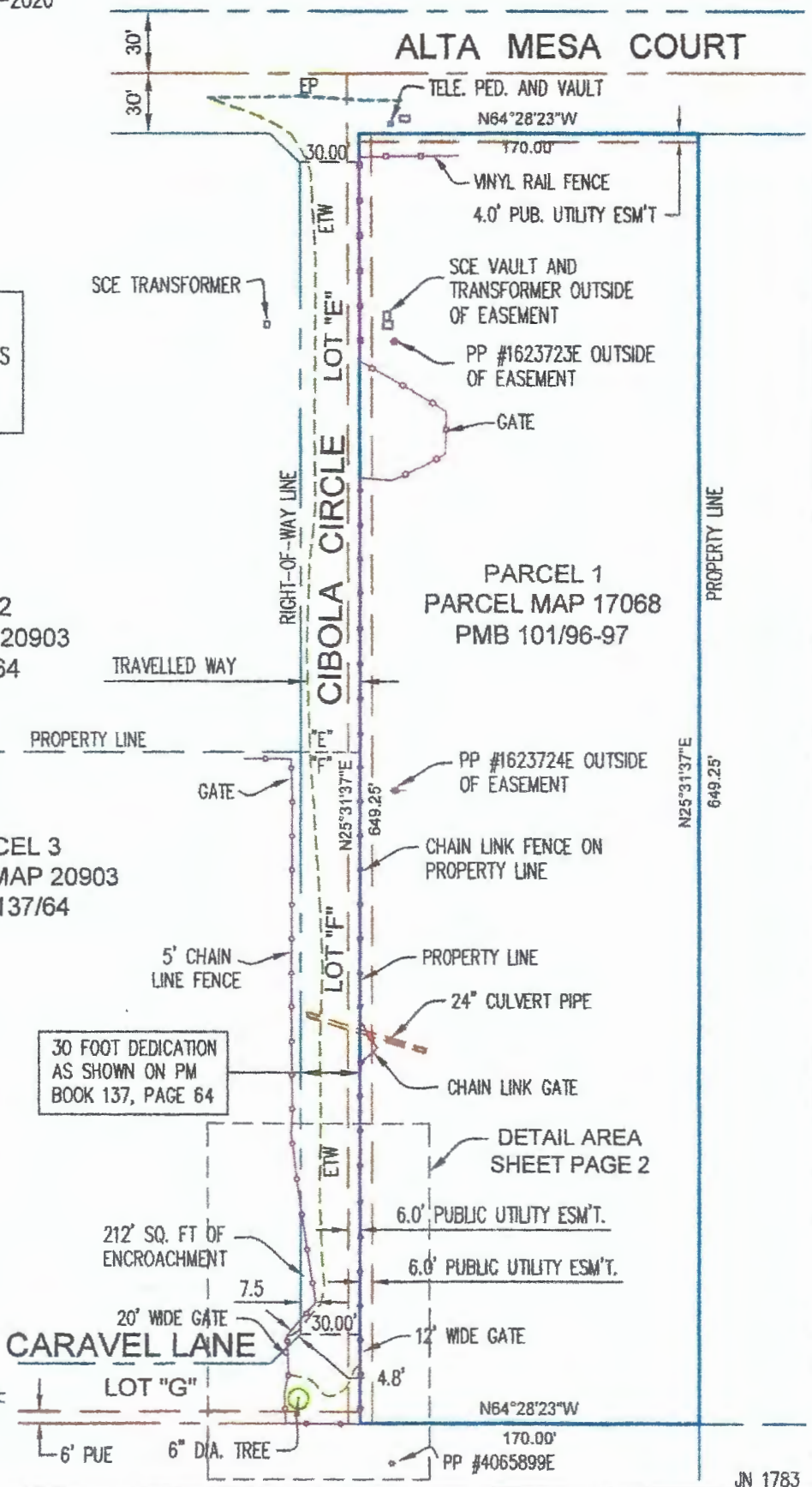


EXHIBIT H



Riverside County Fire Department

Office of the Fire Marshal

2300 Market St., Ste. 150, Riverside, CA 92501 Ph. (951) 955-4777 Fax (951) 955-4886

Technical Policy

Title: Fire Apparatus Access and Fire Protection Water Supplies for One- and Two-Family Dwellings, Additions Thereto and Associated Accessory Structures

Technical Policy: # TP 16-001 | **Effective Date:** 08/08/2016 | **Revised Date:** 01/07/2020

Code References: 2019 California Fire Code, Sections 102.5, 503, 507, and California Code of Regulations, Title 14, Section 1270 et al. SRA Fire Safe Regulations

Purpose

The Riverside County Fire Department (RCFD) Office of the Fire Marshal (OFM) has prepared this policy to provide guidance to building officials, contractors, architects, business owners, consultants and the general public on local interpretations and practices that are considered to be in compliance with the California Fire Code (CFC). The purpose is to identify fire apparatus access and fire protection water supply requirements for one- and two-family dwellings, additions thereto and associated accessory buildings including, but not limited to, delineating when a driveway (or portion thereof) is considered a fire apparatus access road. The intent is to clarify aspects of the code that are vague or non-specific by addressing selected issues under normal conditions. The requirements of this policy shall not be construed as altering any existing code, law or regulation which may require fire protection features not covered or alluded to in these requirements, nor shall they waive any requirements of any code, law or regulation. The reader is cautioned that the guidance detailed in this policy may or may not apply to their specific situation, and that the OFM retains final authority to determine compliance.

Scope

This policy is applicable to new one- and two-family dwelling, additions to existing one- and two-family dwelling and one- and two-family dwelling accessory building construction proposed at one- and two-family dwelling parcels that contain no more than two buildings, with no more than three dwelling units and any number of accessory buildings.

Fire Apparatus Access Requirements for Driveways at Individual Parcels

Fire Apparatus Access Road - Where Required

Fire apparatus access roads shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. When the building is equipped throughout with an approved automatic fire sprinkler system, this distance is permitted to be extended from 150 feet to 300 feet.

Fire Apparatus Access Road Width and Vertical Clearance

Fire apparatus access roads shall have an unobstructed driving surface width of not less than 12 feet, exclusive of shoulders, and 1 foot on each side for a total 14 feet unobstructed horizontal clearance, with an unobstructed vertical clearance of 13 feet 6 inches.

Grade

Unless otherwise approved by the RCFD Fire Marshal, the grade of a fire apparatus access road shall not exceed 16 percent and the cross slope shall not exceed 2.5 percent.

Angles of Approach and Departure

The angles of approach and departure for fire apparatus access roads shall be a maximum of 6 percent grade for 25 feet of approach/departure.

Turning Radius

The inside turning radius of a fire apparatus access road shall be in accordance with any of the following:

- For curves of 18 to 50 feet inside radius, the driving surface shall be 20 feet minimum. A 56 foot straight leg is required between turns in a compound curve to provide sufficient recovery distance for the apparatus.
- For curves greater than 50 but less than or equal to 100 feet inside radius, the driving surface shall be 16 feet.
- For curves greater than 100 but less than or equal to 200 feet inside radius, the driving surface shall be 14 feet.
- For curves greater than 200 feet inside radius, the driving surface shall be 12 feet.

An alternate design meeting the intent for apparatus turning may be approved by the RCFD Fire Marshal.

Turnarounds

For those parcels located in the Local Responsibility Area (LRA):

- A turnaround shall be provided to all building sites on fire apparatus access roads over 150 feet in length, and shall be within 50 feet of the building.
- The minimum outside turning radius for a turnaround shall be 38 feet, not including parking. If a hammerhead/T is used instead, the top of the "T" shall be a minimum of 80 feet in length.

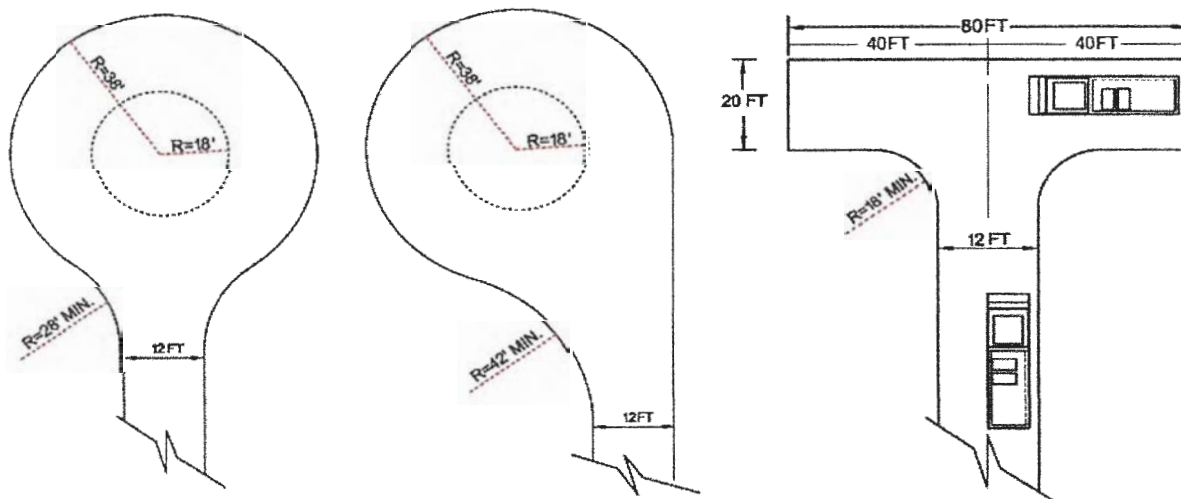
For those parcels located in the State Responsibility Area (SRA):

- A turnaround shall be provided to all building sites on fire apparatus access roads over 300 feet in length, and shall be within 50 feet of the building.
- The minimum outside turning radius for a turnaround shall be 40 feet, not including parking. If a hammerhead/T is used instead, the top of the "T" shall be a minimum of 60 feet in length.

The cross slope within a turnaround shall not exceed 5 percent in all directions.

Example diagrams of approved turnarounds

LRA:



Turnouts

When a fire apparatus access road exceeds 150 feet in length, but less than 800 feet in length, a turnout shall be provided near the midpoint of the fire apparatus access road. Where the fire apparatus access road exceeds 800 feet, turnouts shall be provided no more than 400 feet apart. Turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum 25 foot taper on each end.

Surface and Load Capacities

Fire apparatus access roads shall be designed to support the imposed loads of fire apparatus [40,000 pound live load (gross vehicle weight) distributed over two axles] and shall be surfaced so as to provide all-weather driving capabilities [rear wheel drive apparatus] for the length and grade(s) of the fire apparatus access road. Storm water runoff/erosion control shall be incorporated. The final plans for the road construction, surface and storm water runoff/erosion control shall be signed and stamped by a California registered civil engineer responsible for the preparation of the design.

Bridges and Elevated Surfaces

Bridges or an elevated surface used as part of a fire apparatus access road shall be designed, constructed and maintained in accordance with CFC Section 503.2.6.

Gates

Gates securing fire apparatus access roads shall comply with all of the following:

- Minimum unobstructed gate width shall be not less than 14 feet.
- For parcels located in the SRA, gates shall be setback from the intersecting roadway at least 30 feet and shall open to allow a vehicle to stop without obstructing traffic on that road.
- Gates shall be swinging or sliding type.
- Gates shall have an approved means of emergency operation:
 - Manually operated gates shall not be locked with a padlock or chain and padlock unless,
 - a Knox box containing the key to the padlock is installed at the gate in an approved location, or
 - a Knox padlock capable of unlocking the gate is utilized, or
 - other means of emergency operation acceptable to the RCFD Fire Marshal are provided.
 - Electric gates shall include the capability of being opened via a Knox key switch in an approved location.
- Electric gate operators, where provided, shall be listed in accordance with UL325.
- Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F2200.

Premises Identification

New buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches high with a minimum stroke width of 0.5 inches. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure(s). For those parcels located in the State Responsibility Area (SRA), numbers, and symbols shall also be reflectorized, contrasting with the background color of the sign.

Fire Protection Water Supply

New one- and two-family dwellings shall comply with CFC Section 507.

Additions to Existing One- and Two-Family Dwellings

Fire Apparatus Access

Additions to existing one- and two-family dwellings shall comply with the provisions for new one- and two-family dwellings except as modified below:

- Additions up to 1000 square feet in area are exempt from additional fire apparatus access requirements.^{1,2}

Fire Protection Water Supply

Additions to existing one- and two-family dwellings shall comply with the provisions for new one- and two-family dwellings except as modified below:

- Additions up to 600 square feet in area are exempt from fire protection water supply confirmation provided the addition does not cause an increase in minimum fireflow demand in accordance with CFC Appendix B Section B105.1.¹
- Additions up to 1000 square feet in area are exempt from fire flow confirmation provided the addition does not cause an increase in minimum fireflow demand in accordance with CFC Appendix B Section B105.1 and there is an existing private fire protection water tank on the project parcel or an existing fire hydrant within 1000 feet of all exterior ground floor walls of the addition.¹

Accessory Structures³ (must be accessory to One- or Two-Family Dwellings)

Fire Apparatus Access

Accessory structures shall comply with the provisions for new one- and two-family dwellings except as modified below:

- Accessory structures up to 600 square feet in area are exempt from additional fire apparatus access requirements if all exterior ground floor walls of the accessory structure are within 150 feet from an approved existing residential driveway.^{1,4,5}

Fire Protection Water Supplies

Accessory structures shall comply with the provisions for new one- and two-family dwellings except as modified below:

- Accessory structures up to 600 square feet in area are exempt from fire protection water supply confirmation.^{1,4}
- Accessory structures up to 50% of the area of the largest existing building on the parcel are exempt from fire flow confirmation if there is an existing private fire protection water tank on the parcel or an existing fire hydrant within 1000 feet of all exterior ground floor walls of the accessory structure.^{1,4}

¹ Exemption permitted a maximum of one time per parcel.

² Exemption permitted only if the building and addition are equipped with an approved automatic sprinkler system throughout or, if not equipped with an approved automatic sprinkler system throughout, there will be no more than two (2) one- and two-family dwellings on the parcel with the construction of the addition.

³ One story detached accessory structures up to 120 square feet in area are exempt from construction permit requirements.

⁴ The accessory structure must be separated from other existing accessory structures and existing one- and two-family dwellings by a minimum distance of ten (10) feet or as otherwise permitted to be considered independent buildings by the California Residential Code or California Building Code as applicable.

⁵ Exemption permitted only if the new accessory structure will be equipped with an approved automatic sprinkler system throughout or, if not equipped with an approved automatic sprinkler system throughout, there will be no more than two (2) accessory structures without approved automatic sprinkler systems throughout on the parcel with the construction of the new accessory structure.

EXHIBIT I

EXCERPTS FROM STATE FIRE CODE

1273.05. Turnarounds

- (a) Turnarounds are required on driveways and dead-end roads.
- (b) The minimum turning radius for a turnaround shall be forty (40) feet, not including parking, in accordance with the figures in 14 CCR §§ 1273.05(e) and 1273.05(f). If a hammerhead/T is used instead, the top of the "T" shall be a minimum of sixty (60) feet in length.
- (c) Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided no more than 400 feet apart.
- (d) A turnaround shall be provided on driveways over 300 feet in length, and shall be within fifty (50) feet of the building.
- (e) Each dead-end road shall have a turnaround constructed at its terminus. Where parcels are zoned five (5) acres or larger, turnaround shall be provided at a maximum of 1,320 foot intervals.

1273.06. Turnouts

Turnouts shall be a minimum of twelve (12) feet wide and thirty (30) feet long with a minimum twenty-five (25) foot taper on each end.

1273.09. Gate Entrance

- (a) Gate entrances shall be at least two (2) feet wider than the width of the traffic lane(s) serving that gate and a minimum width of fourteen (14) feet unobstructed horizontal clearance and unobstructed vertical clearance of thirteen feet, six inches (13'6").
- (b) All gates providing access from a road to a driveway shall be located at least thirty (30) feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on that road.
- (c) Where a one-way road with a single traffic lane provides access to a gated entrance, a forty (40) foot turning radius shall be used.
- (d) Security gates shall not be installed without approval and where security gates are installed, they shall have an approved means of emergency operation. Approval shall be by the local authority having jurisdiction. The security gates and the emergency operation shall be maintained operational at all times.

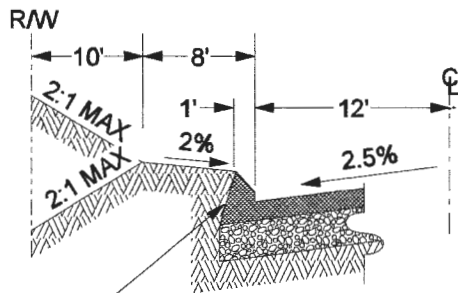
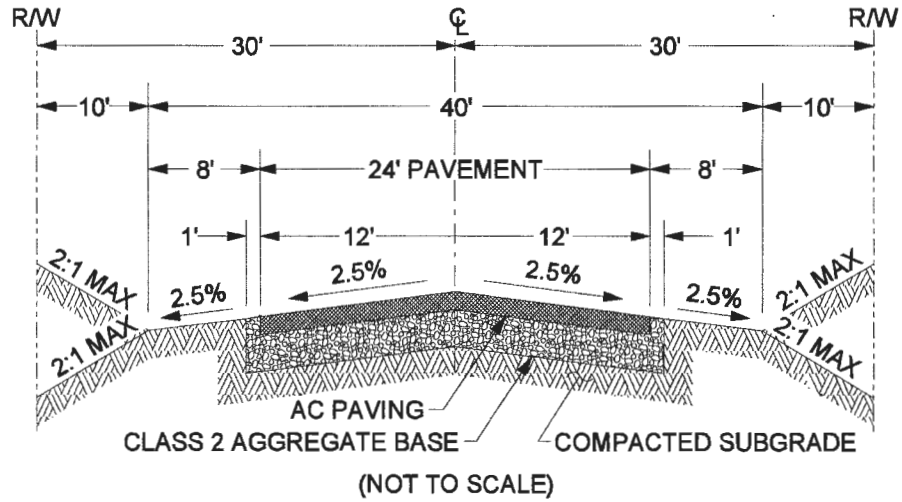
1273.08. Dead-End Roads

- (a) The maximum length of a dead-end road, including all dead-end roads accessed from the dead-end road, shall not exceed the following cumulative lengths, regardless of the numbers of parcels served:
 - parcels zoned for less than one acre – 800 feet
 - parcels zoned for 1 acre to 4.99 acres – 1320 feet
 - parcels zoned for 5 acres to 19.99 acres – 2640 feet
 - parcels zoned for 20 acres or larger – 5280 feet

All lengths shall be measured from the edge of the road surface at the intersection that begins the road to the end of the road surface at its farthest point. Where a dead-end road crosses areas of differing zoned parcel sizes requiring different length limits, the shortest allowable length shall apply.

- (b) See 14 CCR § 1273.05 for dead-end road turnaround requirements

EXHIBIT J



TYPE E(4")
MOUNTABLE
ASPHALT
CONCRETE
DIKE PER
CALTRANS
STD. A87.

DIKE DETAIL
(SEE NOTE #3)
(NOT TO SCALE)

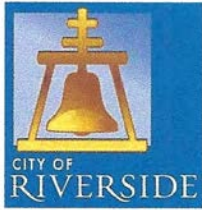
NOTE:

1. THICKNESS OF A.B. AND A.C. TO BE DETERMINED BY SOIL TEST AT TIME OF GRADING OPERATIONS.
2. MINIMUM THICKNESS FOR A.C. IS 0.25'; FOR AGGREGATE BASE IS 0.50'.
3. TO CONTROL DRAINAGE, PREVENT EROSION OR IF THE ROADWAY GRADIENT IS 6 % OR GREATER, MOUNTABLE AC DIKES SHALL BE REQUIRED. MOUNTABLE AC DIKES AND WIDER PAVEMENT MAY BE REQUIRED FOR SAFETY, DRAINAGE, AND/OR CONTINUITY AS DETERMINED BY THE TRANSPORTATION DEPARTMENT.
4. THIS RURAL ROAD STANDARD SHALL BE APPLICABLE IN THE FOLLOWING AREAS:
LAKE MATHEWS COMMUNITY PLAN (CSA 128) AND COUNTY SERVICE AREAS
NUMBERED 41, 86, 104, 105, 108, 117, 124, AND 149.
5. THE MINIMUM RADII, MAXIMUM GRADE PERCENTAGE, INTERSECTION INTERVALS, AND ALL OTHER DESIGN STANDARDS EXCEPT PAVEMENT WIDTH AND R/W SHALL BE THE SAME AS THOSE FOR A "LOCAL STREET" AS REQUIRED BY ORD. 461, STD. NO. 114.

SERVING 20 OR FEWER LOTS
2 ACRE GROSS MIN. LOT SIZE

APPROVED BY:								COUNTY OF RIVERSIDE			
 DIRECTOR OF TRANSPORTATION GEORGE A. JOHNSON, RCE 42328								DATE: 05/01/07			
REVISIONS		REV.	BY:	APR'D	DATE	REV.	BY:	APR'D	DATE		
12-97		1				4					
11-04		2				5					
		3				6					
STANDARD NO. 138											

EXHIBIT K



REQUIREMENTS FOR FIRE HYDRANTS

DATE: January 2, 2017

INFORMATION BULLETIN: D-16-005

APPROVED BY: J. McDowell

Definitions:

Standard fire hydrant - shall consist of one 2 ½ inch outlet and one 4 inch outlet, wet barrel.

Super fire hydrant - shall consist of two 2 ½ inch outlets and one 4 inch outlet, wet barrel.

Public fire hydrant - a valve connection on a water supply system having one or more outlets and that is used to supply hose and fire department pumpers with water.

Private fire hydrant - a valve connection on a water supply system having one or more outlets and that is used to supply hose and fire department pumpers with water on private property.

Policy:

Any construction project requiring a fire flow of 1500 gallons per minute or less shall be required to have standard fire hydrants installed.

A fire flow requirement of more than 1500 gallons per minute will require the installation of super fire hydrants.

Public fire hydrants shall be spaced a maximum of 350 feet apart.

When any portion of the building protected is in excess of 350 feet from a public fire hydrant as measured by an approved route around the exterior of the building, there shall be provided, on-site fire hydrants and mains capable of supplying the required fire flow. *

Private fire hydrants shall be spaced according to the 2016 California Fire Code, Appendix C.

Single family residences equipped with fire sprinklers shall have fire hydrants spaced a maximum of 500 feet apart, dead end streets or roads shall not exceed 400 feet from the end of the street or road. *

A 10% spacing adjustment is allowed when approved by the Fire Marshal.

Hydrant Markings:

Class AA 2000 GPM + are to have Green tops and Caps

Class A 1000-1999 are to have a Green Top

Class B 500-999 GPM are to have a Orange top

Class C less than 500 GPM are to have a red top

Blue reflective markers are required for private and public fire hydrants.



Riverside County Fire Department

Office of the Fire Marshal

2300 Market St., Ste. 150, Riverside, CA 92501 Ph. (951) 955-4777 Fax (951) 955-4886

Technical Policy

Title: One- and Two-Family Dwellings Fire Hydrant Proximity Mitigation Matrix		
Technical Policy: # TP 16-002	Effective Date: 08/08/2016	Revised Date: 01/07/2020
Code References: 2019 California Fire Code, Sections 1.11.2.4, 104.1, 104.9, 507, California Residential Code Section R313.2, R313.2.1 and R313.3 and NFPA 13D 2016 edition		

Purpose

The Riverside County Fire Department (RCFD) Office of the Fire Marshal (OFM) has prepared this policy to provide guidance to building officials, contractors, architects, home owners, consultants and the general public on local interpretations and practices that are considered to be in compliance with the California Fire Code (CFC). The purpose is to provide an acceptable alternative method of compliance in the event the distance from an existing fire hydrant to the furthest portion of a new one- and two-family dwelling exceeds 600 feet. The requirements of this policy shall not be construed as altering any existing code, law or regulation which may require fire protection features not covered or alluded to in these requirements, nor shall they waive any requirements of any code, law or regulation. The reader is cautioned that the guidance detailed in this policy may or may not apply to their specific situation, and that the OFM retains final authority to determine compliance.

Scope

This policy is applicable to new one- and two-family dwellings (Group R-3 occupancies) proposed on existing parcels under the jurisdiction of the Riverside County Fire Department where the minimum number of fire hydrants is 1 (one) per the CFC Appendix C, Table C102.1. This policy is not applicable to subdivision map submittals regulated by Riverside County Ordinance No. 460 or subdivision map submittals regulated by Partner City Ordinances.

Codes and Standards

This policy is based on CFC, Chapter 1, Section 104.1, 104.9 (alternative materials and methods) and Chapter 5, Section 507.5 (fire hydrant systems). Specifically CFC Section 507.5.1 limits the maximum distance from a fire hydrant to the furthest portion of a building to no more than 600 feet when fire sprinklered in accordance with NFPA 13D or 2019 California Residential Code (CRC) R313.3. However, CFC 104.9 affords for other alternative materials and methods to be proposed.

Alternative Material and Method

There are parcels where the location of an existing fire hydrant exceeds 600 feet to the furthest portion of the proposed building. As a development option, the matrix below provides specific mitigations to permit greater distances based on an alternative to the prescriptive code provision for fire sprinkler systems:

Group R-3 One and Two Family Dwellings Fire Hydrant Proximity Mitigation Matrix	
Distance from Existing Fire Hydrant to all Exterior Ground Floor Walls (X) ^a	Fire Sprinkler System Mitigation Required (2019 CRC R313.2 & R313.2.1)
X ≤ 600ft	NFPA 13D/R313.3 (CFC 507.5.1 Exception)
600ft < X ≤ 900ft	NFPA 13D/R313.3 + fire sprinklers in all closets, bathrooms and covered patios/porches
900ft < X ≤ 1200ft	Same as 900ft + fire sprinklers throughout attic. Fire sprinklers not required in floor/ceiling assemblies or combustible concealed spaces without access
1200ft < X ≤ 1500ft	Same as 1200ft + three fire sprinkler head calculation

a. Measured along the access road/driveway and around the exterior of the building

ABS20003

Summarily Vacating Caravel Lane in the Temecula area.

Please Check One:

Yes, I am in favor of the subject vacation.

No, I am not in favor of the subject vacation (Please state reason below)

Comments: CARAVEL LANE WAS NEVER DEVELOPED,
OR USED AS A ROAD EVER. IT WOULD COST
ALOT OF MONEY TO DEVELOPE IT. PLEASE
VACATE

Assessor's Parcel Number(s): 927-550-032

Home Owners Association Affiliation (if applicable): _____

PRINT NAME: MICHAEL NOEL

SIGNATURE: Michael P. Noel

PLEASE MAIL, E-MAIL TO:

ATTN: Chris Trinidad
ctrinida@rivco.org

COUNTY OF RIVERSIDE
TRANSPORTATION DEPARTMENT
SURVEY DIVISION
P.O. BOX 1090
RIVERSIDE, CA 92502

ABS20003

Summarily Vacating Caravel Lane in the Temecula area.

Please Check One:

Yes, I am in favor of the subject vacation.

No, I am not in favor of the subject vacation (Please state reason below)

Comments: I want you to vacate
CIBOLA CIRCLE ALSO

Assessor's Parcel Number(s): 927550031

Home Owners Association Affiliation (if applicable): _____

PRINT NAME: MIKE KELLY

SIGNATURE: *Mike Kelly*

PLEASE MAIL, E-MAIL TO:

ATTN: Chris Trinidad
ctrinida@rivco.org

COUNTY OF RIVERSIDE
TRANSPORTATION DEPARTMENT
SURVEY DIVISION
P.O. BOX 1090
RIVERSIDE, CA 92502

ABS20003

Summarily Vacating Caravel Lane in the Temecula area.

Please Check One:

Yes, I am in favor of the subject vacation.

No, I am not in favor of the subject vacation (Please state reason below)

Comments: *It has never been a road & that's fine with us.*

Assessor's Parcel Number(s): 927550042

Home Owners Association Affiliation (if applicable): 0

PRINT NAME: Mary Y. La Roque

SIGNATURE: *Mary Y. La Roque*

PLEASE MAIL, E-MAIL TO:

ATTN: Chris Trinidad
ctrinida@rivco.org

COUNTY OF RIVERSIDE
TRANSPORTATION DEPARTMENT
SURVEY DIVISION
P.O. BOX 1090
RIVERSIDE, CA 92502

ABS20003

Summarily Vacating Caravel Lane in the Temecula area.

Please Check One:

Yes, I am in favor of the subject vacation.

No, I am not in favor of the subject vacation (Please state reason below)

Comments: ① The cost of putting in CARAVEL LANE
would be way greater cost than the use would justify
② It would not help any of the property owners.
③ It would be more of a burden than an asset.
④ An invasion of our & our neighbors privacy.

Assessor's Parcel Number(s): 927-550-014

Home Owners Association Affiliation (if applicable): None

PRINT NAME: Michael H. Lassalette

SIGNATURE: Michael H. Lassalette

PLEASE MAIL, E-MAIL TO:

ATTN: Chris Trinidad
ctrinida@rivco.org

COUNTY OF RIVERSIDE
TRANSPORTATION DEPARTMENT
SURVEY DIVISION
P.O. BOX 1090
RIVERSIDE, CA 92502

TO: Riverside County Planning Commissioners

RE: ABS2003 Caravel Lane Vacation

My name is Megan Kavand, lifetime Riverside County public servant and resident, and I live at 42055 Cibola Circle in Temecula wine country along with my husband and two young boys. My father, Michael Noel, lives at 42053 Cibola Circle along with my mother and sister and has done so since he purchased the property back in 2004. Both addresses reside on the same parcel which is located at the corner of Cibola Circle and Caravel Lane. When my father purchased this property, Caravel Lane was not in place as a road, nor has it ever been since it was dedicated. Caravel Lane is a 30 foot by approximately 600 foot dedicated right of way which only allows for a one lane, rural road to be placed. While Cibola Circle, also a one lane rural road, was developed and used solely to access this back parcel which we reside on, Caravel Lane never was since the topography and natural drainage did not allow for it to be easily developed. Additionally, well-established orange trees from the original orchard this parcel was used for, were planted within the 30 foot right of way dedicated for Caravel Lane. As the area surrounding developed, two electrical meters were placed 12 foot within the 30 foot right of way, as well as a dry fire hydrant and electrical conduit box, all of which would now need to be removed and relocated if Caravel Lane were to be developed. During 2018, my husband and I constructed a second dwelling on my father's parcel and received all necessary approvals from the County of Riverside to do so, without Caravel Lane being developed into an actual road or being cleared to allow passage of vehicles. The County has referred to Caravel Lane as a paper road stating that they are aware the right of way is there on the map, but no road was ever developed or installed, nor does the County including EDA CSA 149 ever have any intent to do so because there is no public need for it. Additionally, Caravel Lane was never adopted into the CSA 149 which maintains Cibola Circle. Over the years, my father had to make safety improvements within the right of way of Caravel Lane including concrete, a retaining wall, drainage system and vegetation, to prevent soil erosion from blocking the only access point to our property. As it stands today, my family is now in a legal battle over creating a public nuisance by preventing public access to Caravel Lane because in 2017 a new neighbor moved in and almost immediately started creating issues for all the neighbors around them. The new neighbor is not demanding that a road be installed, nor do they want one since they are not suing the other property owner along Caravel Lane who also has encroachments in the way and has stated they have no intent to remove them, they are only suing my family stating that they want to be able to walk along the right of way for Caravel Lane. They also occasionally state they need Caravel Lane in to access a dry fire hydrant at the intersection of Valencia Way and Caravel Lane to develop on their property, however that neighbor has a working hydrant located in front of their property on Alta Mesa Court. I would like to add that when we constructed the second dwelling on this parcel, we used that same fire hydrant off Alta Mesa Court to obtain fire clearance. If this vacate is not approved, the judge intends to require my family to incur tens of thousands of dollars to remove all encroachments on Caravel Lane, including a celebration of life tree which contains the ashes of my maternal grandparents, which is why we have applied for the vacate of Caravel Lane. After going through all the proper due diligence for the past 12 months, all County agencies have approved this application to vacate Caravel Lane. Additionally, all abutting neighbors, except for the one who is suing my family, have approved and shows their support for this vacation and declarations from them are attached to this letter. I ask that you trust that County staff has spent a lot of time considering all implications this vacation could cause and is still before you today to recommend

Caravel Lane be vacated. I ask that you please consider all these facts before voting to approve or deny this request for vacate.

I would like to personally thank you for taking the time to consider this matter. If you have any questions at all, I am more than happy to personally speak to every one of you. Do not hesitate to contact me on my cell, 951-795-1150 or email me at Megankavand@gmail.com.

Thank you,



Megan Kavand

LAW OFFICE OF K.M. NEISWENDER

Land Use • Business • Environmental

Phone: 909.744.9723
Cel: 805.320.2520

Email: KateLawVentura@gmail.com

San Bernardino Office:
473 E. Carnegie Way, 2d Flr.

Mailing Address:
Post Office Box 1225
Blue Jay, California 92317

February 3, 2020

Patricia Romo
Riverside County Transportation and Land Management
P.O. Box 1090
Riverside, CA 92502

Re: Vacation Application for Caravel Lane – Temecula CA

Dear Ms. Romo:

I represent Susan and Chuck Boers, owners of the property located at 36321 Alta Mesa Court in Temecula. They live adjacent to Michael Noel, whose address is 36210 Caravel Lane.

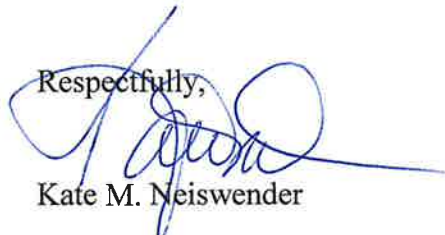
We understand Mr. Noel has filed an application to vacate Caravel Lane. **The Boers do not agree to this.** In Paragraph 7 of the vacation application, it says Mr. Noel must obtain “A properly completed, signed and notarized, property owner authorization from adjacent property owners, or any owners whose property may be affected.” The Boers have not signed anything that would authorize vacation of Caravel Lane, and they will be adversely affected by the removal of Caravel Lane from the list of County rights of way.

I attach Parcel Map 20903, which shows Caravel Lane as Lots G and H. The Boers’ property abuts the eastern edge of Lot G, and Lot G is needed for a turn-around at the end of Lot F as well. We are hoping to get the encroachments off Lot G so that Caravel Lane can again connect to Valencia and then out to Pauba. A second access in times of fire would be highly beneficial to the Boers’ property.

Unfortunately, the Boers sued Mr. Noel to get Lot G cleared of encroachments, and he has refused. We are concerned that he will represent to the County that the Boers’ property is either not connected to Lot G or that they will not be affected, or both. Please be aware that keeping Caravel Lane open for through traffic is very important to the Boers, and they are pursuing removal of the Noel encroachments on Lot G in Riverside County Superior Court, Case No. MCC1801445.

Thank you.

Respectfully,



Kate M. Neiswender



PARCEL MAP NO. 20903

BEING A DIVISION OF LOT 23 OF TRACT 3668 AS
RECORDED IN MAP BOOK 57 PAGES 97 THRU 100
AS A PART OF THE RANGE ROAD.
RANGE 4, COUNTY

L.S. 4186 FEB. 1986

OWNER'S CERTIFICATE

I HEREBY CERTIFY THAT THE QUANTITY OF THE LAND
HEREIN DESCRIBED IS CORRECT AND THAT
THE ONLY PERSONS WHOSE INTERESTS IN THE LAND
ARE SHOWN HEREON ARE THOSE WHOSE NAMES
ARE SHOWN AND RECORDING OF THIS SUBDIVISION
HEREIN IS DEEMED TO BE THE ONLY CORRECT
RECORDING OF THE LAND.

(Signature)
OWNER

COUNTY SUPERVISOR & ROAD COMMISSIONER'S CERTIFICATE

THE COUNTY SUPERVISOR & ROAD COMMISSIONER OF THE COUNTY OF CALIFORNIA, COUNTY OF RIVERSIDE, COUNTY SUPERVISOR & ROAD COMMISSIONER, DO HEREBY CERTIFY THAT THE QUANTITY OF THE LAND HEREIN DESCRIBED IS CORRECT AND THAT THE ONLY PERSONS WHOSE INTERESTS IN THE LAND ARE SHOWN HEREON ARE THOSE WHOSE NAMES ARE SHOWN AND RECORDING OF THIS SUBDIVISION HEREIN IS DEEMED TO BE THE ONLY CORRECT RECORDING OF THE LAND.

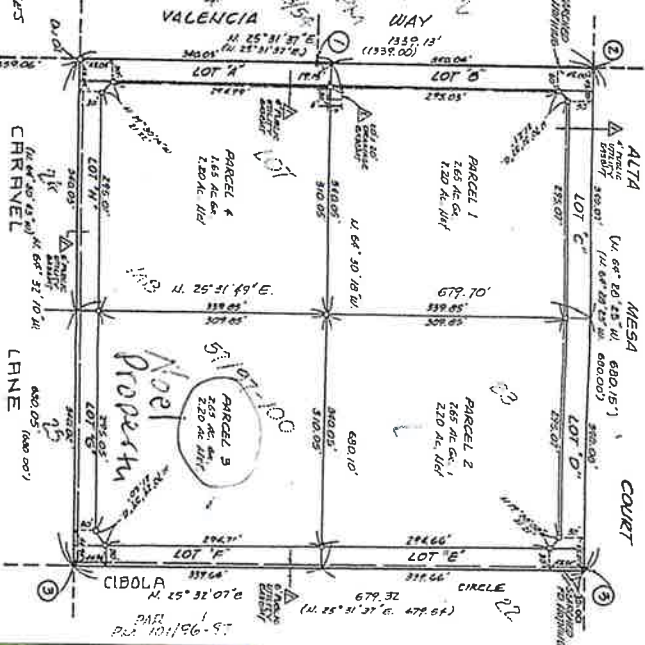
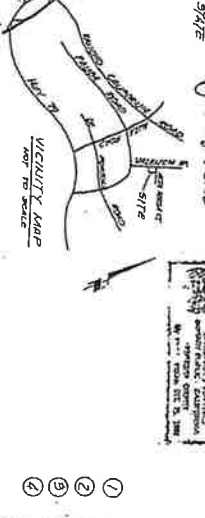
(Signature)
COUNTY SUPERVISOR & ROAD COMMISSIONER

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

ON THIS 21ST DAY OF JULY 1986, BEFORE ME, Elizabeth J. Lewis, a Notary Public in and for the State of California, appeared the person(s) whose name(s) is/are shown on this map and acknowledged to me that they executed this map for the purposes and in accordance with the powers and authority conferred upon them by the State of California.

(Signature)
Notary Public



SURVEYOR'S NOTES

1. BEARINGS AND DISTANCES FROM THE CORNERS OF THE TRACT TO THE CORNERS OF THE LOTS ARE SHOWN ON THIS MAP.

2. BEARINGS AND DISTANCES FROM THE CORNERS OF THE TRACT TO THE CORNERS OF THE LOTS ARE SHOWN ON THIS MAP.

3. BEARINGS AND DISTANCES FROM THE CORNERS OF THE TRACT TO THE CORNERS OF THE LOTS ARE SHOWN ON THIS MAP.

EASEMENT NOTES

1. EASEMENT OF ACCESS TO THE TRACT FROM THE TRACT TO THE TRACT IS SHOWN ON THIS MAP.

2. EASEMENT OF ACCESS TO THE TRACT FROM THE TRACT TO THE TRACT IS SHOWN ON THIS MAP.

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED ON THE CONTROLLING DEEDS AND RECORDS OF THE COUNTY OF RIVERSIDE, CALIFORNIA.

RECORDED & CERTIFICATE

THIS MAP WAS RECORDED IN MAP BOOK 57 PAGES 97 THRU 100 OF PARCEL MAPS, AS MADE BY THE COUNTY SUPERVISOR & ROAD COMMISSIONER OF THE COUNTY OF CALIFORNIA, COUNTY OF RIVERSIDE, COUNTY SUPERVISOR & ROAD COMMISSIONER, ON FEBRUARY 11, 1986.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE QUANTITY OF THE LAND HEREIN DESCRIBED IS CORRECT AND THAT THE ONLY PERSONS WHOSE INTERESTS IN THE LAND ARE SHOWN HEREON ARE THOSE WHOSE NAMES ARE SHOWN AND RECORDING OF THIS SUBDIVISION HEREIN IS DEEMED TO BE THE ONLY CORRECT RECORDING OF THE LAND.

(Signature)
SURVEYOR

CLIENT OF THE BOARD OF SUPERVISORS CERTIFICATE

I HEREBY CERTIFY THAT I HAVE RECEIVED PARCEL MAP NO. 20903 FROM THE SURVEYOR AND THAT I HAVE REVIEWED THE MAP AND FOUND IT TO BE CORRECT AND THAT I HAVE APPROVED THE MAP FOR RECORDING.

(Signature)
CLIENT

FOR COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS SHOWN ON THIS MAP, THE ONLY PERSONS WHOSE INTERESTS IN THE LAND ARE SHOWN HEREON ARE THOSE WHOSE NAMES ARE SHOWN AND RECORDING OF THIS SUBDIVISION HEREIN IS DEEMED TO BE THE ONLY CORRECT RECORDING OF THE LAND.

(Signature)
COUNTY TAX COLLECTOR

ENVIRONMENTAL CONSTRAINT NOTE:

THE COUNTY SUPERVISOR & ROAD COMMISSIONER OF THE COUNTY OF CALIFORNIA, COUNTY OF RIVERSIDE, COUNTY SUPERVISOR & ROAD COMMISSIONER, DO HEREBY CERTIFY THAT THE QUANTITY OF THE LAND HEREIN DESCRIBED IS CORRECT AND THAT THE ONLY PERSONS WHOSE INTERESTS IN THE LAND ARE SHOWN HEREON ARE THOSE WHOSE NAMES ARE SHOWN AND RECORDING OF THIS SUBDIVISION HEREIN IS DEEMED TO BE THE ONLY CORRECT RECORDING OF THE LAND.

PM137164



COUNTY OF RIVERSIDE
TRANSPORTATION AND
LAND MANAGEMENT AGENCY

Patricia Romo, P.E.
Director of Transportation

Transportation Department

Mojahed Salama, P.E.
Deputy for Transportation Capital Projects
Richard Lantis, P.L.S.
Deputy for Transportation Planning and
Development

Project # ABS20003

July 9, 2020

Summarily Vacating Caravel Lane in the Temecula area.

Dear Property Owner,

The Transportation Department is processing a request to vacate the public right-of-way along Caravel Lane. Please see attached exhibit for project area.

Streets and Highways Code 8309: "Vacation" means the complete or partial abandonment or termination of the public right to use a street, highway, or public service easement."

As your property abuts this proposed vacation you are herewith given the opportunity to express your opinion by filling out the enclosed "Request for response" and returning it to us within 10 working days.

Please return to the Survey Division, Attention: Right-of-Way. If you need further information or assistance, please call me at (951) 955-0985.

Sincerely,

Chris Trinidad
Senior Engineering Technician
Survey Division

Para espanol mire la pagina de atras

Enclosure(s): Exhibit A, Request for Response

**SEE ATTACHED
OBJECTION
(10 PP. Attached)**

ABS20003

Summarily Vacating Caravel Lane in the Temecula area.

Please Check One:

Yes, I am in favor of the subject vacation.

No, I am not in favor of the subject vacation (Please state reason below)

Comments: Current Court Order prohibits
vacation of Lot F
This will prevent use of/access
to adjacent property
Increased Fire Risk SEE ATTACHED

Assessor's Parcel Number(s): 017693848

Home Owners Association Affiliation (if applicable): N/A

PRINT NAME: Susan Boers

SIGNATURE: 

PLEASE MAIL, E-MAIL TO:

ATTN: Chris Trinidad
ctrinida@rivco.org

COUNTY OF RIVERSIDE
TRANSPORTATION DEPARTMENT
SURVEY DIVISION
P.O. BOX 1090
RIVERSIDE, CA 92502

LAW OFFICE OF K.M. NEISWENDER

Land Use • Business • Environmental

Phone: 909.744.9723

Cel: 805.320.2520

Email: KateLawVentura@gmail.com

Mailing Address:

Post Office Box 1225

Blue Jay, California 92317

July 20, 2020

County of Riverside
Transportation Department
Survey Division
PO Box 1090
Riverside CA 92502

By Email and US Mail: ctrinida@rivco.org

Re: **OBJECTION to Project ABS20003**
Caravel Lane, Temecula
Objecting Party: Susan and Johancharles Boers - 36321 Alta Mesa Court

Dear Mr. Trinidad:

My clients, Susan and Johancharles Boers, strongly object to the vacation of Caravel Lane in the Temecula area. They are owners of the property adjacent to Caravel Lane, and need that right of way for secondary access to their property. Caravel Lane is designated on Parcel Map 20903 as part of Lot F and all of Lots G and H.

In August of 2018, the Boers sued Michael Noel and his family members for “Public Nuisance,” because they were encroaching on, and preventing use of, the publicly-dedicated rights of way on Parcel Map 20903 (Riverside County Superior Court Case No. MCC 1801445). The Noel family made the application to vacate Lots F, Lots G and H as a strategy to interfere with that litigation. The Noel family does not own Lots F or G, but have encroached – little by little – on both lots. Copies of Parcel Map 20903 and the Noel Deed are attached. These documents show that Mr. Noel owns Parcel 3, but not Lots F or G. Despite the clear language of his Grant Deed, he insists that he also owns Lots F and G, and has a right to block them.

In October of 2019, Superior Court Judge Raquel Marquez disagreed. She ordered that Michael and Kathy Noel are forbidden from encroaching on Lot F, and that includes a portion of what the Noel Family claims is Caravel Lane, and which is part of your proposed vacation. Currently, a Motion for Summary Adjudication is pending, to be heard in August 2020, which asks for the Noel Family, including Meghan and Ciamak Kavand, to keep all encroachments off Lots F and G, on grounds these are publicly-dedicated rights of way, accepted by the County in 1986. Considering that we won the same motion for Lot F, I am somewhat confident that we will get the same order for Lot G.

The Boers have an absolute need for the use of Lots F, G and H. The corner of Lot F is literally the access for a gate on the Boers’ property, required for access to the back portion of their property. The topography of their land mandates that access is via Lot F (i.e., a portion of Caravel Lane). Without access to that gate, they will be unable to access half of their land with a car or truck.

In addition, the use of Lots F, G and H are required for secondary access in the event of fire. Temecula – and specifically Plaintiffs’ property – is a high-fire area. The CalFire Very High Fire Hazard Severity Zone (“VHFHSZ”) mapping of Riverside County (from September 2018) shows the Boers’ house as being within the VHFHSZ. Source info can be found here: <https://koordinates.com/layer/96850-riverside-county-ca-fire-hazard-severity-zones>. A copy of the map published by CalFire is attached to this letter. Similarly, the California Public Utilities Commission Fire-Threat Map was developed under Rulemaking 15-15-006 and adopted by the PUC’s Safety and Enforcement Division in January 2018. That map shows the Boers’ property in a Tier 3 Extreme High Fire-Threat District. The source information can be found at: <https://ia.cpuc.ca.gov/firemap/#>. A copy of the map published by the Public Utilities Commission is also attached to this letter. Southern California Edison has formally notified the Boers that their property is in a “High Fire Threat District,” and a copy of that letter is attached.

The Boers’ property has only a single egress, to the north via Alta Mesa Court – which ends in a culdusac to the east – either via a driveway or via Lot F to Alta Mesa Court (the two driveways are only 50-100 feet apart). A second egress would provide additional fire protection, an egress from the south of the Boers’ property to Lots F, G and H, then out to Pauba Road to the southwest. If Alta Mesa Court is not passable due to fire, the route to the south would provide a secondary access, critically important in a high fire area.

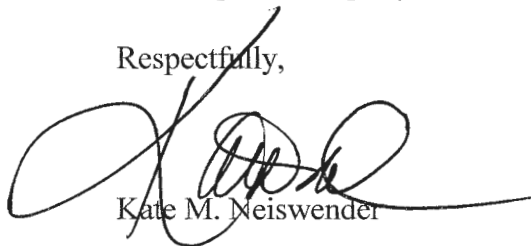
There is a fire hydrant on Alta Mesa Court, about 400 feet from the Boers’ residence. There is a second hydrant to the south, off Lot H, about 650 feet from the Boers’ house. Thus, if Temecula is hit with a serious fire, fire crews could access either or both the hydrants to keep the neighborhood safe. If Lots F, G and H are vacated, the Noel Family will maintain their encroachments and use of the secondary access and the second fire hydrant will be impossible.

Thus, vacating Lot F, G and H (Caravel Lane) will exacerbate existing fire risks, and increase risks not only to the Boers, but to their neighbors.

Vacation of Lots F, G and H will benefit no one but the Noel Family, and will directly harm the Boers by preventing access to the south end of their property. It will harm not only the Boers, but other neighbors and property owners, by interfering with access to the hydrant on Lot H, and by blocking a secondary access in case of fire.

Vacation of Caravel Lane, Lots F, G and H, would be dangerous for fire safety, harmful to the Boers’ property rights, and an unlawful gift of public property. It cannot be allowed.

Respectfully,



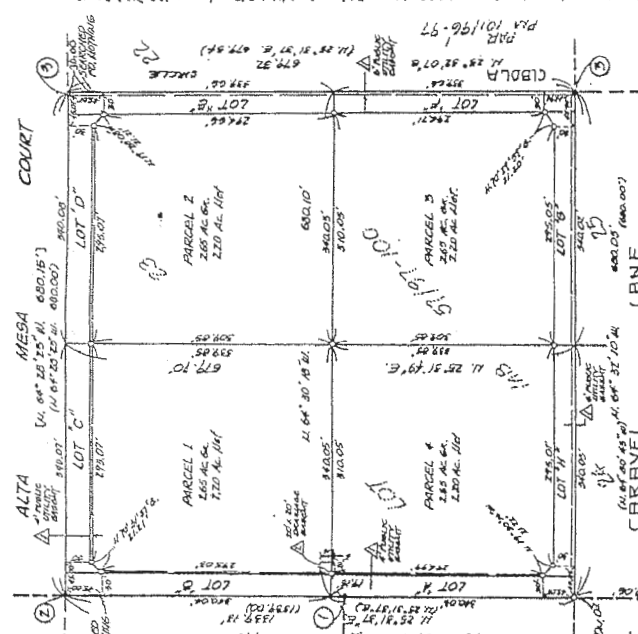
Kate M. Neiswender

Attachments

PARCEL MAP NO. 20903

BEING A DIVISION OF LOT 23 OF TRACT 3666 AS RECORDED IN MAP BOOK 57 PAGES 97 THRU 100, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, BEING ALSO A PORTION OF THE RANCHO FAUBA.

PAUL A. CUOMO L.S. 4136 FEB. 1986



OWNER'S CERTIFICATE
I HEREBY CERTIFY THAT I AM THE OWNER OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON THAT I AM THE ONLY PERSON WHOSE CONSENT IS NECESSARY TO THIS A CLEAR TITLE TO SAID LAND THAT THE DIVISION IS AS SHOWN WITHIN THE OBTAINATIVE BORDER LINE HEREBY DESIGNATED TO THE PUBLIC FOR STREET AND PUBLIC UTILITY PURPOSES, LOTS 4 THROUGH 8, INCLUSIVE.

PAUL A. CUOMO
L.S. 4136

COUNTY SURVEYOR & ROAD COMMISSIONER'S CERTIFICATE
THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES, HEREBY CERTIFYING THAT THIS MAP HAS BEEN EXAMINED BY ME OR UNDER MY SUPERVISION AND FOUND TO BE IN ACCORDANCE WITH THE ACT AND ORDINANCES AND APPROVED BY THE BOARD OF SUPERVISORS OF THIS COUNTY, CALIFORNIA, AND THE COUNTY ENGINEER OF THIS COUNTY, CALIFORNIA, ON JULY 23, 1968.

NOTARY ACKNOWLEDGEMENT
STATE OF CALIFORNIA
COUNTY OF RIVERSIDE
ON THIS DAY OF JULY 1968, BEFORE ME BARBARA J. HAYNES, A NOTARY PUBLIC AT AND FOR SAID STATE, PERSONALLY APPEARED PAUL A. CUOMO, KNOWN TO ME TO BE THE OWNER OF SAID LAND, WHOSE NAME AND ADDRESS TO THE BEST OF MY KNOWLEDGE AND BELIEF ARE AS SET FORTH IN THE FOREGOING, AND HE REQUESTED ME THAT I EXECUTE THIS CERTIFICATE IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL OF OFFICE IN THE CITY AND COUNTY OF RIVERSIDE, CALIFORNIA, THIS 19TH DAY OF JULY 1968.

TAX COLLECTOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE RECORDS OF THIS MAP, AS OF THIS DATE, HAVE BEEN FILED IN THE OFFICE OF THE COUNTY CLERK OF THIS COUNTY, CALIFORNIA, AND THAT THE RECORDS OF THIS MAP HAVE BEEN FILED IN THE OFFICE OF THE COUNTY CLERK OF THIS COUNTY, CALIFORNIA, AND THAT THE RECORDS OF THIS MAP HAVE BEEN FILED IN THE OFFICE OF THE COUNTY CLERK OF THIS COUNTY, CALIFORNIA.

ENVIRONMENTAL CONSTRAINT NOTE:
THIS MAP AFFECTS THE ENVIRONMENTAL CONSTRAINT SHEET OF THE RIVERSIDE COUNTY SURVEYOR'S MAP NO. 137164, PAGE 11. THIS AFFECTS PARCELS 1, 2, 3, & 4 INCLUSIVE.

NOTARY PUBLIC
BARBARA J. HAYNES
COUNTY OF RIVERSIDE

ENVIRONMENTAL CONSTRAINT NOTE:
THIS MAP AFFECTS THE ENVIRONMENTAL CONSTRAINT SHEET OF THE RIVERSIDE COUNTY SURVEYOR'S MAP NO. 137164, PAGE 11. THIS AFFECTS PARCELS 1, 2, 3, & 4 INCLUSIVE.

ENVIRONMENTAL CONSTRAINT NOTE:
THIS MAP AFFECTS THE ENVIRONMENTAL CONSTRAINT SHEET OF THE RIVERSIDE COUNTY SURVEYOR'S MAP NO. 137164, PAGE 11. THIS AFFECTS PARCELS 1, 2, 3, & 4 INCLUSIVE.

ENVIRONMENTAL CONSTRAINT NOTE:
THIS MAP AFFECTS THE ENVIRONMENTAL CONSTRAINT SHEET OF THE RIVERSIDE COUNTY SURVEYOR'S MAP NO. 137164, PAGE 11. THIS AFFECTS PARCELS 1, 2, 3, & 4 INCLUSIVE.

ENVIRONMENTAL CONSTRAINT NOTE:
THIS MAP AFFECTS THE ENVIRONMENTAL CONSTRAINT SHEET OF THE RIVERSIDE COUNTY SURVEYOR'S MAP NO. 137164, PAGE 11. THIS AFFECTS PARCELS 1, 2, 3, & 4 INCLUSIVE.

ENVIRONMENTAL CONSTRAINT NOTE:
THIS MAP AFFECTS THE ENVIRONMENTAL CONSTRAINT SHEET OF THE RIVERSIDE COUNTY SURVEYOR'S MAP NO. 137164, PAGE 11. THIS AFFECTS PARCELS 1, 2, 3, & 4 INCLUSIVE.

ENVIRONMENTAL CONSTRAINT NOTE:
THIS MAP AFFECTS THE ENVIRONMENTAL CONSTRAINT SHEET OF THE RIVERSIDE COUNTY SURVEYOR'S MAP NO. 137164, PAGE 11. THIS AFFECTS PARCELS 1, 2, 3, & 4 INCLUSIVE.

ENVIRONMENTAL CONSTRAINT NOTE:
THIS MAP AFFECTS THE ENVIRONMENTAL CONSTRAINT SHEET OF THE RIVERSIDE COUNTY SURVEYOR'S MAP NO. 137164, PAGE 11. THIS AFFECTS PARCELS 1, 2, 3, & 4 INCLUSIVE.

ENVIRONMENTAL CONSTRAINT NOTE:
THIS MAP AFFECTS THE ENVIRONMENTAL CONSTRAINT SHEET OF THE RIVERSIDE COUNTY SURVEYOR'S MAP NO. 137164, PAGE 11. THIS AFFECTS PARCELS 1, 2, 3, & 4 INCLUSIVE.

ENVIRONMENTAL CONSTRAINT NOTE:
THIS MAP AFFECTS THE ENVIRONMENTAL CONSTRAINT SHEET OF THE RIVERSIDE COUNTY SURVEYOR'S MAP NO. 137164, PAGE 11. THIS AFFECTS PARCELS 1, 2, 3, & 4 INCLUSIVE.

PM 137164

57, 775 81W
57, 175 81W

Recording Requested By
CHICAGO TITLE COMPANY

RECORDING REQUESTED BY:

AND WHEN RECORDED, MAIL TO:

MICHAEL P. NOEL
36210 CARAVEL LANE
TEMECULA, CA 92592-

DOC # 2004-0224493

03/30/2004 08:00A Fee:17.00

Page 1 of 1 Doc T Tax Paid

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



M	S	U	Ph						
A	R	L			COPY	LONG	REFUND	NCHS	EXAM

THIS SPACE FOR RECORDER'S USE ONLY

17 T
TC

GRANT DEED

ASSESSOR'S PARCEL NO.: 927-550-032
TRA: 094-147
TITLE ORDER NO.: 47074546 - P03
ESCROW NO.: 3806-P

The undersigned Grantor(s) declare that the DOCUMENT TRANSFER TAX IS:

\$ 350.90 County \$ City

- computed on the full value of the interest of property conveyed, or
- computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale.
- OR transfer is EXEMPT from tax for the following reason:

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
JEFF KIMURA and KIMBERLY S. KIMURA, HUSBAND AND WIFE, AS JOINT TENANTS

hereby GRANT(S) to
MICHAEL P. NOEL, 'AN UNMARRIED MAN

All that real property situated in the unincorporated area of TEMECULA County of RIVERSIDE, State of California, described as:

PARCEL 3 OF PARCEL MAP 20903 AS SHOWN BY MAP RECORDED IN BOOK 137 OF PARCEL MAPS, PAGE 64, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

Dated March 17, 2004

STATE OF CALIFORNIA,
COUNTY OF Riverside

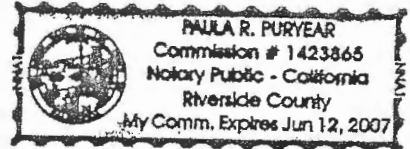
ON 3/18/04 before me Paula R Puryear
Notary Public, personally appeared

Jeff Kimura
Kimberly S. Kimura

Jeff Kimura
JEFF KIMURA
Kimberly S. Kimura
KIMBERLY S. KIMURA

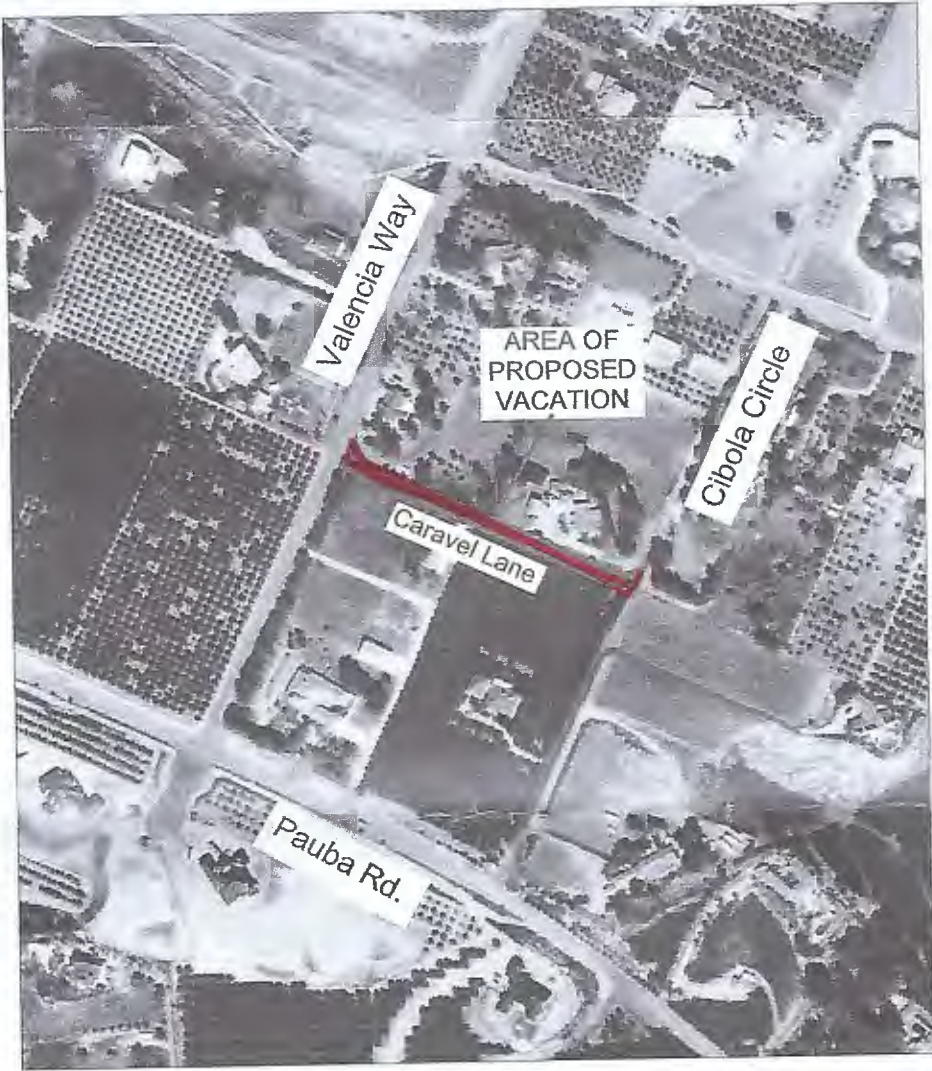
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the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

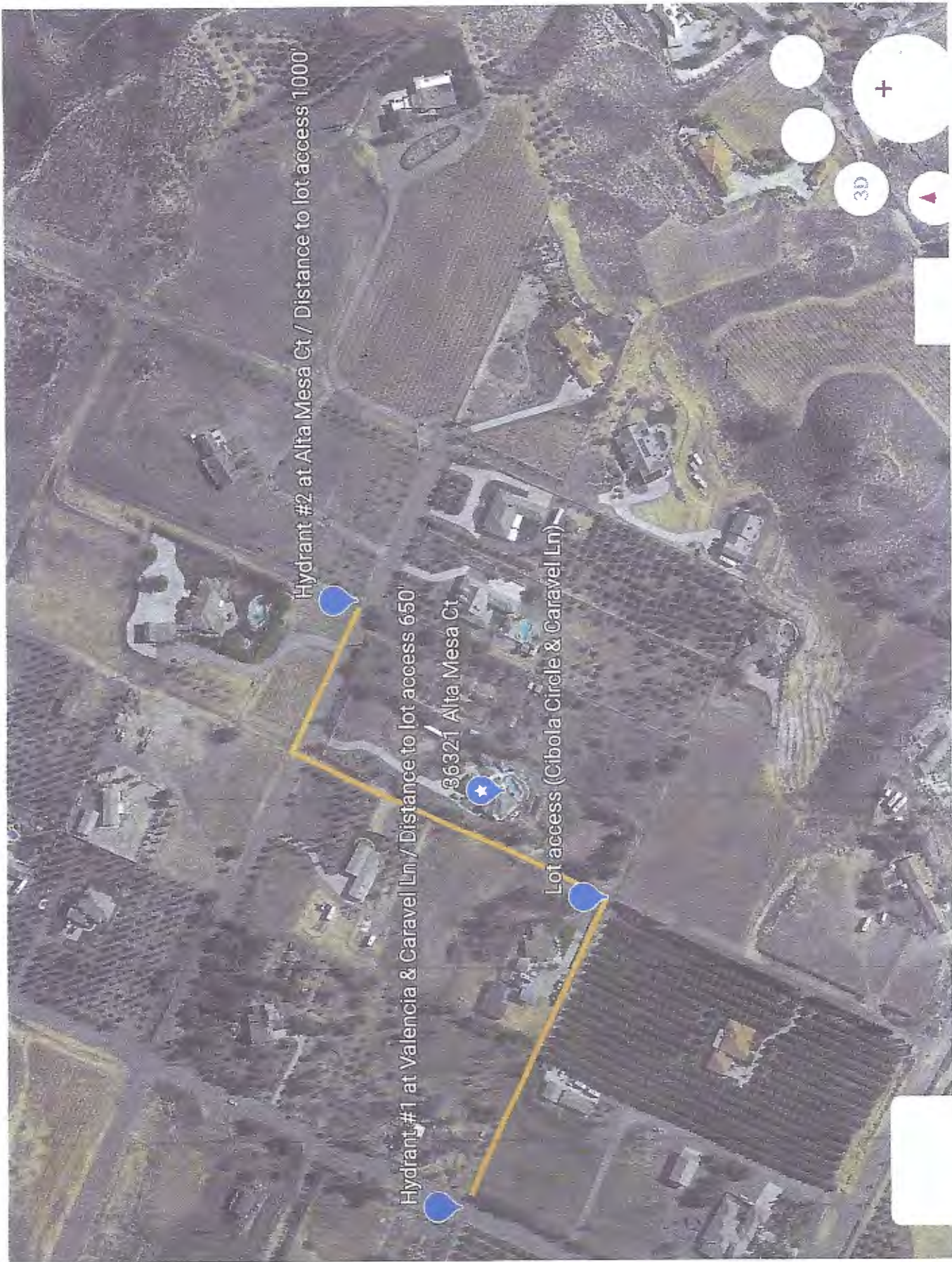
WITNESS my hand and official seal.
Signature Paula R Puryear



MAIL TAX STATEMENTS TO:
MICHAEL P. NOEL - 36210 CARAVEL LANE, TEMECULA, CA 92592-

(This area for official notary seal)





Hydrant #2 at Alta Mesa Ct / Distance to lot access 1000'

Hydrant #1 at Valencia & Caravel Ln / Distance to lot access 650'

36321 Alta Mesa Ct

Lot access (Cibola Circle & Caravel Ln)

100%

Camera: 1,367 m 35°31'01" N 117°01'47" W 470 m

Riverside County, CA Fire Hazard Severity Zones

Riverside County, California



X Remove from Collection Export Layer

About Data Table History Services

Added Feb 2018
2 Views • 11 Downloads

Government Code 51175-89 directs the California Department of Forestry and Fire Protection (CAL FIRE) to identify areas of very high fire hazard severity zones within Local Responsibility Areas (LRA). Mapping of the areas, referred to as Very High Fire Hazard Severity Zones (VHFHSZ), is based on data and models of, potential fuels over a 30-50 year time horizon and their associated expected fire behavior, and expected burn probabilities to quantify the likelihood and nature of vegetation fire exposure (including firebrands) to buildings. Details on the project and specific modeling methodology can be found at frap.cdf.ca.gov/projects/hazard/methods.html. Local Responsibility Area VHFHSZ maps were initially developed in the mid-1990s and are now being updated based on improved science, mapping techniques, and data. This specific geographic information system



CPUC FireMap

Layers | Legend | Data

High Fire-Threat District

Tree Mortality Task Force - High Hazard Zone Map

CPUC Fire-Threat Map

Tier 2 - Elevated (Jan 2019)

Tier 3 - Extreme (Jan 2019)

California Fire Perimeters (1878-2015)

Land Cover

Boundaries / Masks

Basemaps



36321 Alta Mesa Ct

36321 Alta Mesa Ct, Temecula, CA, United States of America

Important Update:

**POWER SHUTOFFS
TO HELP PREVENT
WILDFIRES**

Dear Neighbor,

As Californians, we are witnessing the alarming impact of climate change in the form of bigger, more devastating wildfires. We know that everyone has a role in preparing for any disaster. At Southern California Edison, along with energy companies across the state, we continue to take steps to keep our communities and employees safe. This includes strengthening our equipment, keeping trees and vegetation clear of our power lines and using technology to help with early detection of wildfires.

The area in which you receive your electrical service has been designated a High Fire Threat District (<https://ia.cpuc.ca.gov/firemap/>) by the California Public Utilities Commission. If weather conditions indicate fire danger is elevated — for example, if there are strong winds and the vegetation is dry — we may temporarily shut off power to customers in your area. This is called a Public Safety Power Shutoff (PSPS), and it is meant to keep communities safe.

How Public Safety Power Shutoff (PSPS) Works

- When elevated fire conditions present a clear danger, we may shut off power temporarily on specific power lines for the safety of the public.
- We intend to notify affected customers approximately two days in advance of a potential power shutoff. This notification will be via email, text or telephone call. We may also send another notice to customers about one day before a potential power shutoff.
- In advance of PSPS events, SCE will also notify local governments, the emergency management community and first responders.
- We will keep customers updated regularly, via our website and social media channels. We will also notify affected customers once crews have patrolled the area and determined it is safe to restore power.

What You Can Do to Prepare

- Sign up for alerts at www.sce.com/outagealerts.
- Learn more and update your contact information at: www.sce.com/psps.
- Have an emergency plan in place for every member of your household, including your pets. For additional preparedness resources: www.caloes.ca.gov, www.readyforwildfire.org.
- Stay away from downed power lines and call 911 or 1-800-655-4555.
- Customers who have medical conditions that require electrically operated medical equipment should have a backup power system in place such as a generator. Customers with critical medical needs can learn more at www.sce.com/psps.

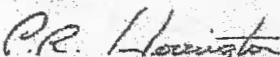
Shutting off power temporarily to customers is not something we take lightly and we thank you for your support. We understand that being without power can be disruptive to you whether at home, school or work. Please know that public safety around our electrical equipment is our highest priority.

Here are some additional safety tips during an outage:

- Disconnect all sensitive electronics to prevent damage or loss of data. If you have a portable gas generator, use it outdoors during a power outage. Never use it indoors.
- Never connect a generator to your home's circuit breaker panel. This can cause "backfeeding," which could electrocute utility workers when trying to restore your power. Always work with a qualified electrical worker when installing back up generation.
- Consider obtaining extra fuel for your generator for extended outages since local fueling stations may be without power. Keep fuel in approved containers in a safe location away from ignition sources.
- If you have electric gates or garage doors, learn how to operate them manually.

Together, we can reduce the threat that wildfires pose to our communities. We are working day and night to meet aggressive targets to mitigate wildfire risk. Please bear with us as we work to keep you and your community safe.

Sincerely,



Phil Herrington
Senior Vice President, Transmission & Distribution

LAW OFFICE OF K.M. NEISWENDER

Land Use • Business • Environmental

Phone: 909.744.9723
Cel: 805.320.2520

Email: KateLawVentura@gmail.com

San Bernardino Office:
473 E. Carnegie Way, 2d Flr.

Mailing Address:
Post Office Box 1225
Blue Jay, California 92317

February 3, 2020

Patricia Romo
Riverside County Transportation and Land Management
P.O. Box 1090
Riverside, CA 92502

Re: Vacation Application for Caravel Lane – Temecula CA

Dear Ms. Romo:

I represent Susan and Chuck Boers, owners of the property located at 36321 Alta Mesa Court in Temecula. They live adjacent to Michael Noel, whose address is 36210 Caravel Lane.

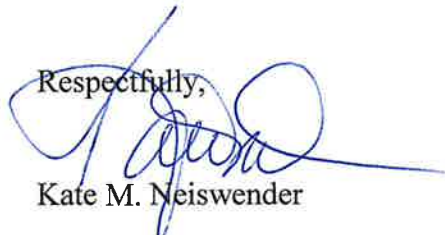
We understand Mr. Noel has filed an application to vacate Caravel Lane. **The Boers do not agree to this.** In Paragraph 7 of the vacation application, it says Mr. Noel must obtain “A properly completed, signed and notarized, property owner authorization from adjacent property owners, or any owners whose property may be affected.” The Boers have not signed anything that would authorize vacation of Caravel Lane, and they will be adversely affected by the removal of Caravel Lane from the list of County rights of way.

I attach Parcel Map 20903, which shows Caravel Lane as Lots G and H. The Boers’ property abuts the eastern edge of Lot G, and Lot G is needed for a turn-around at the end of Lot F as well. We are hoping to get the encroachments off Lot G so that Caravel Lane can again connect to Valencia and then out to Pauba. A second access in times of fire would be highly beneficial to the Boers’ property.

Unfortunately, the Boers sued Mr. Noel to get Lot G cleared of encroachments, and he has refused. We are concerned that he will represent to the County that the Boers’ property is either not connected to Lot G or that they will not be affected, or both. Please be aware that keeping Caravel Lane open for through traffic is very important to the Boers, and they are pursuing removal of the Noel encroachments on Lot G in Riverside County Superior Court, Case No. MCC1801445.

Thank you.

Respectfully,



Kate M. Neiswender



PARCEL MAP NO. 20903

BEING A DIVISION OF LOT 23 OF TRACT 3668 AS RECORDED IN MAP BOOK 51 PAGES 97 THRU 100 ALSO A PART OF THE RANCHO PAUSA, BEING PAUL A. CUOMO L.S. 4186 FEB. 1986

RECORDED PAGE 1 OF 1

THIS MAP WAS PREPARED BY THE COUNTY CLERK'S OFFICE IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION MAP ACT, CHAPTER 439, CIVIL CODE, CALIFORNIA, AS AMENDED TO DATE OF THIS MAP, AND IS SUBJECT TO THE PROVISIONS OF THE SUBDIVISION MAP ACT, CHAPTER 439, CIVIL CODE, CALIFORNIA, AS AMENDED TO DATE OF THIS MAP.

AT THE REQUEST OF THE CLERK OF THE BOARD OF SUPERVISORS
 COUNTY RECORDER
 BY: *[Signature]* CLERK
 SUBDIVISION ANALYST: TITLE INSURANCE COMPANY

COURT'S CERTIFICATE

I HEREBY CERTIFY THAT THE QUALITY OF THE LAND AND THE QUALITY OF THE SERVICE PROVIDED BY THE COUNTY CLERK'S OFFICE IN THE PREPARATION OF THIS MAP IS SATISFACTORY AND THAT THE MAP IS CORRECT AND ACCURATE AND THAT THE SERVICE PROVIDED BY THE COUNTY CLERK'S OFFICE IS SATISFACTORY AND THAT THE SERVICE PROVIDED BY THE COUNTY CLERK'S OFFICE IS SATISFACTORY.

DATE: FEB. 1986
 COUNTY CLERK: *[Signature]*

COUNTY SUPERVISOR & ROAD COMMISSIONER'S CERTIFICATE

I HEREBY CERTIFY THAT THE QUALITY OF THE LAND AND THE QUALITY OF THE SERVICE PROVIDED BY THE COUNTY CLERK'S OFFICE IN THE PREPARATION OF THIS MAP IS SATISFACTORY AND THAT THE MAP IS CORRECT AND ACCURATE AND THAT THE SERVICE PROVIDED BY THE COUNTY CLERK'S OFFICE IS SATISFACTORY.

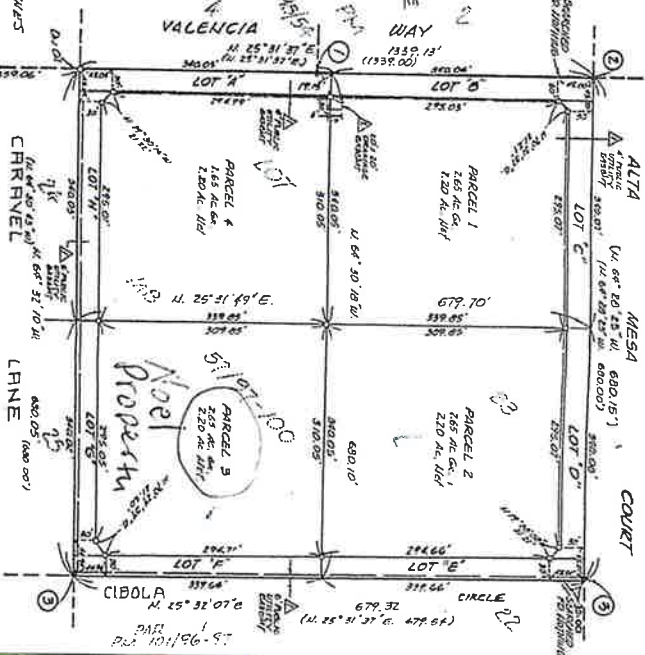
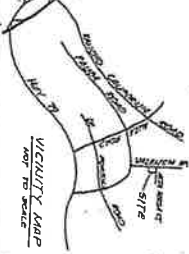
DATE: FEB. 1986
 COUNTY SUPERVISOR: *[Signature]*
 COUNTY ROAD COMMISSIONER: *[Signature]*

NOTARY ACKNOWLEDGEMENT

I, the undersigned, Notary Public in and for the State of California, do hereby certify that the foregoing is a true and correct copy of the original as shown to me and that the same has been duly acknowledged by the parties thereto before me in full view of me and in full view of the witnesses.

DATE: FEB. 1986
 COUNTY OF CALIFORNIA
 NOTARY PUBLIC: *[Signature]*

UTILITY MAP



SURVEYOR'S NOTES

1. DEVIATES 1/4" IN 100'
 2. DEVIATES 1/4" IN 100'
 3. DEVIATES 1/4" IN 100'
 4. DEVIATES 1/4" IN 100'

EASEMENT NOTES

1. 10' x 20' EASEMENT FOR UTILITY LINES
 2. 10' x 20' EASEMENT FOR UTILITY LINES

BEARINGS

1. FOUND 1/4" IN 100' L.S. 3762 DA. IN PER. EX. 89/89
 2. FOUND 1/4" IN 100' L.S. 3762 DA. IN PER. EX. 89/89
 3. FOUND 1/4" IN 100' L.S. 3762 DA. IN PER. EX. 89/89
 4. FOUND 1/4" IN 100' L.S. 3762 DA. IN PER. EX. 89/89

ENVIRONMENTAL CONSTRAINT NOTE

THE COUNTY SUPERVISORS HAVE REVIEWED THIS MAP AND HAVE DETERMINED THAT THERE ARE NO ENVIRONMENTAL CONSTRAINTS AFFECTING THIS MAP.

FOR COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE QUALITY OF THE LAND AND THE QUALITY OF THE SERVICE PROVIDED BY THE COUNTY CLERK'S OFFICE IN THE PREPARATION OF THIS MAP IS SATISFACTORY AND THAT THE MAP IS CORRECT AND ACCURATE AND THAT THE SERVICE PROVIDED BY THE COUNTY CLERK'S OFFICE IS SATISFACTORY.

DATE: FEB. 1986
 COUNTY CLERK: *[Signature]*



PM137164



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

Agenda Item No.:

1 . 2

Planning Commission Hearing: April 21, 2021

PROPOSED PROJECT

Case Number(s):	PPT180010	Applicant(s):	
Area Plan:	Mead Valley	Representative(s):	
Zoning Area/District:	Mead Valley District	Chuck Saunders	
Supervisorial District:	First District		
Project Planner:	Gabriel Villalobos		
Project APN(s):	295-190-009		


John Hildebrand
Planning Director

PROJECT DESCRIPTION AND LOCATION

Plot Plan No. 180010 (PPT180010) proposed to construct a 50-foot tall wireless communication facility, disguised as a mono-pine, within a 400 square foot equipment enclosure with six (6') foot-high CMU walls ("Project").

The project is located north of Oleander Ave, east of Brown St, south of Nandina Ave, and west of Haines St, within the Mead Valley Area Plan.

PROJECT RECOMMENDATION

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Director on October 28, 2019.

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

ADOPTED a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 180026**, 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. 180010, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

The project site is located on a 1.98-acre vacant parcel located within a predominantly rural residential neighborhood. There are no previous entitlements that have been approved on this parcel. The project site is surrounded by existing single-family residences to the north, east and south, as well as, an elementary school and preschool located approximately 200 feet to the west of the project site.

This project proposes to construct a 50-foot tall wireless communication facility, disguised as a mono-pine, with an accompanying 400 square foot equipment enclosure to house supporting equipment. Included in the project description is a six (6) foot high CMU block wall enclosure, three (3) six (6) foot high dual panel antennas, three (3) additional panel antennas, one (1) GPS antenna, additional associated equipment, three (3) new pine trees for screening purposes, and a 12 foot wide non-exclusive access path leading to a non-exclusive parking space adjacent to the wireless facility.

The project site has a Light Agriculture – 1 Acre Minimum (A-1-1) zoning classification, which allows for a maximum wireless communication facility tower height of 50 feet and a setback of either 200% of the facility height from the nearest habitable dwelling or 100% of the facility height from the nearest property line, whichever is greater. The project meets the development standards set forth in the ordinance for the A-1-1 zoning classification. The proposed height of the tower is 50 feet and the distance from the nearest property line is approximately 100 feet, double the required 100% of the facility height. In addition, the wireless facility is well over the 200% of facility requirement from the nearest habitable dwelling, with an approximate distance of 280 feet from the nearest habitable dwelling.

The wireless facility is located towards the southwestern portion of the project site. The location of the proposed project is in a highly visible location, as it is located approximately 100 feet from the Oleander Ave street right-of-way and proposes to plant new pine trees to assist with screening. Implementation of this screening would match the disguised facility and help screen the tower from the street, the adjacent school, and surrounding residences.

On June 13, 2019, the Riverside County Airport Land Use Commission (ALUC) found the project to be conditionally consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, while incorporating the provisions of the FAA's Determination of No Hazard to Air Navigation letter issued on June 3, 2019. The project, through ALUC's review, has been conditioned to prevent any impacts the project may potentially have on the nearest airports (Planning. 2 – Airport Land Use Commission Conditions).

The road to the south of the project site, Oleander Avenue, has an existing right-of-way of 44 feet north of the street centerline. No additional dedication would be required from the property owner and the right-of-way would allow for future sidewalks and other improvements. In addition, the road to the east of the project site, Haines Street, has an existing 60-foot right-of-way dedication, which is typical for residential streets. No further dedication is requested from the Transportation Department.

Plot Plan No. 180010 was submitted to the County of Riverside on March 21, 2018.

Planning Approval

The project was publicly noticed for a period of 20-days prior to the October 28, 2019 Director's Hearing, during which time Planning staff received no comments or inquiries regarding the proposal. Per the attached Report of Actions form from the October 28, 2019 hearing, the Planning Director adopted the Negative Declaration for environmental Assessment No. 180026 and approved Plot Plan No. 180010. After the approval decision the case balance was negative, and the case was assessed for supplemental funds but was not paid until April 1, 2021.



**DIRECTOR'S HEARING
REPORT OF ACTIONS
OCTOBER 28, 2019**

1.0 CONSENT CALENDAR:

1.1 ADOPTION OF THE 2020 DIRECTOR'S HEARING CALENDAR. ADOPTED the 2020 Director's Hearing Calendar

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. 180010 – Intent to Adopt a Negative Declaration Staff Report Recommendation:
– CEQ180026 – Applicant: T-Mobile – Engineer/Representative: ADOPT a Negative Declaration for Environmental
Coastal Business Group – Owner: Desert Solitaire – First Assessment No. 180026; and
Supervisorial District – Mead Valley Zoning District – Mead Valley APPROVE Plot Plan No. 180010.
Area Plan: Rural Community – Very Low Density Residential (RC-
VLDR) (1 Acre Minimum) – Location: Northerly of Oleander Avenue, Staff's Recommendation:
easterly of Brown Street, southerly of Nandina Avenue, and westerly ADOPT a Negative Declaration for Environmental
of Haines Street – 1.98 Gross Acres – Zoning Classification: Light Assessment No. 180026; and
Agriculture – 1 Acre Minimum (A-1-1) – **REQUEST:** Plot Plan No. APPROVE Plot Plan No. 180010.
180010 proposes the construction and operation of a new, Planning Director's Actions:
unmanned wireless communication facility disguised as a pine tree ADOPTED a Negative Declaration for Environmental
("monopine") consisting of a 50-foot-tall tower, three (3) dual panel Assessment No. 180026; and
antennas, three (3) panel antennas, three (3) RRUs, one (1) GPS APPROVED Plot Plan No. 180010, subject to the
antenna. In addition, the project would include ancillary ground conditions of approval.
mounted equipment within a 400 sq. ft. lease area surrounded by a
6-foot tall split-face block wall enclosure with three (3) new pine trees.
Project Planner: Gabriel Villalobos at (951) 955-6184 or email at
gvillalo@rivco.org.**

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: October 28, 2019

PROPOSED PROJECT


Case Number(s): PPT180010
EA No.: CEQ180026
Area Plan: Mead Valley
Zoning Area/District: Mead Valley District
Supervisory District: First District
Project Planner: Gabriel Villalobos
Project APN(s): 295-190-009

Applicant(s):

T-Mobile

Representative(s):

Chuck Saunders


 Charissa Leach, P.E.
 Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

Plot Plan No. 180010 (PPT180010) proposes to construct a 50-foot tall wireless communication facility, disguised as a mono-pine, with a 400 square-foot equipment enclosure ("Project").

The project site is located north of Oleander Ave, east of Brown St, south of Nandina Ave, and west of Haines St.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING DIRECTOR TAKE THE FOLLOWING ACTIONS:

ADOPT a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 180026**, 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. 180010, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:

Existing General Plan Foundation Component:	Rural Community
Existing General Plan Land Use Designation:	Very Low Density Residential (RC-VLDR) (1 ac min.)
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	

	North:	Very Low Density Residential (RC-VLDR)
	East:	Very Low Density Residential (RC-VLDR)
	South:	Very Low Density Residential (RC-VLDR)
	West:	Very Low Density Residential (RC-VLDR)
Existing Zoning Classification:		Light Agriculture – 1 Acre Minimum (A-1-1)
Surrounding Zoning Classifications		
	North:	Light Agriculture – 1 Acre Minimum (A-1-1)
	East:	Light Agriculture – 1 Acre Minimum (A-1-1)
	South:	Light Agriculture – 1 Acre Minimum (A-1-1)
	West:	Light Agriculture – 1 Acre Minimum (A-1-1)
Existing Use:		Vacant
Surrounding Uses		
	North:	Residential
	South:	Residential, Vacant
	East:	Residential
	West:	Elementary School

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	1.98	N/A
Proposed Building Area (SQFT):	400 (Telcom Enclosure)	N/A
Building Height (FT):	50	50 max

Parking:

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Service parking spot	1	Minimum 1 space for maintenance	1	1
TOTAL:	1			

Located Within:

City's Sphere of Influence:	Yes – City of Perris
Community Service Area ("CSA"):	Yes – CSA 117, CSA 152
Special Flood Hazard Zone:	No – Outside Floodplain
Agricultural Preserve:	No – Not in an Agricultural Preserve
Liquefaction Area:	No – Not in a Liquefaction Area
Subsidence Area:	No – Not in a Subsidence Area
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 – Not Coachella Valley
Stephens Kangaroo Rat (“SKR”) Fee Area:	Yes – In or partially within the SKR Fee Area
Airport Influence Area (“AIA”):	Yes – March Air Reserve Base

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

The project site is located on a 1.98 acre vacant parcel located within a predominantly rural residential neighborhood. There are no previous entitlements that have been approved on this parcel. The project site is surrounded by existing single family residences to the north, east and south, as well as, an elementary school and preschool located approximately 200 feet to the west of the project site.

This project proposes to construct a 50-foot tall wireless communication facility, disguised as a monopine, with an accompanying 400 square foot equipment enclosure to house supporting equipment. Included in the project description is a six (6) foot high CMU block wall enclosure, three (3) six (6) foot high dual panel antennas, three (3) additional panel antennas, one (1) GPS antenna, additional associated equipment, three (3) new pine trees for screening purposes, and a 12 foot wide non-exclusive access path leading to a non-exclusive parking space adjacent to the wireless facility.

The project site has a Light Agriculture – 1 Acre Minimum (A-1-1) zoning classification, which allows for a maximum wireless communication facility tower height of 50 feet and a setback of either 200% of the facility height from the nearest habitable dwelling or 100% of the facility height from the nearest property line, whichever is greater. The project meets the development standards set forth in the ordinance for the A-1-1 zoning classification. The proposed height of the tower is 50 feet and the distance from the nearest property line is approximately 100 feet, double the required 100% of the facility height. In addition, the wireless facility is well over the 200% of facility requirement from the nearest habitable dwelling, with an approximate distance of 280 feet from the nearest habitable dwelling.

The wireless facility is located towards the southwestern portion of the project site. The location of the proposed project is in a highly visible location, as it is located approximately 100 feet from the Oleander Ave street right-of-way, and proposes to plant new pine trees to assist with screening. Implementation of this screening would match the disguised facility and help screen the tower from the street, the adjacent school, and surrounding residences.

On June 13, 2019, the Riverside County Airport Land Use Commission (ALUC) found the project to be conditionally consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, while incorporating the provisions of the FAA's Determination of No Hazard to Air Navigation letter issued on June 3, 2019. The project, through ALUC's review, has been conditioned to prevent any impacts the project may potentially have on the nearest airports (Planning. 2 – Airport Land Use Commission Conditions).

The road to the south of the project site, Oleander Avenue, has an existing right-of-way of 44 feet north of the street centerline. No additional dedication would be required from the property owner and the right-of-way would allow for future sidewalks and other improvements. In addition, the road to the east of the project site, Haines Street, has an existing 60 foot right-of-way dedication, which is typical for residential streets. No further dedication is requested from the Transportation Department.

Plot Plan No. 180010 was submitted to the County of Riverside on March 21, 2018.

ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS

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

At the time of preparation of this staff report, no comments have been received on the IS or ND.

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 Rural Community – Very Low Density Residential (RC-VLDR).

2. The project site has a Zoning Classification of Light Agriculture – 1 Acre Minimum (A-1-1), which is consistent with the Riverside County General Plan.
3. The project is consistent with Ordinance No. 348 (Land Use) and is allowed within the Light Agriculture – 1 Acre Minimum (A-1-1) Zoning Classification, subject to Plot Plan approval.

Entitlement Findings:

Findings for a recommendation to grant a Plot Plan permit for a Disguised Wireless Telecommunication facility shall include the following, pursuant to the provisions of the Riverside County Ordinance No. 348 (Land Use):

1. The facility is designed and sited so that it is minimally visually intrusive. The proposed project is designed to be disguised as a pine tree or “monopine” to better blend in with its surrounding setting. In addition, the proposed project will also plant three (3) additional pine trees adjacent to the facility to help screen the tower (AND. Planning. 4 – New Trees to be Planted).
2. Supporting equipment is located entirely within an equipment enclosure that is architecturally compatible with the surrounding area or is screened from view. The proposed project consists of a 400 square foot equipment enclosure with a 6 foot high block wall. The enclosure will be partially screened from view by the additional landscaping proposed around the site (AND. Planning. 4 – New Trees to be Planted).
3. The application has met the processing requirements set forth in this article. The proposed project has met all processing requirements as set forth in Ordinance No. 348.
4. The application has met the location and development standards set forth the Article 19.404 of the Riverside County Zoning ordinance.
5. That a fully executed copy of the lease or other agreement entered into with the owner of the underlying property. The lease or other agreement includes a provision indicating that the telecommunication service provider, or its successors and assigns, shall remove the wireless communication facility completely upon its abandonment. The lease or other agreement also includes a provision notifying the property owner that if the telecommunication service provider does not completely remove a facility upon its abandonment, the County may remove the facility at the property owner's expense and lien the property for the cost of such removal.

Development Standards Findings:

1. Area Disturbance – Disturbance to the natural landscape shall be minimized and shall be remediated immediately after construction. The proposed project will meet this development standard as the area of disturbance will include a little over 400 square feet of ground disturbance for the development of the equipment enclosure and 12 foot wide access path leading to the facility. The parcel is currently vacant and no further disturbance is proposed outside the facility footprint.
2. Fencing and Walls – The proposed project includes a 400 square foot equipment enclosure to be enclosed by a 6 foot tall CMU block wall. Given the visibility of the proposed facility from the public right-of-way, the enclosure will be partially visible but obscured by the proposed landscaping which will include 3 pine trees used to screen the facility (AND. Planning. 4 – New Trees to be Planted).

3. Height Limitations – Disguised wireless communication facilities located within any residential zoning classification shall not exceed fifty (50) feet in height. The proposed project complies with this development standard as the proposed monopine does not exceed the 50 foot height requirement of the A-1-1 zoning classification and is proposed to be 50 feet in height.
4. Impacts – All wireless communication facilities shall be sited so as to minimize the adverse impacts to all surrounding community and biological resources. This project complies with this development standard as the facility is sited in the parcel in which it is located in an area that meets all setbacks requirements according to Ordinance No. 348. The facility is located at least 100 feet away from any property line and is located well over 100 feet from any habitable dwelling. The site is visible from the public right-of-way, but mitigates impacts through the proposed project design and supplemental landscaping to be used for screening purposes. Impacts have been reviewed in the Initial Study and Negative Declaration (ND) and have been determined to be less than significant.
5. Landscaping – All wireless communication facilities shall have landscaping around the perimeter of the leased area that shall match and/or augment the natural landscaping in the area. This project has been conditioned (Planning. 4 – New Trees to be Planted) to include additional landscaping adjacent to the facility and shall include trees of a similar species to that of the design of the proposed facility. The landscaping is for the purpose of screening the facility and tower from the adjacent land uses.
6. Lighting – 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.
7. Noise – All noise produced by wireless communication facilities shall be minimized and in no case shall noise produced exceed 45 decibels inside the nearest dwelling and 60 decibels at the property line. 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. The nearest habitable dwelling is approximately 280 feet away from the proposed facility which should mitigate some of the noise concerns.
8. Parking Space – Temporary parking for service vehicles may be permitted on site and no off-site parking shall be allowed for any service vehicle. As such, one (1) non-exclusive parking space for technicians has been provided onsite adjacent to the proposed facility with an access path leading to the parking space from the public right-of-way.
9. Paved Access – The project site shall be accessed by a 12 foot wide access path, leading from Oleander Avenue to the proposed facility. Because the wireless communication facility is located on within a residential development containing lots larger than 18,000 square feet, the access path shall be an all-weather surface.
10. Power and Communication Lines – No above-ground power or communication line 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 minimize disturbance of existing vegetation and wildlife habitats during construction as the lines are to be laid underneath the proposed access path.

11. **Roof-Mounted Facilities** – Wireless communication facilities mounted on a roof shall be less than ten feet above the roofline. This project meets this development standard because the project is on the ground, not a roof-mounted facility. The project is to be disguised as a monopine since it cannot be concealed from view. The finish will be similar in color to surrounding trees and architecture.
12. **Sensitive Viewshed** – Wireless communication facilities proposed on ridgelines and other sensitive viewsheds, as defined by Ordinance No. 348, shall be concealed and sited so that the top of the facility is below the ridgeline as viewed from any direction. The proposed project meets this development standard as the proposed facility is not located on or near any ridgeline. The project's proposed design of a "monopine" is considered to be minimally intrusive, consistent with Land Use Policy 22.3, which ensures that the project would not adversely impact the open space and rural character of the surrounding area.
13. **Setbacks** – Disguised wireless in or adjacent to residential zone classifications shall be setback from habitable dwellings a distance equal to two hundred (200) percent of the facility height or shall be setback from the residential property lines a distance equal to one hundred (100) percent of the facility height, whichever is greater. The proposed project meets this development standard as the facility is setback 100 feet from the nearest property line, double the 100% facility height requirement, and is located approximately 280 feet away from the nearest habitable dwelling, well over the 200% facility height requirement.
14. **Support Facilities** – Freestanding equipment enclosures shall be constructed to look like adjacent structures or facilities typically found in the area and shall adhere to the Countywide Design Standards & Guidelines, where appropriate. This project meets this development standard as the disguised wireless communication facility's supporting equipment is designed with a color scheme of neutral earth tone colors that blend with natural view elements of the surrounding area.
15. **Treatment** – 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 this development standard as the wireless facility's tower and equipment have been designed and shall be painted to match in color and look with the surrounding pine trees and earth-tone colors.

Other Findings:

1. The project site is not located within a Criteria Cell of the Western Riverside County Multiple Species Habitat Conservation Plan.
2. The project site is located within the City of Perris Sphere of Influence. This project was provided to City of Perris for review and comment. No comments were received either in favor or opposition of the project.
3. The project site is located within the March Air Reserve Base Airport Influence Area ("AIA") boundary and is therefore subject to the Airport Land Use Commission ("ALUC") review. This project was submitted to ALUC for review on April 22, 2019 and on June 13, 2019, the Riverside County Airport Land Use Commission (ALUC) found the proposed project to be conditionally consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan subject to conditions imposed by the FAA and ALUC.

The project, through ALUC's review, has been conditioned to shield or hood any outdoor lighting to mitigate light pollution, prohibit certain uses/activities that would impede air navigation in the area, include a notice to all potential purchasers of the property or lessees of the facility to be recorded as a deed notice, design any proposed detention basins as to provide for a maximum 48 hour detention period following the conclusion of a storm event, and the notification of the March Air Reserve Base of any land use having electromagnetic radiation component. The following conditions were incorporated on the Federal Aviation Administration's (FAA) behalf, if any marking or lighting is to be installed it shall be accordance with FAA Advisory Circular 70/7460-1 L Change 2, the proposed structure shall not exceed 50 feet above ground level and a maximum elevation at to point of 1,734 feet above mean sea level, the maximum height and top point elevation as previously specified shall not be amended without further review by ALUC and the FAA, any temporary construction equipment used during the actual construction of the structure shall not exceed 50 feet in height and a maximum elevation of 1,734 feet above mean sea level, and within five (5) days after the construction of the structure reaches its greatest height (50 feet), FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration shall be completed by the project proponent or his/her designee and e-filed with the FAA.

4. In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all requesting tribes on April 11, 2018. Of the nine (9) tribes that were mailed notices, only two (2) responded back, with both the Rincon and Pala tribes declining AB52 consultation on the project. In addition, County Archaeological Report (PDA) No. 7015r2, dated October 9, 2018, was submitted to and reviewed by the County. The report concluded that although no cultural resources were observed within the project area and within a half-mile of the project Area of Potential Effect (APE), the number of sites within a mile of the project APE suggest a moderate to high sensitivity for prehistoric resources. Due to a small drainage running through the project APE, monitoring by an archaeologist and Native American monitor during all ground disturbance activities associated with the proposed project is recommended and has been conditioned for this project (060 – Planning-CUL. 1 – Native American Monitor).
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 a Local Responsibility Area ("LRA") and is also not located within a high or moderate hazard severity zone.

Conclusion:

1. For the reasons discussed above, 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 writing of this report, Planning Staff has not received written communication/phone calls from anyone indicated support or opposition to the proposed project.

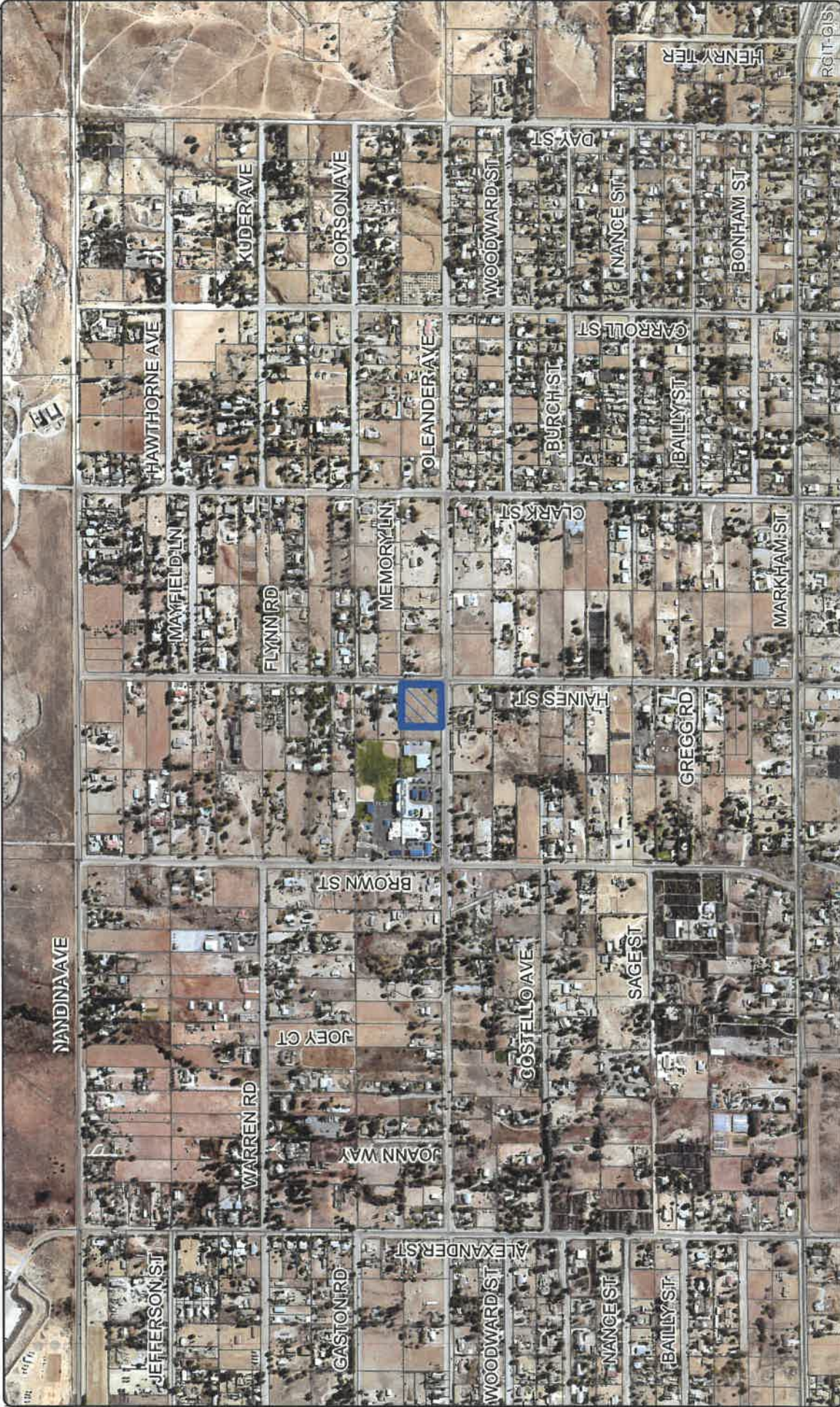
APPEAL INFORMATION

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

**RIVERSIDE COUNTY PLANNING DEPARTMENT
PPT180010 CEQ180026
VICINITY/POLICY AREAS**

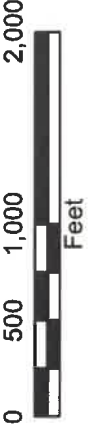
Supervisor: Jeffries
District 1

Date Drawn: 09/18/2019
Vicinity Map



Zoning Dist: Mead Valley

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated portions of Riverside County. This map was prepared by the Planning Department for the County of Riverside. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 945-3000 (Western County) or in Palm Desert at (760) 963-4877 (Eastern County) or Website: <http://planning.comcast.net>

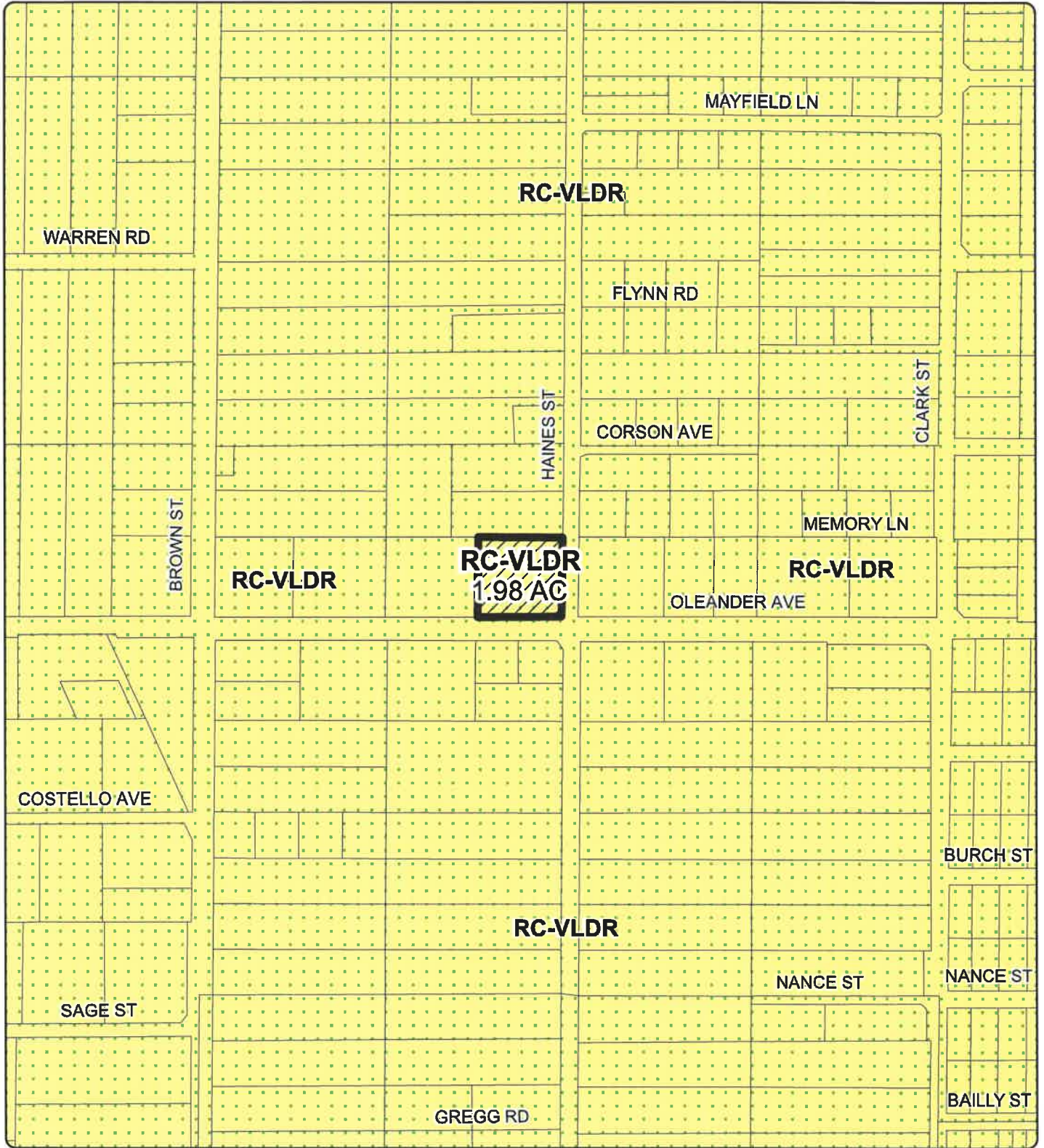
RIVERSIDE COUNTY PLANNING DEPARTMENT

PPT180010 CEQ180026

EXISTING GENERAL PLAN

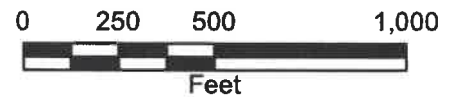
Supervisor: Jeffries
District 1

Date Drawn: 09/18/2019
Exhibit 5



Zoning Dist: Mead Valley

Author: Vinnie Nguyen



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

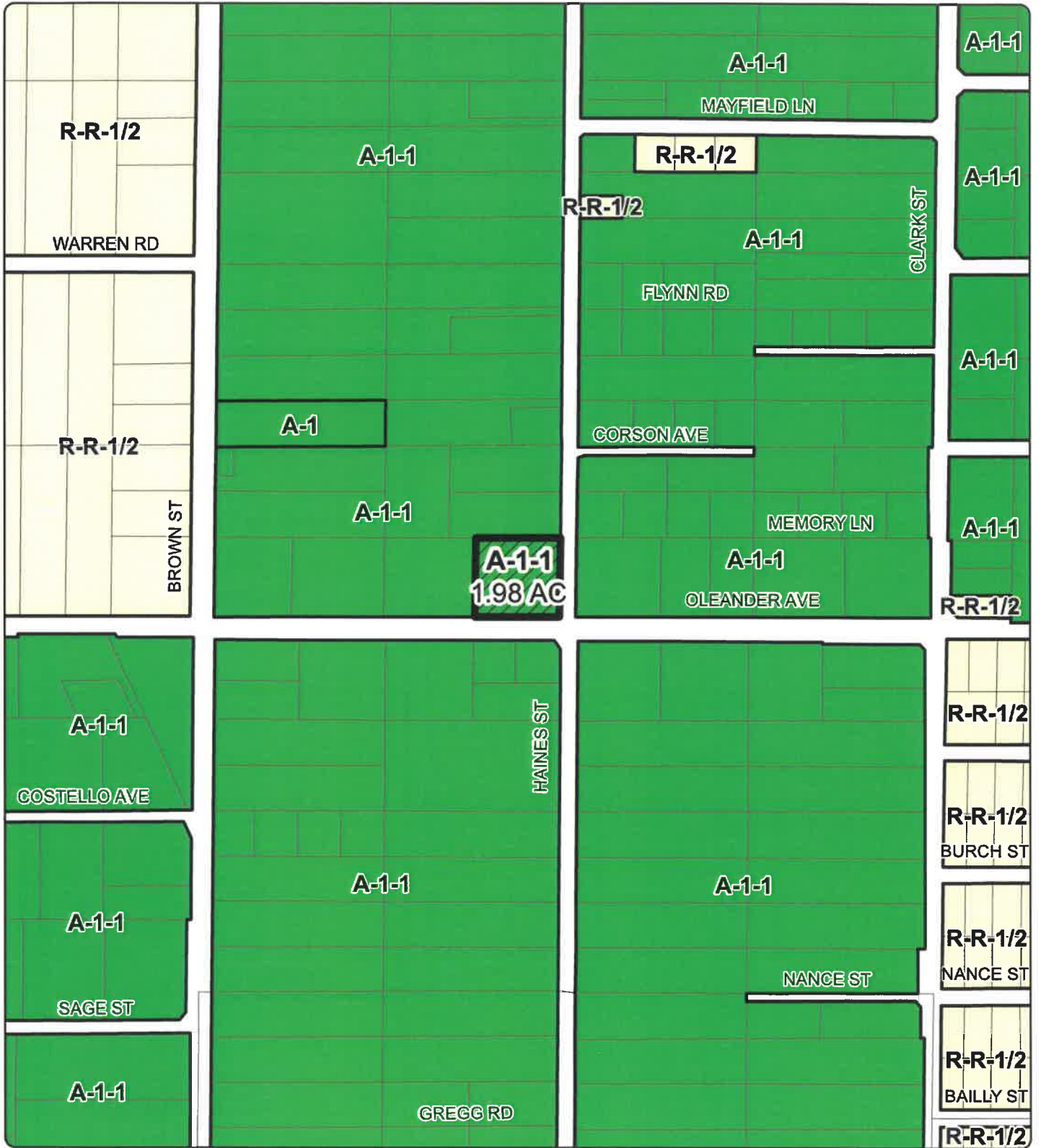
PPT180010 CEQ180026

EXISTING ZONING

Supervisor: Jeffries
District 1

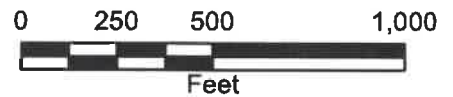
Date Drawn: 09/18/2019

Exhibit 2



Zoning Dist: Mead Valley

Author: Vinnie Nguyen



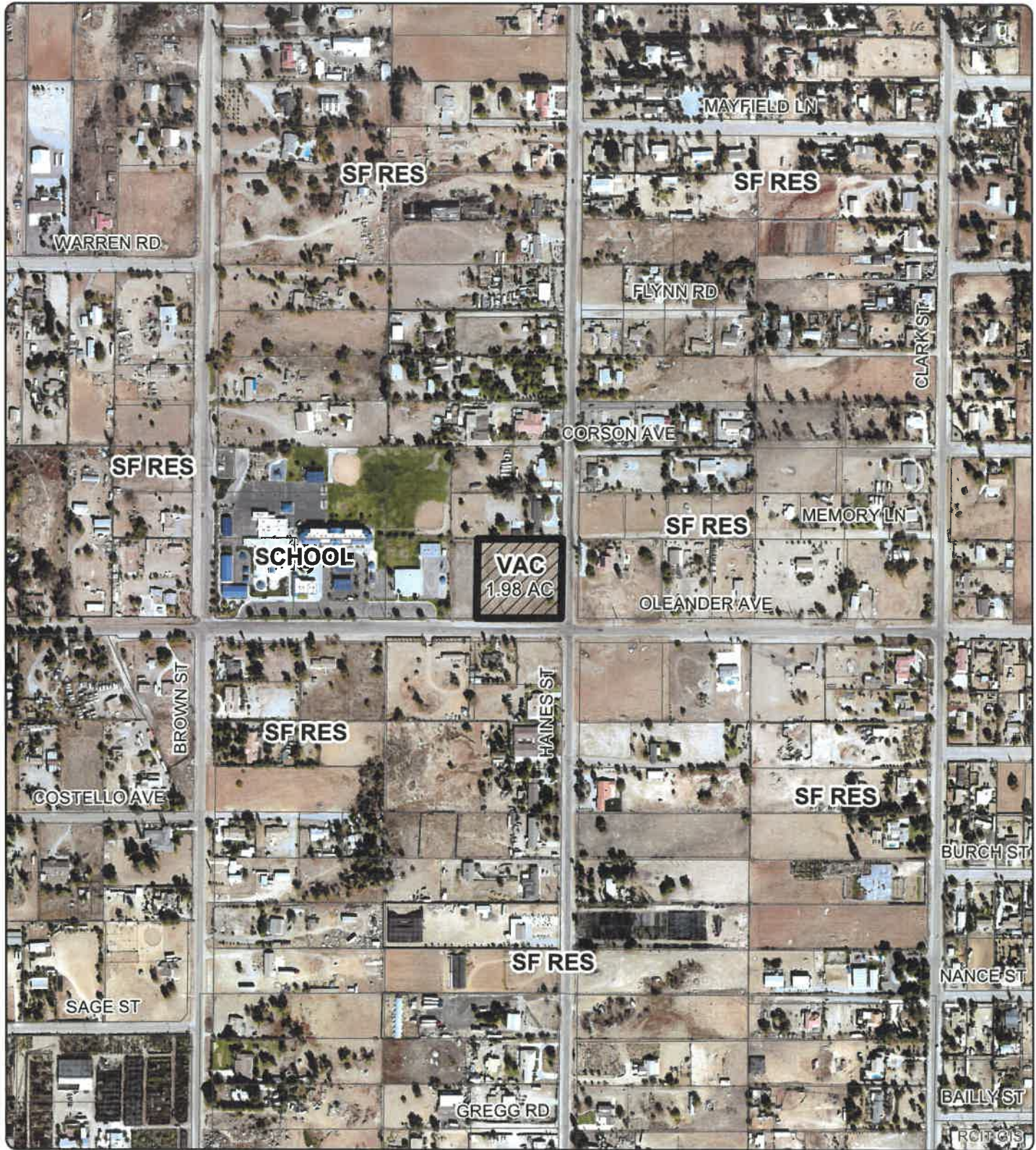
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact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

RIVERSIDE COUNTY PLANNING DEPARTMENT
PPT180010 CEQ180026

Supervisor: Jeffries
District 1

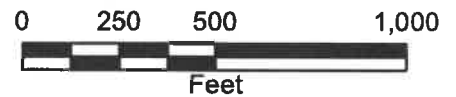
Date Drawn: 09/18/2019
Exhibit 1

LAND USE



Zoning Dist: Mead Valley

Author: Vinnie Nguyen



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

NO.	DATE	DESCRIPTION	BY	CHECKED BY
11/07/17	11/07/17	PRELIMINARY SURVEY		

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 11/07/2017

IT IS A VIOLATION OF THE 100 ASB ACT SECTION 100100 TO REPRODUCE OR TRANSMIT THIS DOCUMENT OR ANY PART THEREOF WITHOUT THE WRITTEN CONSENT OF T-MOBILE.

IE94446A
OLEANDER AVE./HAINES ST
PERRIS, CA 92570

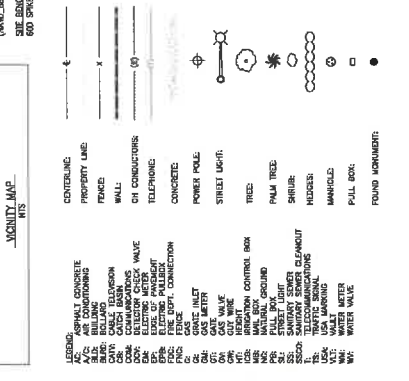
DRAWN BY: UDS
CHECKED BY: CB

SHEET TITLE
TOPOGRAPHIC SURVEY

SHEET NUMBER
TS-1

NOTES:
BOUNDARY, EASEMENT AND RIGHT OF WAY INFORMATION SHOWN HEREON IS APPROXIMATE AND BASED ON RECORD INFORMATION ONLY AND DOES NOT REPRESENT A BOUNDARY SURVEY. ANY CHANGES MADE TO THE INFORMATION ON THIS DRAWING WITHOUT THE WRITTEN CONSENT OF THE CHANGER RELEASES THE ENGINEER OF ANY AND ALL LIABILITY.
ALL UTILITIES SHOWN ON THIS DRAWING ARE BASED ON RECORD INFORMATION ONLY. THE ENGINEER MAKES NO WARRANTY AS TO THE ACCURACY OF THE INFORMATION AND DOES NOT GUARANTEE THE LOCATION OF UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELINQUISH AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.
DATE OF SURVEY: 10/27/17

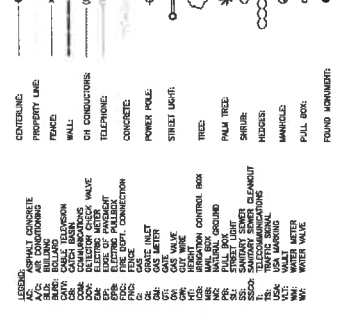
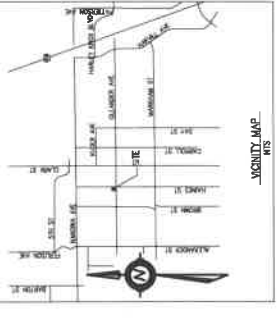
LEGEND:
THE HEIGHTS AND ELEVATIONS OF TREES, BUSHES AND OTHER VEGETATION ARE APPROXIMATE AND ONLY VALID FOR THE DATE OF THIS SURVEY. THEY ARE PROVIDED FOR GENERAL REFERENCE ONLY AND NOT FOR DESIGN PURPOSES.
THIS DRAWING WAS PRODUCED WITHOUT THE BENEFIT OF A PRELIMINARY REPORT.
CALIFORNIA STATE PLAIN ANGLE COORDINATES ZONE 8
NAD 83 (2011) (SP000:200:0000), PROCESSED BY NCS OGIS SOLUTION.
VERTICAL DATUM:
(NAD 83) OF THIS OGIS SOLUTION (0208162).
GEO DATUM: NAD 83 (2011) (SP000:200:0000), PROCESSED BY NCS OGIS SOLUTION 1/4/18/18



- CONCRETE
- PROPERTY LINE
- FENCE
- WALL
- OH CONDUCTORS
- TELEPHONE
- CONCRETE
- POWER POLE
- STREET LIGHT
- TREE
- PAVEMENT
- SHRUB
- MANHOLE
- PULL BOX
- FOUND MONUMENT

PROPOSED LEASE AREA
LATITUDE: 33°51'32.47" N
LONGITUDE: 117°07'33.90" W
GROUND ELEV.: 1853.1'

SCALE: 1"=30'
0 15' 30' 60'





PROJECT INFORMATION
1E94448
OLEANDER RAW LAND
 CORNER OF HAINES ST. AND OLEANDER ST.
 PARCELS 295-198-049, 295-198-050
 RIVERSIDE COUNTY

CURRENT ISSUE DATE: **06-01-2018**

ISSUED FOR: **ZONING**

REV.	DATE	DESCRIPTION	BY
1	06-01-18	REVISED ZONING PER	LHC
2	02-16-18	REVISED ZONING PER	LHC
3	12-15-17	100K ZONING SURVEY	LHC
4	11-09-17	REVISED PER SURVEY	LHC
5	10-28-17	90K ZONING FOR REVIEW	LHC

PLANS PREPARED BY:



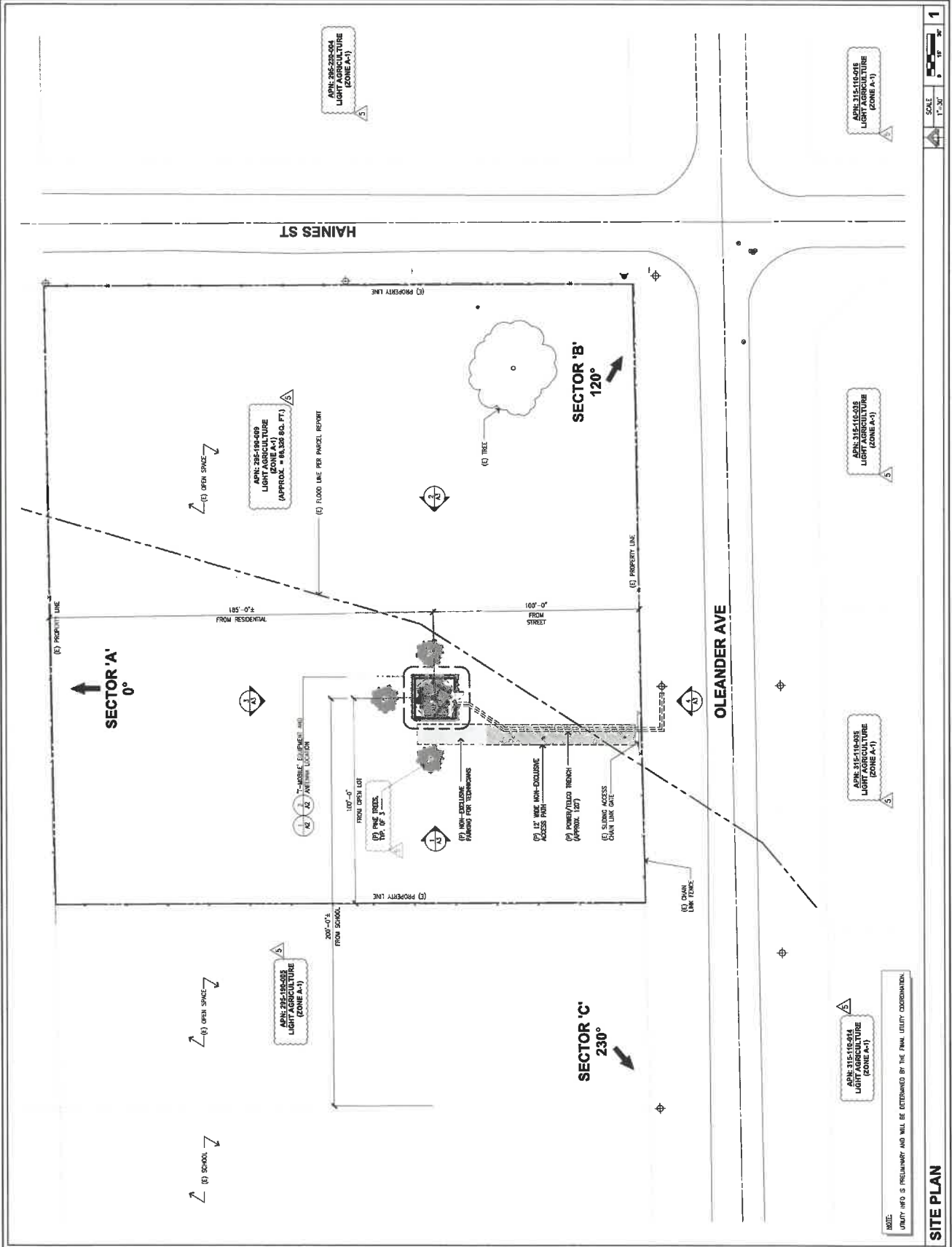
10650 HEGAN ST. #102
 LOS ANGELES, CALIFORNIA 90720

CONSULTANT:

DRAWN BY: JEM
 CHECKED BY: LHC
 SCALE: 1"=30'

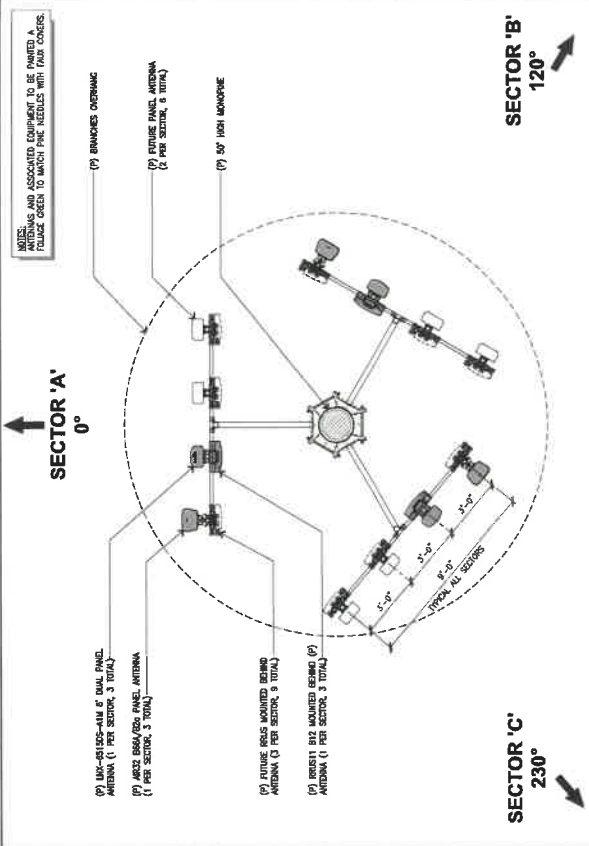
NOT TO BE USED FOR CONSTRUCTION

SITE PLAN
 SHEET NUMBER: **A1**
 REVISION: **5**
 E94448A



NOTE:
 DUMP, INFO IS PRELIMINARY AND WILL BE DETERMINED BY THE FINAL UTILITY COORDINATION.

REV.	DATE	DESCRIPTION	BY
A	05-01-18	REVISED ZDs PER UIC CITY	LHC
A	02-16-18	REVISED ZDs PER UIC CITY	LHC
A	12-15-17	100% ZDs	LHC
A	11-09-17	REVISED PER SURVEY	LHC
A	10-26-17	90% ZDs FOR REVIEW	LHC



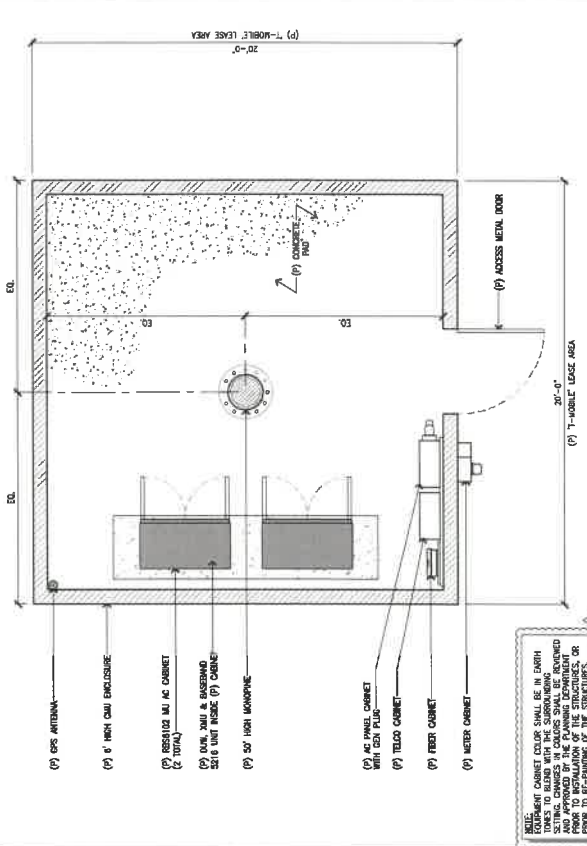
3 ANTENNA PLAN
 SCALE: 1/4" = 1'-0"

ANTENNA & CABLE SCHEDULE

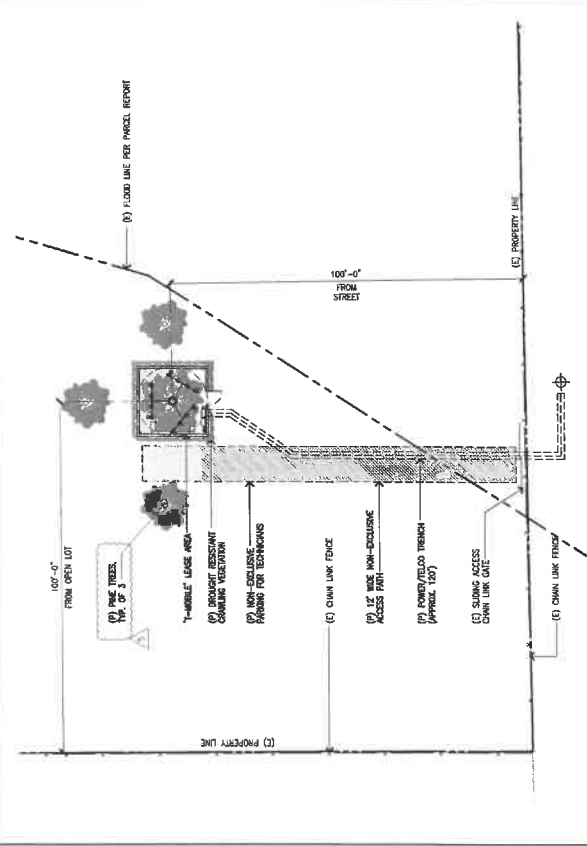
SECTOR	ANTENNA MANUFACTURER	MODEL	TECHNOLOGY	HEIGHT	WIDTH	DEPTH	AREA	TYPE	CABLE LENGTH
A	EROSION	AR32 BSM/VSZ	L100	132.2	36.6	43.7	1307	(1) RISER BIZ (1) RISER BIZ (1) RISER BIZ (1) RISER BIZ	450'
		100'-01'-00"-AHM 6'	L100	132.2	36.6	43.7	1307	(1) RISER BIZ (1) RISER BIZ (1) RISER BIZ (1) RISER BIZ	450'
	FUTURE	AR32 BSM/VSZ	L100	132.2	36.6	43.7	1307	(1) RISER BIZ (1) RISER BIZ (1) RISER BIZ (1) RISER BIZ	450'
		100'-01'-00"-AHM 6'	L100	132.2	36.6	43.7	1307	(1) RISER BIZ (1) RISER BIZ (1) RISER BIZ (1) RISER BIZ	450'
B	EROSION	AR32 BSM/VSZ	L100	132.2	36.6	43.7	1307	(1) RISER BIZ (1) RISER BIZ (1) RISER BIZ (1) RISER BIZ	450'
		100'-01'-00"-AHM 6'	L100	132.2	36.6	43.7	1307	(1) RISER BIZ (1) RISER BIZ (1) RISER BIZ (1) RISER BIZ	450'
	FUTURE	AR32 BSM/VSZ	L100	132.2	36.6	43.7	1307	(1) RISER BIZ (1) RISER BIZ (1) RISER BIZ (1) RISER BIZ	450'
		100'-01'-00"-AHM 6'	L100	132.2	36.6	43.7	1307	(1) RISER BIZ (1) RISER BIZ (1) RISER BIZ (1) RISER BIZ	450'
C	EROSION	AR32 BSM/VSZ	L100	132.2	36.6	43.7	1307	(1) RISER BIZ (1) RISER BIZ (1) RISER BIZ (1) RISER BIZ	450'
		100'-01'-00"-AHM 6'	L100	132.2	36.6	43.7	1307	(1) RISER BIZ (1) RISER BIZ (1) RISER BIZ (1) RISER BIZ	450'
	FUTURE	AR32 BSM/VSZ	L100	132.2	36.6	43.7	1307	(1) RISER BIZ (1) RISER BIZ (1) RISER BIZ (1) RISER BIZ	450'
		100'-01'-00"-AHM 6'	L100	132.2	36.6	43.7	1307	(1) RISER BIZ (1) RISER BIZ (1) RISER BIZ (1) RISER BIZ	450'

* CABLE LENGTH IS APPROXIMATE

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



3 ANTENNA PLAN
 SCALE: 1/4" = 1'-0"



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



PROJECT INFORMATION
1E94448
OLEANDER RAW LAND
 CORNER OF OLEANDER AVE AND HAWKES ST,
 PLEASANTON, CALIFORNIA 94570
 CONTRAST COUNTY

ISSUED FOR
 ZONING

REV.	DATE	DESCRIPTION	BY
01	06-01-18	REVISED ZDs PER UIC	
02	02-16-18	REVISED ZDs PER CITY	
03	12-15-17	100% ZDs	
04	11-09-17	REVISED PER SURVEY	
05	10-25-17	90% ZDs FOR REVIEW	

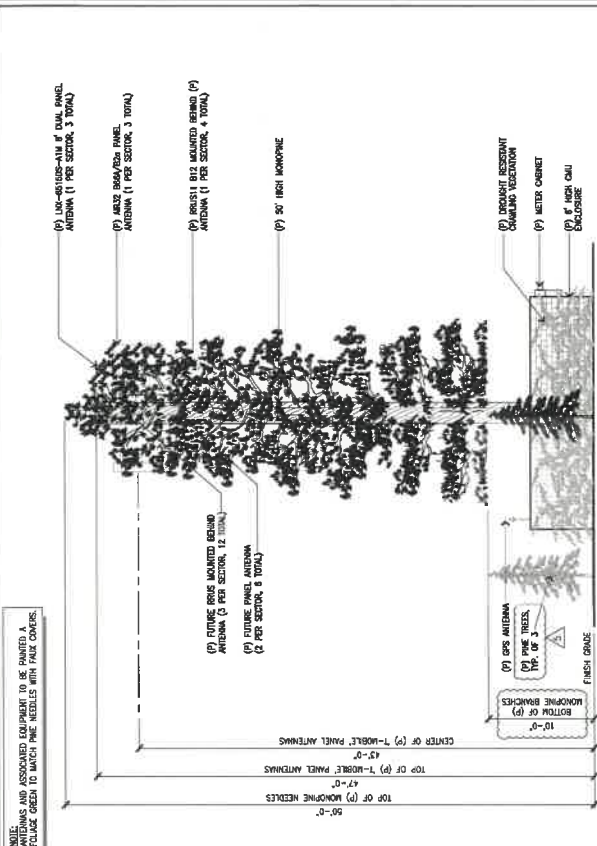


RAWN BY: JEN, LUC
 CHECKED BY: LUC

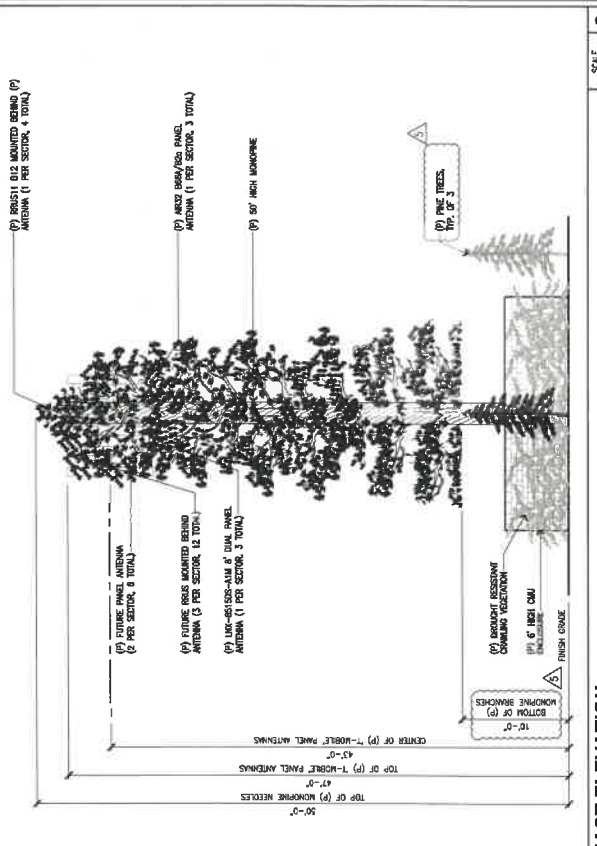
FOR CONSTRUCTION

ELEVATIONS

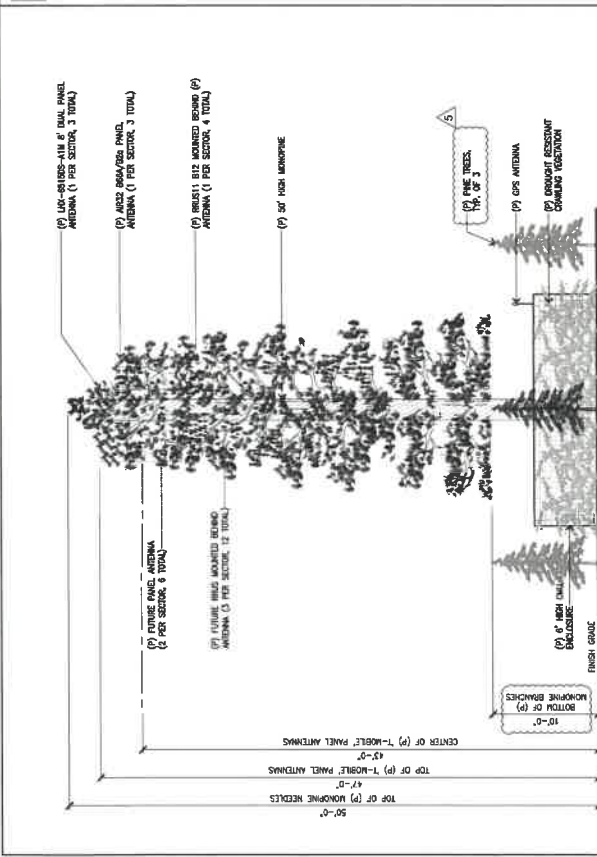
SHEET NUMBER: **A3**
 REVISION: **5**
 1E94448A



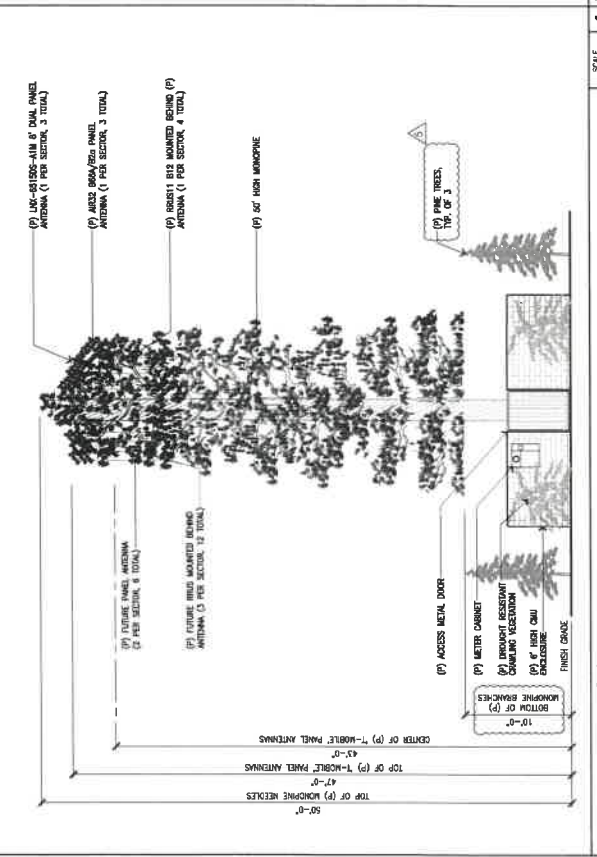
1 WEST ELEVATION
 SCALE: 3/16"=1'-0"



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



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



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



IE94448A

OLEANDER RAWLAND - MONOPINE

HAINES ST. & OLEANDER AVE, PERRIS, CA 92570



LOCATION

©2017 GOOGLE MAPS



EXISTING

VIEW 1



PROPOSED

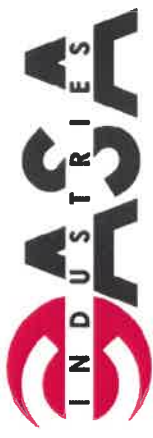
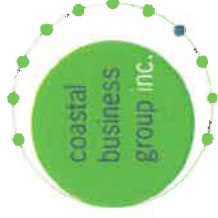
ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT. THE PROPOSED INSTALLATION IS AN ARTISTIC REPRESENTATION AND IT IS NOT INTENDED TO BE AN EXACT REPRODUCTION.



IE94448A

OLEANDER RAWLAND - MONOPINE

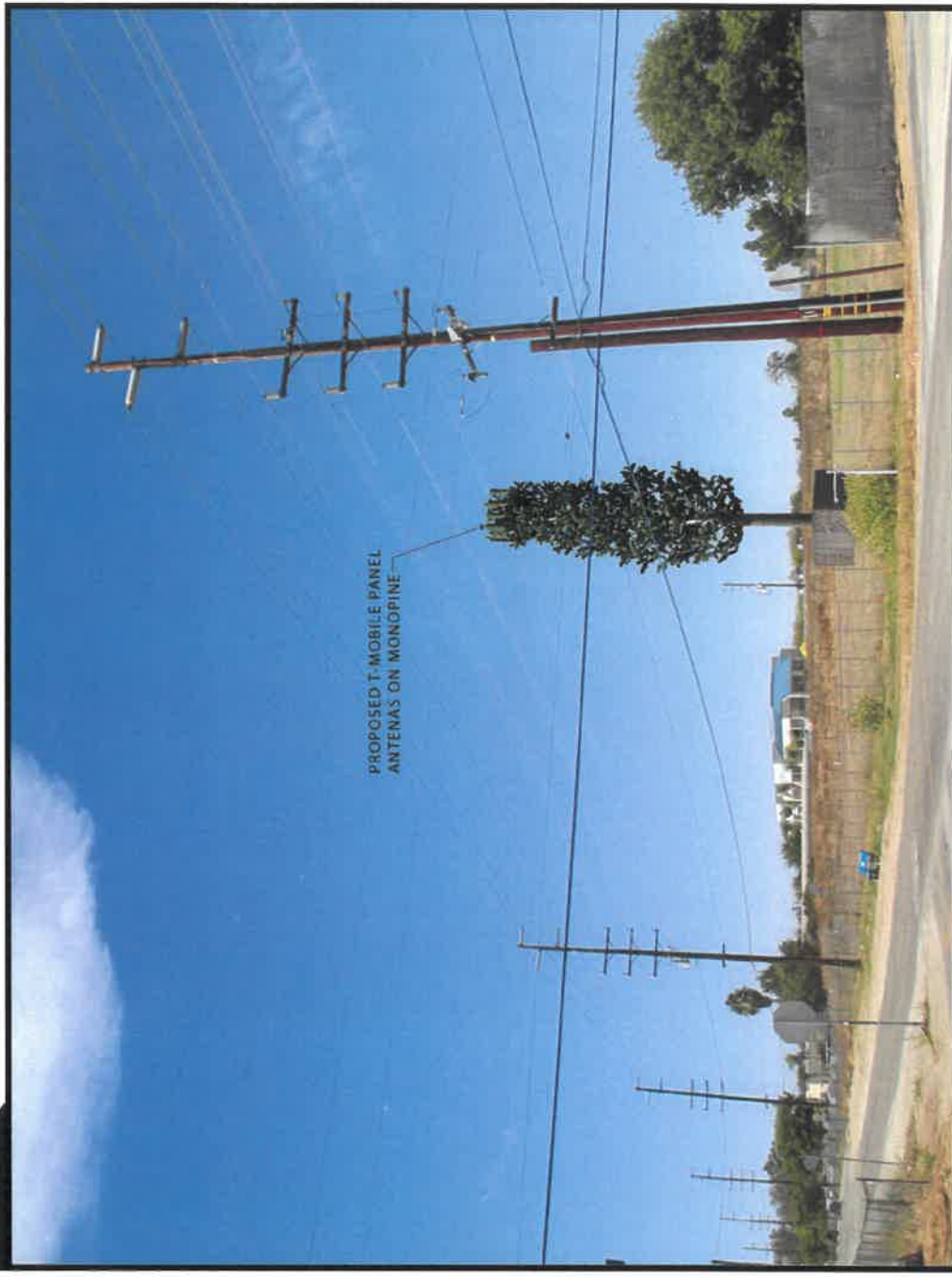
HAINES ST. & OLEANDER AVE, PERRIS, CA 92570



©2017 GOOGLE MAPS

LOCATION

VIEW 2



PROPOSED T-MOBILE PANEL ANTENNAS ON MONOPINE

PROPOSED



EXISTING

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



IE94448A

OLEANDER RAWLAND - MONOPINE

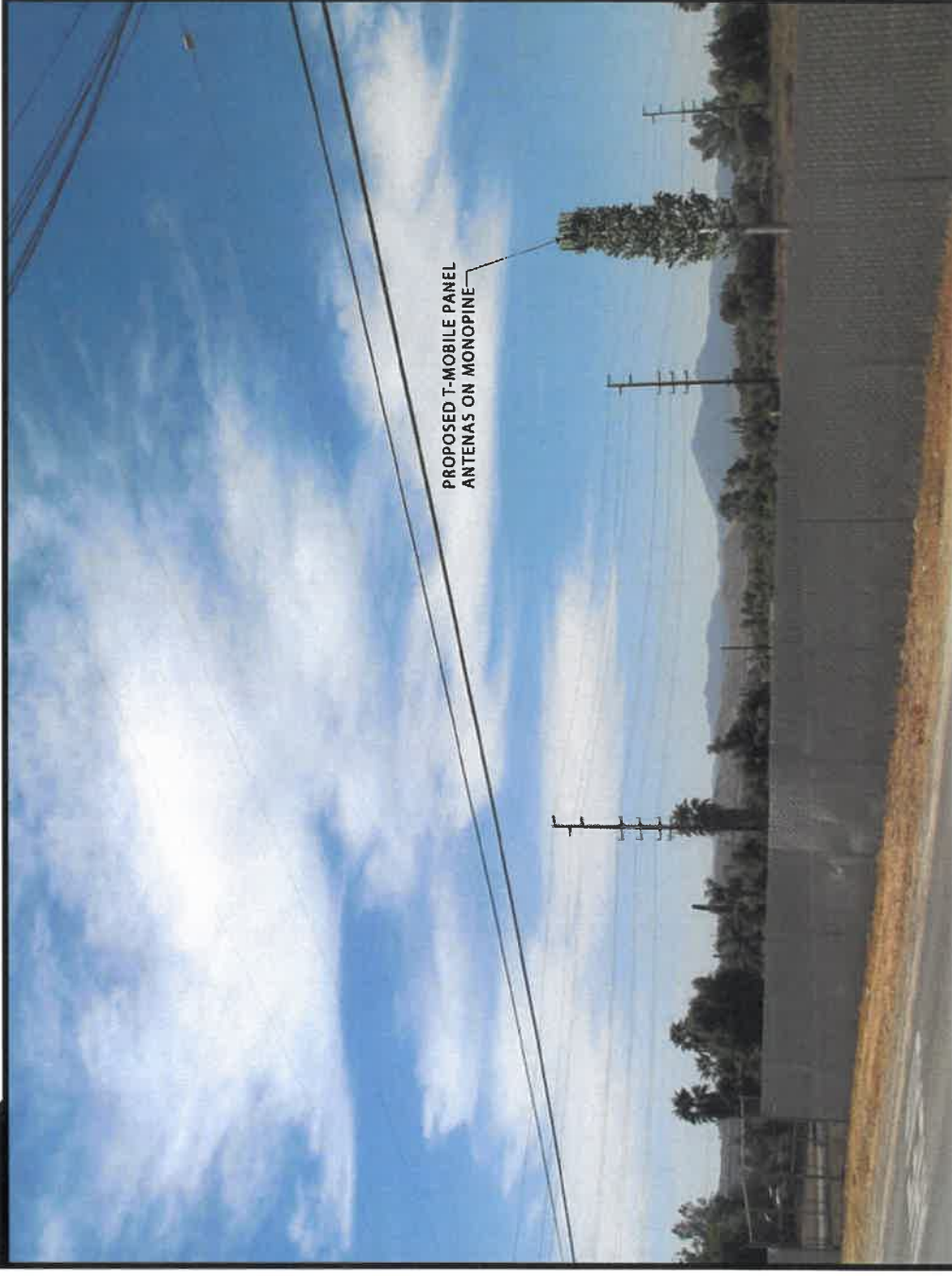
HAINES ST. & OLEANDER AVE, PERRIS, CA 92570



LOCATION

EXISTING

VIEW 3



PROPOSED T-MOBILE PANEL ANTENNAS ON MONOPINE

PROPOSED

EXISTING

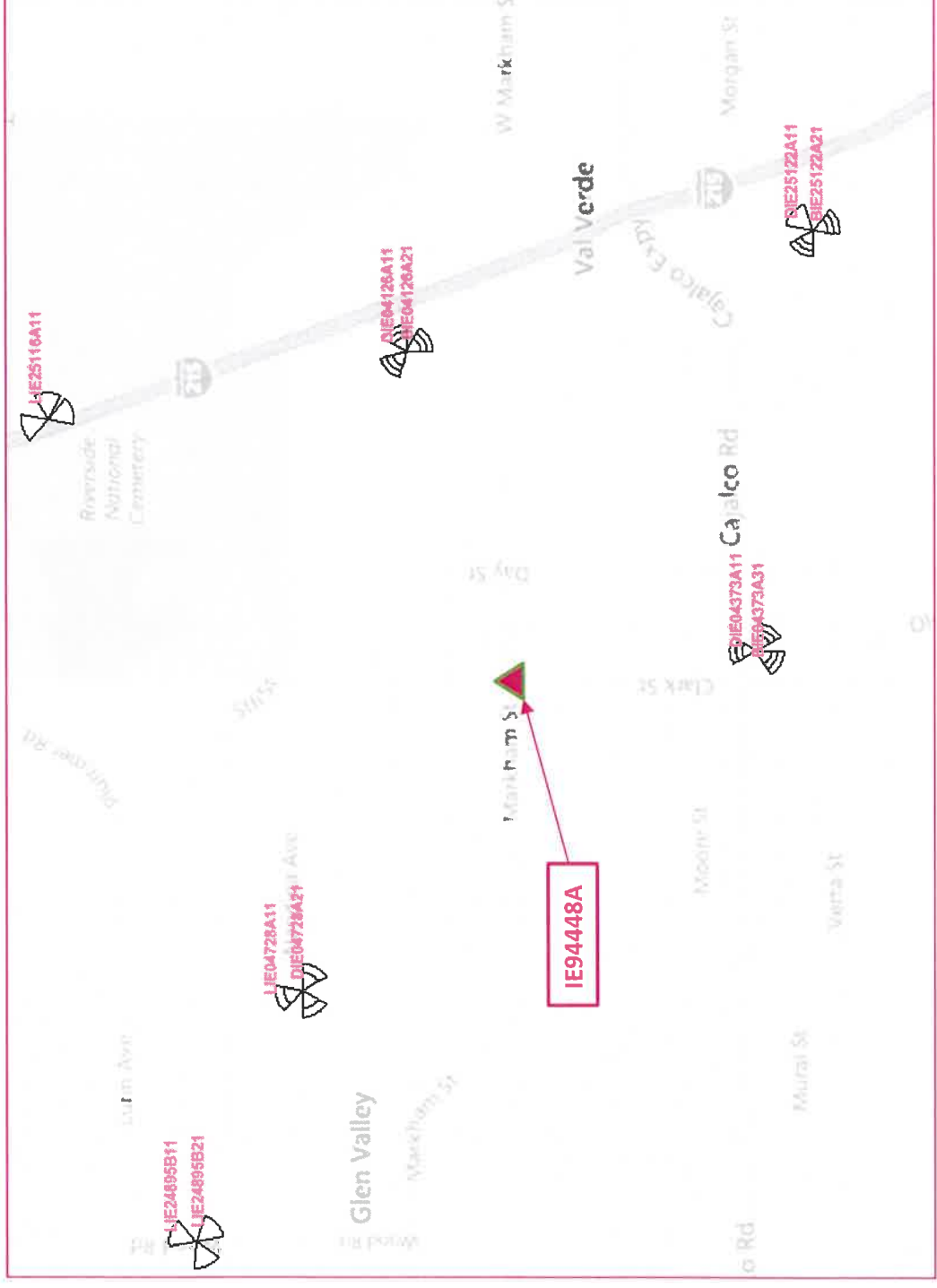
ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT. THE PROPOSED INSTALLATION IS AN ARTISTIC REPRESENTATION AND IT IS NOT INTENDED TO BE AN EXACT REPRODUCTION.



IE94448A
PROPAGATION PLOTS

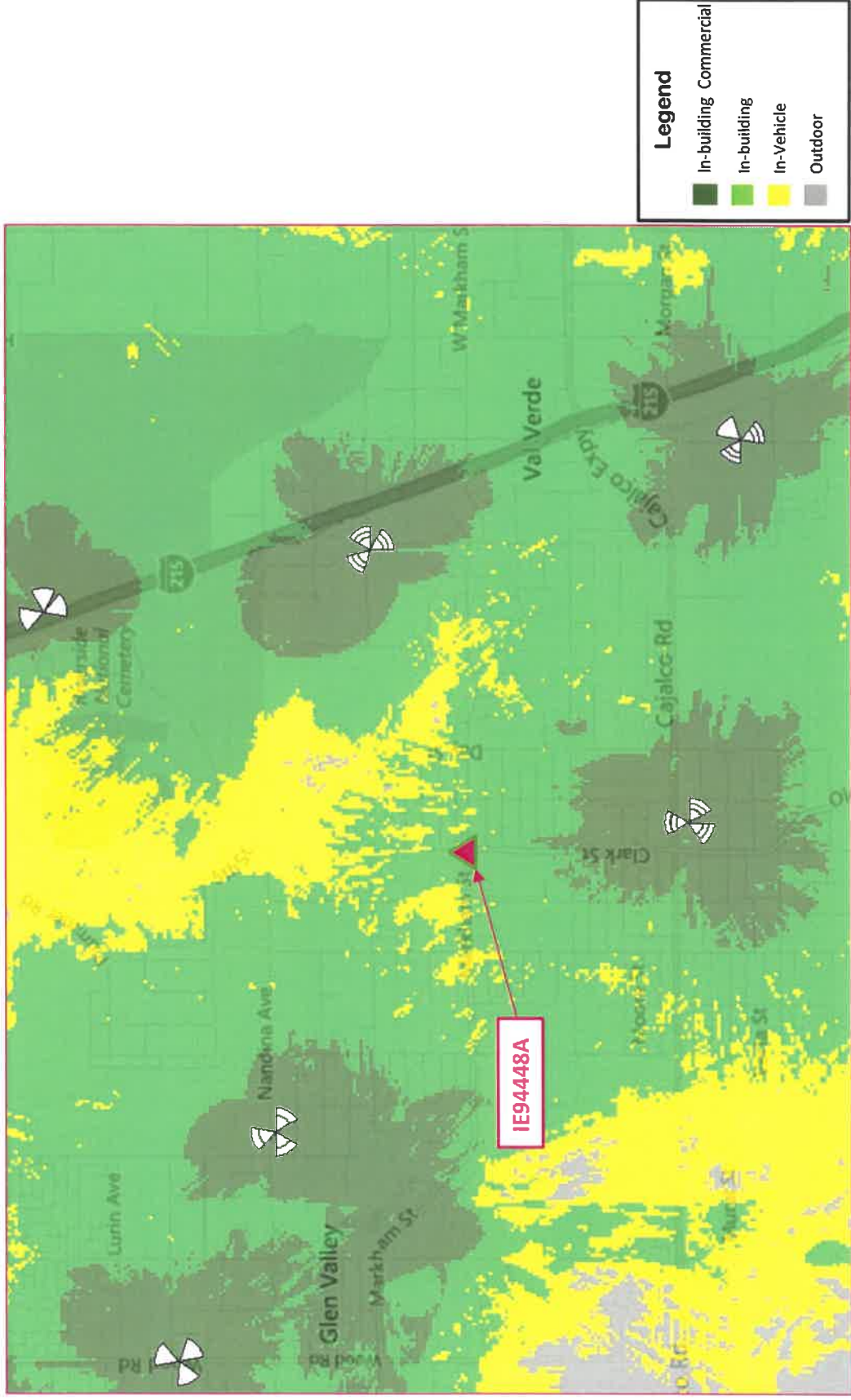
DECEMBER 2017

Surrounding Cells



Existing Coverage Without IE94448A

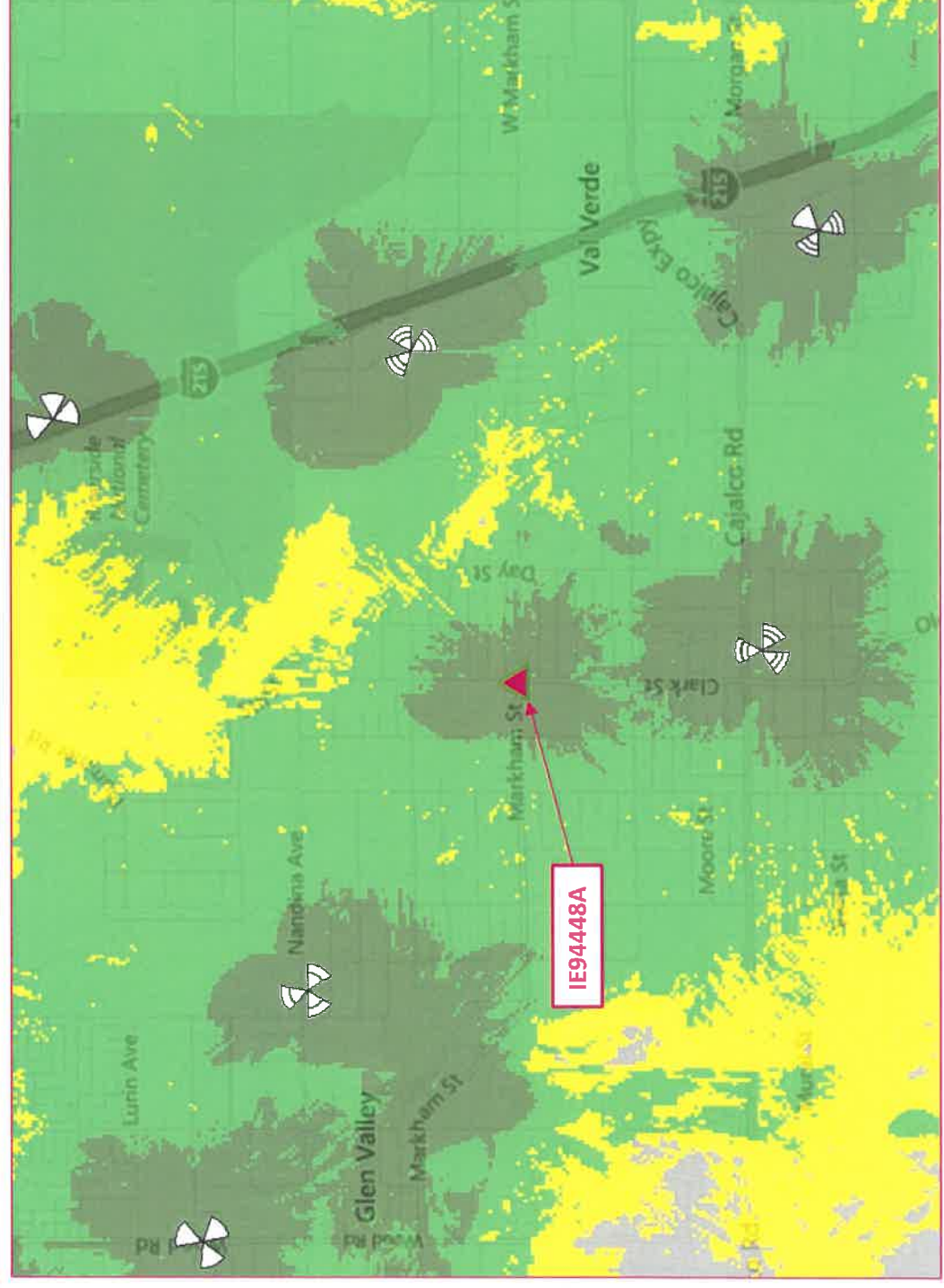
-L2100



Predicted Coverage With IE94448A



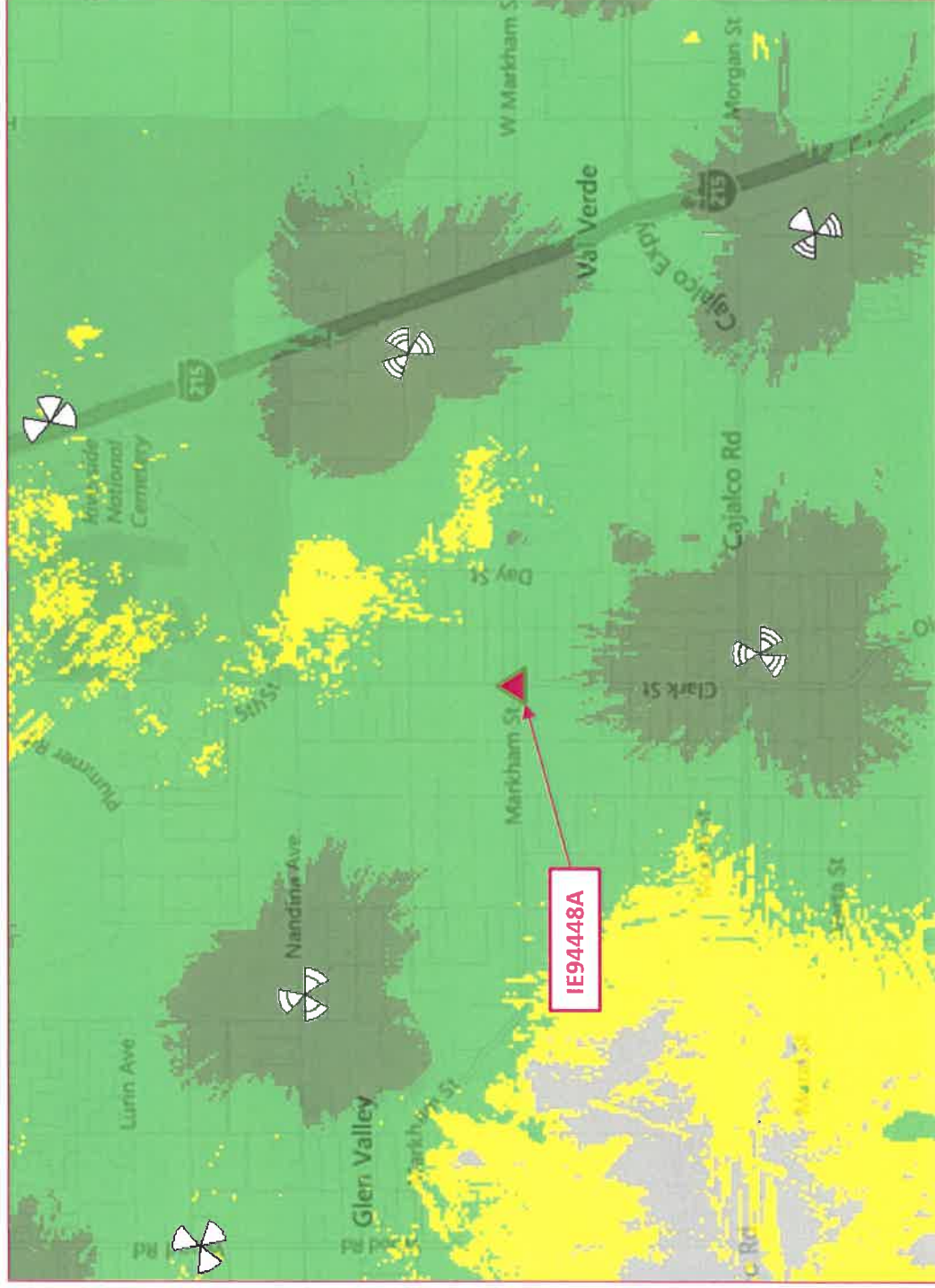
-L2100



Existing Coverage Without IE94448A



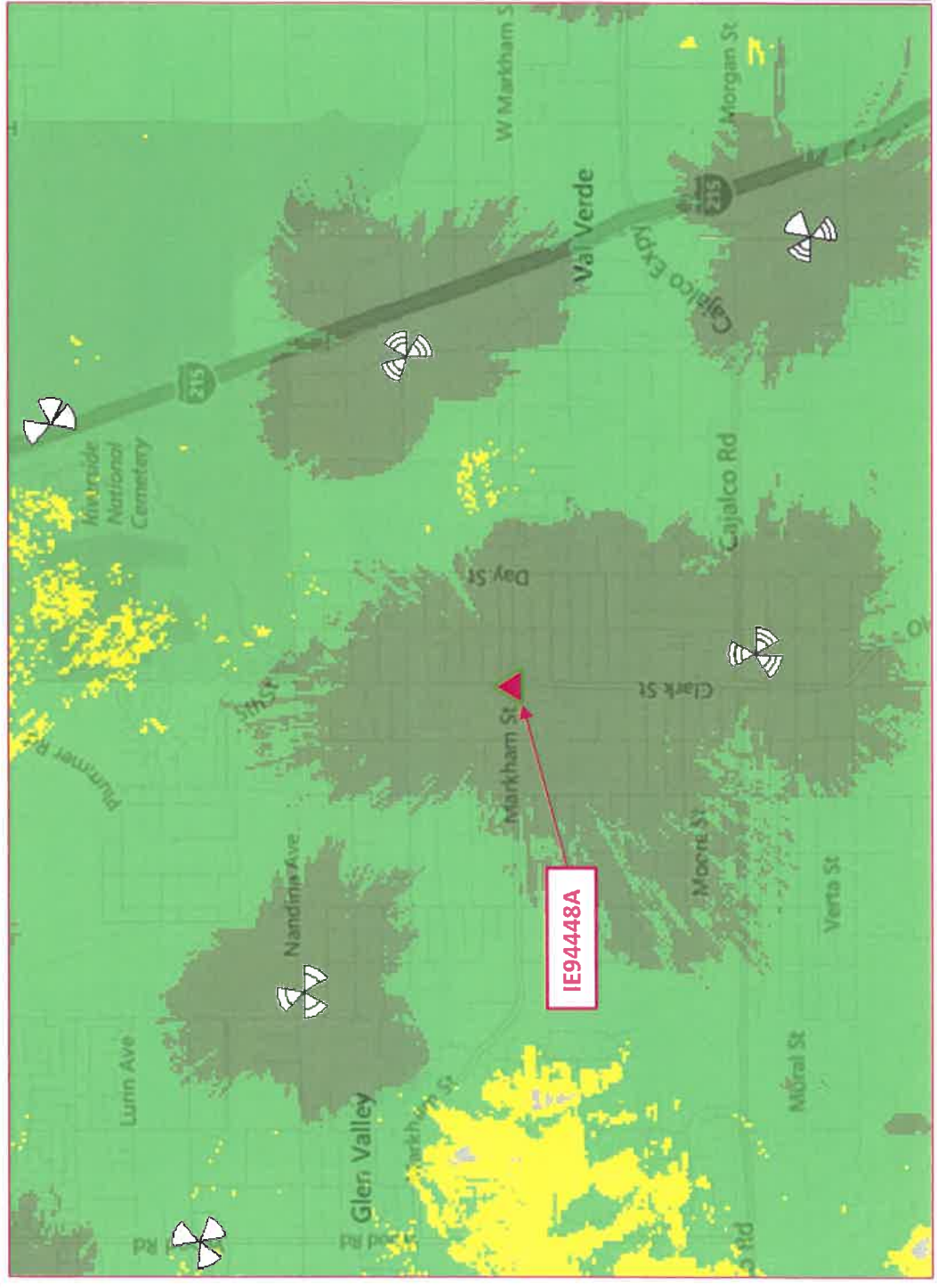
-L700



Predicted Coverage With IE94448A

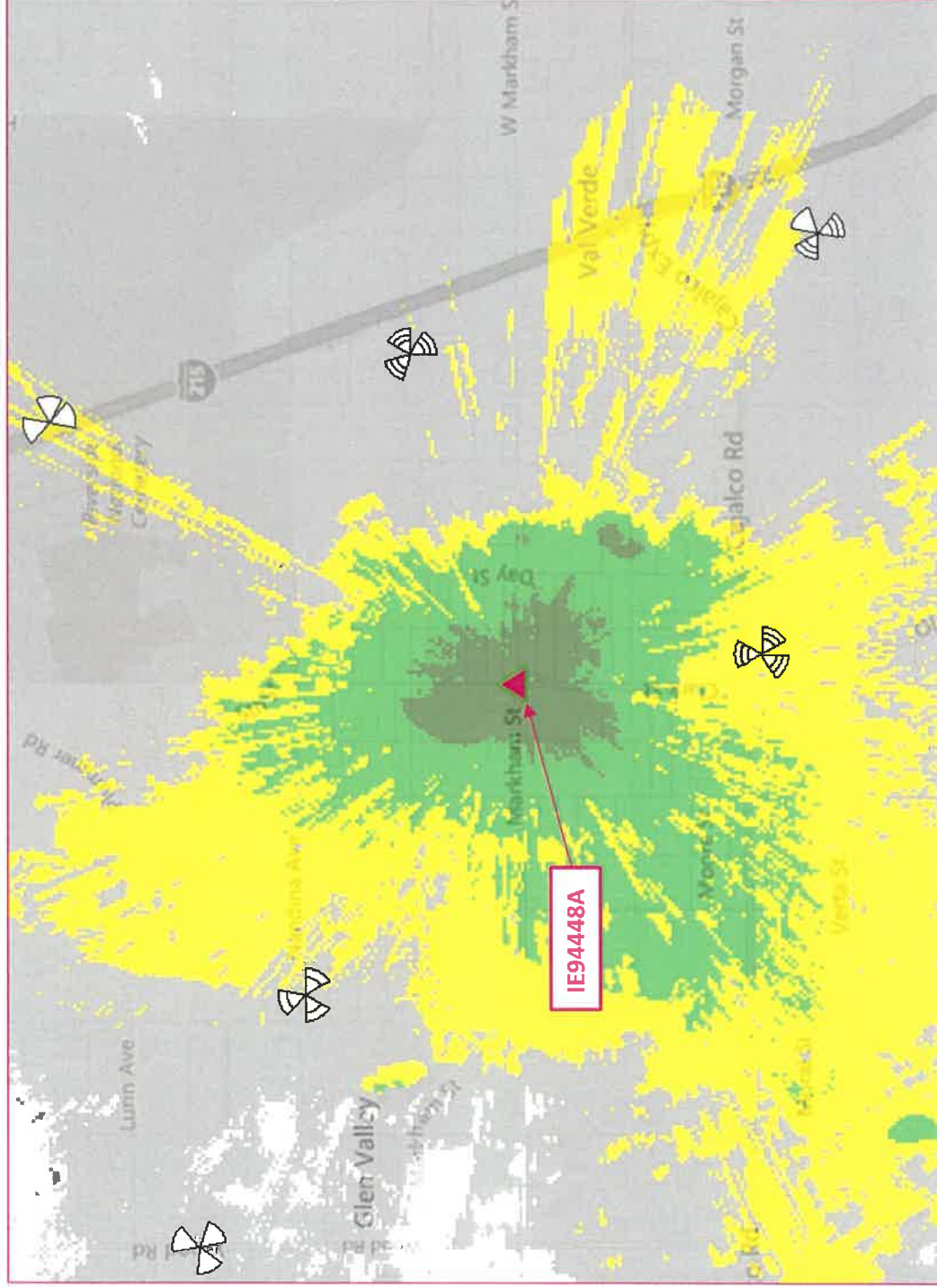


-L700



Predicted Coverage Of IE94448A

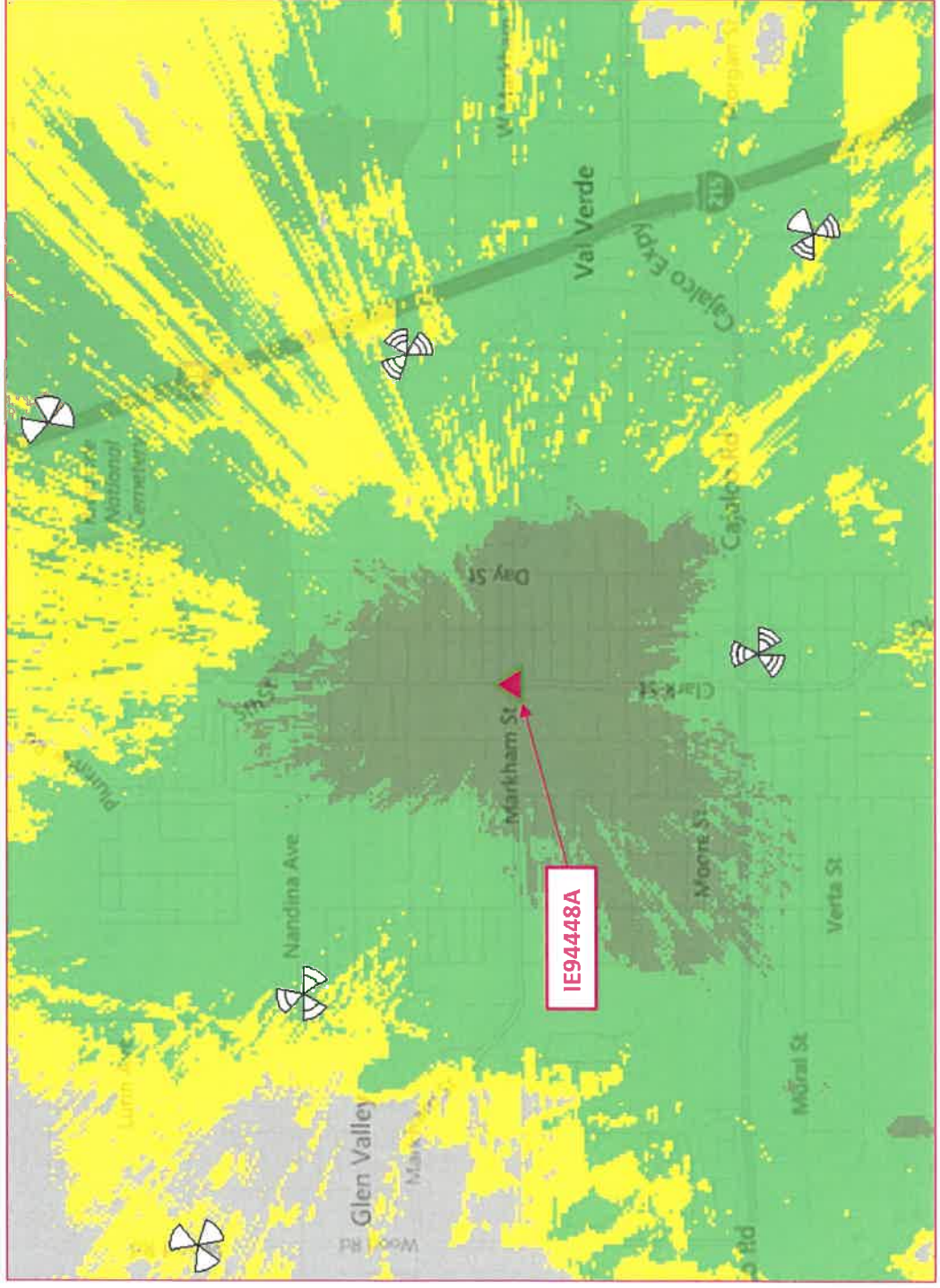
-L2100



Predicted Coverage Of IE94448A



-L700





RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

NEGATIVE DECLARATION

Project/Case Number: PPT180010/CEQ180026

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

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment).

COMPLETED/REVIEWED BY:

By: Gabriel Villalobos Title: Project Planner Date: September 25, 2019

Applicant/Project Sponsor: Coastal Business Group Date Submitted: March 21, 2018

ADOPTED BY: Planning Director

Person Verifying Adoption: Ken Baez Date: October 28, 2019

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 Gabriel Villalobos at 951-955-6184.

Please charge deposit fee case#: ZCEQ180026 ZCFW180024

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (CEQ / EA) Number: CEQ180026
Project Case Type (s) and Number(s): Plot Plan No. 180010 (PPT180010)
Lead Agency Name: Riverside County Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Gabriel Villalobos
Telephone Number: (951) 955-6184
Applicant's Name: Coastal Business Group
Applicant's Address: 24310 Moulton Pkwy, Suite O # 1009, Laguna Hills, CA 92637

I. PROJECT INFORMATION

- A. Project Description:** This project proposes to construct a 50-foot tall T-Mobile wireless communication facility, disguised as a monopine, with an accompanying 400 square foot equipment enclosure to house supporting equipment ("Project"). The Project includes a six (6) foot high CMU block wall enclosure, three (3) six (6) foot high dual panel antennas, three (3) additional panel antennas, one (1) GPS antenna, additional associated equipment, three (3) new pine trees for screening purposes, and a 12 foot wide non-exclusive access path leading to a non-exclusive parking space adjacent to the wireless facility.
- B. Type of Project:** Site Specific ; Countywide ; Community ; Policy .
- C. Total Project Area:** 400 square foot lease area
- D. Assessor's Parcel No(s):** 295-190-009
- E. Street References:** The project site is located North of Oleander Ave, east of Brown St, south of Nandina Ave, and west of Haines St.
- F. Section, Township & Range Description or reference/attach a Legal Description:** Township 3 South Range 4 West Section 34 Southwest
- G. Brief description of the existing environmental setting of the project site and its surroundings:** The project site is located within a 1.98 acre parcel characterized as a vacant parcel with little to no vegetation within an urbanized environment. The parcel is considered an "urban interface mapping unit" per Riverside County's Map My County report generator. The area is comprised of mostly raw land as the parcel is undeveloped, with some single family residences in the adjacent parcels to the north, east and south of the proposed project site and an elementary school to the west. The topography of the site is mostly flat and has little natural screening of the lease area in regards to elevation or natural landscaping thus creating the need to add additional trees to the project site to help mitigate the impact the proposed project may have on the surrounding environment.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The project site has a General Plan Land Use Designation of Rural Community – Very Low Density Residential (RC-VLDR). This project is consistent with the General Plan, since it would provide wireless infrastructure that would service the residents of the community. The project's proposed pine tree disguise would be minimally visually intrusive,

specifically consistent with Land Use Policy 22.3, which ensures that the project would not impact the open space and rural character of the surrounding area.

2. **Circulation:** The proposed project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. Access to the project site will be available from Oleander Ave through the proposed 12 foot wide non-exclusive access path. The project has been reviewed by the Riverside County Transportation Department and 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 high fire zone, fault zone, flood zone, or a zone with any liquefaction potential. 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 conditions of approval that would prevent 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 proposed project has been determined to not have a significant effect in any other area and as such shall not affect the health of the community.

B. General Plan Area Plan(s): Mead Valley

C. Foundation Component(s): Rural Community (RC)

D. Land Use Designation(s): Very Low Density Residential (RC-VLDR)

E. Overlay(s), if any: Not in a General Plan Policy Overlay Area

F. Policy Area(s), if any: Not in a General Plan Policy Overlay Area

G. Adjacent and Surrounding:

1. **General Plan Area Plan(s):** Mead Valley

2. **Foundation Component(s):** Rural Community (RC)

3. **Land Use Designation(s):** Very Low Density Residential (RC-VLDR)

4. **Overlay(s), if any:** Not in a General Plan Policy Overlay Area

5. Policy Area(s), if any: Not in a General Plan Policy Overlay Area

H. Adopted Specific Plan Information

1. Name and Number of Specific Plan, if any: N/A

2. Specific Plan Planning Area, and Policies, if any: N/A

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

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning: Light Agriculture – 1 Acre Minimum (A-1-1) to the north, south, east and west.

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

Date

Gabriel Villalobos

Printed Name

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

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project:				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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”, Mead Valley Area Plan Figure 10 “Scenic Highways”

Findings of Fact:

a) The project site is located approximately 2 miles west of Interstate 215, per Figure 10 of the Mead Valley Area Plan, that section of the 215 is not designated as a state eligible scenic highway. Thus, the proposed project will have no impact on scenic highways.

b) The project site is a relatively flat, vacant parcel with grass and dirt. The project is not anticipated to disturb any identified scenic resources. With respect to the visual character of the surrounding area, the proposed wireless communication tower will be disguised as a pine tree (monopine) to help screen the proposed project from adjacent properties and right-of-way. Accordingly, the proposed project will not substantially degrade the existing visual character of the site and its surroundings. The project will not damage scenic resources, including but not limited to, trees, rock outcroppings and unique or landmark features. The project will 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. Thus, the proposed project will have no impact.

c) The project site is located in an urbanized area but has met all applicable zoning and other regulations governing scenic quality as the project has been designed in such a way that it meets height and setback requirements, with an equipment enclosure and disguised tower to minimize public view of wireless equipment. As such, the project will have a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

2. Mt. Palomar Observatory

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

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

Findings of Fact:

a) The project site is located within Zone "B" approximately 42.5 miles northwest of the Mt. Palomar Observatory. Ordinance No. 655 identifies Zone "B" as the area located greater than 15 miles, but less than 45 miles from the observatory. No lighting fixtures have been proposed in the plans, but the project shall be conditioned to shield or hood all lighting fixtures. Furthermore, the project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone "B". As a result, no impact will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

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

Findings of Fact:

a-b) The proposed wireless communications facility does not have any lighting fixtures proposed. Regardless, the project has been conditioned so that any lighting system installed shall 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 (Planning. 6 – Planning-Telcom - Lighting). This is a standard condition of approval and not a mitigation measure, thus, the proposed project will have less than significant impact.

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
--------------------------------	--	------------------------------	-----------

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, Project Application Materials

Findings of Fact:

a) No portion of the project site or immediately surrounding areas contains "Prime Farmland," "Unique Farmland," or "Farmland of Statewide Importance." Accordingly, the Project will not result in the conversion of Farmland to a non-agricultural use. Thus, the proposed project will have no impact.

b) No portion of the project site or in the off-site improvement areas are located within an agricultural preserve. Thus, the project will have no impacts to any Riverside County Agricultural Preserves. The project site is not subject to a Williamson Act Contract nor is it located near a property subject to a Williamson Act Contract. Thus, the proposed project will have no impact.

c) The Project site and the surrounding area are all zoned Light Agriculture – 1 Acre Minimum (A-1-1). Although the project site has a Light Agriculture Zoning Classification, the area is not an agricultural preserve and does not contain agricultural uses. The proposed project will only affect a 400-square-foot lease area of a 1.98-acre vacant parcel. Therefore, there will be a less than significant impact.

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. Thus, the proposed project will have no impact.

Mitigation: No mitigation is required.

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

Source(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 will have not result in the loss of forest land or cause other changes in the existing environment which could result in the conversion of forest land to non-forest use. Thus, the proposed project will have no impact.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The Project site is located within the South Coast Air Basin (SCAB), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD) The SCAQMD is principally responsible for air pollution control, and has adopted a series of Air Quality Management Plans (AQMP’s) to meet the state and federal ambient air quality standards. The air quality levels projected in the AQMP are based on several assumptions. For example, it is assumed that development associated with general plans, specific plans, residential projects, and wastewater facilities will be constructed in accordance

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

with population growth projections identified by the local jurisdictions. The AQMP also has assumed that such development projects will implement strategies to reduce emissions generated during the construction and operational phases of development.

Because the proposed project is an unmanned wireless communication facility, it will not exceed projected growth scenarios, which could impact the air quality. Therefore, because the Project will not conflict with or obstruct implementation of the air quality plan established for this region, impacts associated with a conflict with applicable air quality plans will be less than significant.

b) The proposed Project will be required to comply with applicable state and regional regulations that have been adopted to address air quality emissions within the AQMP.

Additionally, the Project will be subject to Title 13, Chapter 10, Section 2485, and 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. Future implementing grading plans will 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.

Due to the limited scope of the proposed Project it is not expected to exceed any established maximum daily thresholds during the construction phase nor the operational phase. Therefore, there will be a less than significant impact.

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, child care centers, and athletic facilities. There are some sensitive receptors in the area including residences to the north, east, and south and an elementary school and playground to the west of the project site.

While the proposed Project will be located within one mile of sensitive receptors, any impacts will be less than significant based on the proposed land use and a lack of production of high levels CO, toxic air contaminants or odors in addition to the limited scale of the proposed Project.

d) 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 will minimize odor impacts from construction. The construction odor emissions will be temporary, short-term, and intermittent in nature and will cease upon completion of the respective phase of construction and is thus considered less than significant. It is

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

expected that Project-generated refuse will be stored in covered containers and removed at regular intervals in compliance with the County's solid waste regulations. The proposed Project will also be required to prevent occurrences of public nuisances. Therefore, odors associated with the proposed Project construction and operations will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

BIOLOGICAL RESOURCES Would the project:

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 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, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The project site is not located within the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP) or any other similar type of plan. Because there are no applicable such plans, the proposed project does not conflict with the provisions of an adopted Habitat

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

Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plans. As a result, impacts are considered less than significant.

b-c) The proposal will disturb approximately a 400-square-foot lease area for the construction of the tower and associated equipment. The site is not anticipated to disturb 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). However, portions of the project site appear to support suitable nesting bird habitat. Conditions of approval as they relate to nesting birds will ensure that no disturbance of vegetation or any other potential nesting bird habitat will occur. Therefore, the project will have a less than significant impact.

d) The project will not interfere with the movement of any native resident or migratory fish or wildlife species or with native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites because none are located on the project site or in the vicinity. Therefore, there will be no impact.

e-f) The project site does not contain riverine/riparian areas or vernal pools but does include a blueline that travels along the center of the parcel. The project site was visited by the county biologist and was cleared of any potential for impacts as a result of the proposed project. Therefore, there will be no impact.

g) The proposed project is not located on a site subject to policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Thus, the proposed project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

CULTURAL RESOURCES Would the project:				
8. Historic Resources				
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, County Archaeological Report (PDA) No. 7015r2

Findings of Fact:

a) The project will not impact historical resources as the site was reviewed by the County Archaeologist and was determined to have no effect on historic properties. Moreover, the site is vacant of buildings and does not support historical resources of any kind. Thus, the proposed project will have no impact.

b) The project will not cause a substantial adverse change in the significance of a historical resource because there are none present. Therefore, there will be no impacts in this regard.

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.

9. Archaeological Resources

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

Source(s): On-Site Inspection, Project Application Materials, County Archaeological Report (PDA) No. 6068r1

Findings of Fact:

a) Based upon analysis of records, it has been determined that there will be no impacts to archaeological resources as defined in California Code of Regulations, Section 15064.5 because PDA7015r2 has determined there to not be a historic property for the purposes of the NHPA or a historical resource for CEQA. Thus, no impacts to an archaeological site are anticipated.

b) Based upon analysis of records and a survey of the property per PDA7015r2, 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. No historic properties for the purposes of NHPA or a historical resource for CEQA were determined to be on site. Thus, there will be no impact.

c) Based on an analysis of records, it has been determined that the project site does not include a formal cemetery or any archaeological resources that might contain interred human remains. Nonetheless, the project will be required to adhere to State Health and Safety Code Section 7050.5 if in the event that human remains are encountered and by ensuring that no further disturbance occur until the County Coroner has made the necessary findings as to origin of the remains. Furthermore, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. This is State Law, and is also considered a standard Condition of Approval (Planning-CUL. 1 – If Human Remains Found) and as pursuant to CEQA, is not considered mitigation. Therefore, impacts in this regard are considered 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--	--------------------------	--------------------------	-------------------------------------	--------------------------

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?	<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 will be connected to power via an underground line providing electrical and telco service to equipment. The project is a relatively small in scale, approximately 400-square feet, so any anticipated energy impacts will be considered less than significant for this project throughout the duration of construction and operation. Thus, the project will have a less than significant impact.

b) The proposed Project is an unmanned wireless communication facility. This use will 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 will 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 conflict with applicable energy conservation plans, and impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GEOLOGY 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. Mandatory compliance with Section 1613 of the 2013 California Building Code (CBC), structures proposed to be constructed on the site will be designed and constructed to resist the effects of seismic ground motions. Impacts in regards to this issue area 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.

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”

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-grain 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 the County’s GIS Database, the project site is not located in an area with a potential for liquefaction. Compliance with the California Building Code (CBC) will ensure less than significant impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

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

Findings of Fact:

a) There are no known active or potentially active faults that traverse the project site and it is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake, however there are no active faults located within a 1/2 mile of the project location. Thus, the proposed project will have no impact.

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
--	--------------------------------	--	------------------------------	-----------

14. Landslide Risk

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

Source(s): On-site Inspection, Riverside County General Plan Figure S-5 “Regions Underlain by Steep Slope,” Mead Valley Area Plan Figure 15 “Slope Instability”

Findings of Fact:

a) Based on the relatively flat topography across the site and the surrounding area, the potential for landslides is considered low. Furthermore, and as shown in the County of Riverside General Plan, Mead Valley Area Plan Figure 15 “Slope Instability”, the Project site is not located in an area mapped with existing landslides, or an area of high, moderate, or low susceptibility to seismically induced landslides and rock falls. Accordingly, the proposed Project will not be located on a geologic unit or soil that is unstable, or that will become unstable as a result of the Project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rock fall hazards. Thus, impacts are less than significant and no mitigation is required.

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?

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

Findings of Fact:

a) According to Map My County, the project site is not located in an area susceptible to ground subsidence. Moreover, there has been no documented subsidence in the area and the proposed project is not expected to negatively alter the ground conditions. Therefore, the proposed project will have a less than significant impact.

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?

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

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

Findings of Fact:

a) The Project site is not located in close proximity to any natural enclosed or open bodies of water. Additionally, there are no volcanoes in the Project vicinity. As such, the project site will not be subject to inundation by tsunamis or seiches, and will not be affected by volcanoes. There will be less than significant and no mitigation will be required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

17. Slopes	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-b) The proposed project will not significantly change the topography or ground surface relief features as the only ground disturbance to take place is within the 400 square foot lease area. The project site is relatively flat and no cut or fill slopes greater than 2:1 or higher than 10 feet are proposed as part of the project. Thus, the project will have no impact.

c) The proposed project will not result in grading that affects or negates subsurface sewage disposal systems as the proposed project is located on an undeveloped parcel with no existing subsurface sewage disposal system to affect. Thus, the project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

18. Soils	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial 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	<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
--------------------------------	--	------------------------------	-----------

where sewers are not available for the disposal of waste water?

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 could temporarily expose underlying soils to water and air, which will increase erosion susceptibility while the soils are exposed. Exposed soils will be subject to erosion during rainfall events or high winds due to the removal of stabilizing vegetation and exposure of these erodible organic materials to wind and water. However, due to the project’s limited scale, potential impacts resulting from erosion are anticipated to be less than significant.

b) Any potential for expansive soils would be alleviated through compliance with the Riverside County Building Code and the 2013 California Building Code (CBC). There would be no risk to life or property. Thus, the proposed project will have no impact.

c) The proposed project simply consists of an unmanned wireless communication tower and related facilities. The use of sewers or septic tanks is not proposed. Therefore, the proposed project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

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, 2013 Figure S-8). Proposed grading activities will expose underlying soils at the Project site which will increase wind erosion susceptibility during grading and construction activities. Exposed soils will be subject to erosion due to the exposure of these erodible materials to wind. Erosion by wind will be highest during periods of high wind speeds. However, due to the limited scope of the proposed project, any impact will be less than significant during construction. Following construction, wind erosion will be minimal to non-existent, as the entire lease area will be covered with crushed gravel and concrete. Therefore, implementation of the proposed Project will 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.

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

Monitoring: No monitoring is required.

GREENHOUSE GAS EMISSIONS Would the project:

20. Greenhouse Gas Emissions

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

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

Findings of Fact:

a) The project proposes to construct an unmanned wireless communication facility consisting of a 50-foot tall wireless communication facility, disguised as a monopine, with an accompanying 400 square foot equipment enclosure to house supporting equipment. Included in the project description is a 6 foot high CMU block wall enclosure, three (3) 6 foot high dual panel antennas, three (3) additional panel antennas, one (1) GPS antenna, additional associated equipment, three (3) new pine trees for screening purposes, and a 12 foot wide non-exclusive access path leading to a non-exclusive parking spot adjacent to the wireless facility. The installation of the monopine will involve small-scale construction activities that will not include an extensive amount of heavy duty equipment or labor. Therefore, greenhouse gas emissions generated during construction phase are minimal. In addition, the powering of the cell tower will not require an extensive amount of electricity. Therefore, the proposed project is not anticipated to generate greenhouse gas emissions and will have a less than significant impact on the environment.

b) In September 2006, Governor Schwarzenegger signed Assembly Bill (AB) 32, the California Climate Solutions Act of 2006. AB 32 requires that statewide greenhouse gas (GHG) emissions be reduced to 1990 levels by the year 2020. To reach that goal, AB 32 directed the California Air Resources Board (CARB) to develop and implement regulations to reduce statewide GHG emissions from stationary sources.

Because AB 32 is the primary plan, policy or regulation adopted in California to reduce GHG emissions, the proposed Project will have a significant impact if it does not comply with the regulations developed under AB 32. A numerical threshold for determining the significance of greenhouse gas emissions in the SCAB has not been established by the SCAQMD for projects where it is not the lead agency. Likewise, the County of Riverside has not adopted a threshold of significance for GHG emissions. As such, a screening threshold of 3,000 metric tons of carbon dioxide equivalent (MTCO_{2e}) per year is utilized by Riverside County and standard practice to determine if a project has the potential to generate substantial GHG emissions. This threshold is a widely accepted screening threshold used by the County and numerous jurisdictions in the SCAB, and is based on SCAQMD's proposed GHG screening thresholds for non-industrial projects. Additionally, the 3,000 MTCO_{2e} threshold is included in Riverside County's Draft Climate Action Plan. If a project will emit less than 3,000 MTCO_{2e} of GHGs per year, the Project is not considered a substantial GHG emitter, and no mitigation or additional analysis required. On the other hand, if a project's GHG emissions will exceed 3,000 MTCO_{2e} per year, the

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

project will be considered a substantial source of GHG emissions and further quantitative analysis is required to analyze the project's GHG impacts. Because of the project's limited scope, there is no potential of exceeding the 3,000 MTCO_{2e} threshold. Therefore, the project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. The project will have less than significant impact.

Mitigation: No mitigation 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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter (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-b) Construction equipment will likely be fueled and maintained by petroleum based substances such as diesel fuel, gasoline, oil and hydraulic fluid, which is considered hazardous if improperly stored or handled. In addition, materials such as paints, adhesives, solvents, and other substances typically used in building construction will be located on the Project site during construction. Improper use, storage, or transportation of hazardous materials can result in accidental releases or spills, potentially posing health risks to workers, the public and the environment. This is a standard risk on all construction sites, and there will be no greater risk for improper handling, transportation, or spills associated with the proposed Project than will occur on any other similar construction site. Construction contractors will be required to comply with all applicable federal, state, and local laws and regulations regarding the transport, use, and storage of hazardous construction-related materials, including but not limited to, requirements imposed by the Environmental Protection Agency (EPA) and the California Department of Toxic Substances Control (DTSC). Because compliance with these regulatory requirements by construction contractors is mandatory, impacts due to hazardous materials used, transported, and/or stored during construction will be less than significant. Additionally, because the project is simply an unmanned

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

wireless communication facility, there will be no need for routine transport, use or disposal of hazardous materials. The main function of the communication facility will be to provide wireless services for Mobilite and will only require occasional routine maintenance. This project is not forecasted to cause any significant environmental impacts related to activities related to routine delivery, management or disposal of hazardous materials. There will be no impact.

c-d) The project site does not contain any emergency facilities nor does it serve as an emergency evacuation route. Construction of the proposed project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan because of the project's limited scope. The project site is not located within one-quarter mile of an existing or proposed school. When combined with the lack of uses that will generate hazardous emissions, no adverse impact from hazardous emissions is forecast to occur. There will be no impact.

e) The proposed project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, the proposed project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

22. Airports	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 proposed Project site is located approximately 2.5 miles west of the March Air Reserve Base within Zone C2 of the Airport Compatibility Plan. As a result, the Project was reviewed by the Director of the Airport Land Use Commission ("ALUC") and on June 13, 2019, the Riverside County Airport Land Use Commission (ALUC) found the project to be conditionally consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, while incorporating the provisions of the FAA's Determination of No Hazard to Air Navigation letter issued on June 3, 2019. The project, through ALUC's review, has been conditioned to shield or hood any outdoor lighting to mitigate light pollution, prohibit certain uses/activities that would impede air navigation in the area, include a notice to all potential purchasers of the property or lessees of the facility to be recorded as a deed notice, design

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

any propose detention basins as to provide for a maximum 48 hour detention period following the conclusion of a storm event, and the notification of the March Air Reserve Base of any land use having electromagnetic radiation component. The following conditions were incorporated on the Federal Aviation Administration's (FAA) behalf, if any marking or lighting is to be installed it shall be accordance with FAA Advisory Circular 70/7460-1 L Change 2, the proposed structure shall not exceed 50 feet above ground level and a maximum elevation at to point of 1,734 feet above mean sea level, the maximum height and top point elevation as previously specified shall not be amended without further review by ALUC and the FAA, any temporary construction equipment used during the actual construction of the structure shall not exceed 50 feet in height and a maximum elevation of 1,734 feet above mean sea level, and within five (5) days after the construction of the structure reaches its greatest height (50 feet), FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration shall be completed by the project proponent or his/her designee and e-filed with the FAA (Planning. 2 – Airport Land Use Commission Conditions). These conditions are standard conditions recommended by ALUC for proposed projects in the vicinity of an airport influence area and thus do not qualify as mitigation pursuant to CEQA.

d) The proposed project site is not located within the vicinity of a private airstrip. Perris Valley Airport is located approximately 7.16 miles southeast of the project site. Thus, no impact will occur.

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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in substantial erosion or siltation on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
i) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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, there will not be any violation of any water quality standard or waste discharge requirements. Since this is a wireless communication facility with no water supply or any relationship to the water storage facility adjacent to it, the proposed project will have no impact.

b) The proposed Project is simply an unmanned wireless communication facility, which does not require water resources during operation. Due to the character and limited scope of the proposed Project, there will not be any depletion of groundwater supplies or substantial interference with groundwater recharge such that there will be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells will drop to a level which will not support existing land uses or planned uses for which permits have been granted). Therefore, the impact is considered less than significant.

c) Due to the limited scope of the proposed Project, there will not be a substantial alteration to the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that will result in substantial erosion or siltation on- or off-site. Therefore, the impact is considered to be less than significant.

d) The proposed project may result in some erosion during construction activities but is not anticipated to not cause any substantial amount of erosion or siltation on site as there are no open bodies of water in the general area. Thus, the project will be less than significant.

e) Due to the limited scope of the proposed project, it is not anticipated to substantially increase the rate or amount of surface runoff in a manner of which would result in flooding onsite or offsite as the 2,200 square foot lease area will be covered with a permeable gravel surface. Thus, the impact will be less than significant.

f) Due to the limited scope of the proposed project, there will not be any runoff that could exceed the capacity of storm water drainage systems. The proposed unmanned telecommunication facility is not anticipated to provide polluted runoff, since there is no mechanical machinery or any fuel source in a cell tower. Therefore, the proposed project will have a less than significant impact.

g) Due to the location of the project site just southwest of the highest elevation on the parcel in which it is located, the proposed project is not anticipated to impede or redirect flood flows. Thus, the project will be less than significant.

h) Due to the location of the project site, the proposed project will not pose a significant risk of releasing pollutants due to project inundation as the project site is not located within a flood hazard, tsunami, or seiche zones. Thus, the project will have no impact.

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

i) The project has been determined to not conflict with or obstruct implementation of water quality control plan or sustainable groundwater management plan as no such plans are currently in place within the project area. Thus, there will be no impact.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The proposed use has been determined to not result in a substantial alteration of the present or planned land use of this area as there are no proposed change of zone or general plan amendment applications being processed concurrently with this plot plan. The project site has a General Plan Land Use Designation of Rural Community – Very Low Density Residential (RC-VLDR). This project is consistent with the General Plan, since it would provide wireless infrastructure that would service the residents of the rural community. In addition, the project site is also located within the Light Agriculture – 1 Acre Minimum (A-1-1) Zoning Classification. Ordinance No. 348, Section 19.404 allows for a disguised wireless facility, subject to the approval of a plot plan. Thus, the project will have no impact.

b) There are residential communities in the vicinity of the Project site. However, there are no components of the proposed Project that will obstruct access to the communities. Accordingly, the proposed Project will not disrupt or divide the physical arrangement of an established community and no impact will occur.

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"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) 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”

Findings of Fact:

a-b) Based on available information, the Project is not located in or adjacent to any existing mining operations or known mineral resources. Additionally, given that the project site is located within a vacant parcel of the Rural Community – Very Low Density Residential (RC-VLDR) Land Use Designation and Light Agriculture – 1 Acre Minimum (A-1-1) zoning classification, neither of which delineates the project site as being a mineral resource area, loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan will not result due to project implementation. Thus, no impact will occur.

c) The proposed project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines. Therefore, the proposed project will have no impact.

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 proposed project is located within the Zone C2 of the March Air Reserve Base Airport Compatibility Plan. The project site is located approximately 2.5 miles west of the March Air Reserve Base but the proposed project is an unmanned wireless communication facility and as such will not expose people residing or working in the project area to excessive noise levels. Thus, the project is anticipated to have a less than significant impact.

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

b) The proposed project is not located within the vicinity of a private airstrip, as such, the project will not expose people residing or working in the project area to excessive noise levels. Thus, the project will have no impact.

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

b) Generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
---	--------------------------	--------------------------	-------------------------------------	--------------------------

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

Findings of Fact:

a) Although the project will briefly 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 facility maintenance, the impacts are not considered significant. Additionally, the ambient noise levels in the Project vicinity are dominated by transportation-related noise associated with the arterial roadway network. Therefore, the proposed Project itself will not result in a substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project, and impacts will be less than significant.

b) Project construction activities have the potential to result in varying degrees of temporary ground vibration, depending on the type of construction activities and equipment used. It is expected that ground-borne vibration from Project construction activities will be localized and intermittent. Construction activities that are expected to occur within the Project site include small-scale grading and trenching, which have the potential to generate low levels of ground-borne vibration. However, the project construction activities are not expected to result in perceptible human response due to the limited scope of the project and because the proposed project will be located more than 100 feet from the nearest residence. Therefore, project construction vibration-related impacts will be less than significant.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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"

Findings of Fact:

a) According to "Map My County," the project site has been mapped as having a low potential for paleontological resources. Nonetheless, the Project has been conditioned to mitigate any impact in the event fossil remains are encountered during site development (Planning-PAL. 1 – LOW PALEO). This is a standard condition and not considered mitigation for CEQA purposes. There will be a less than significant impact.

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 homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

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

Findings of Fact:

a) The proposed project is simply an unmanned wireless communication facility. The facility will not displace any existing housing, create a demand for additional housing, nor displace substantial numbers of people. Therefore, the proposed project will have no impact.

b) The proposed project is an unmanned wireless communication facility. The project will not create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income. This wireless communication facility is not going to affect the homes on the adjacent properties in any noticeable way. The tower, at minimum will be over 200 feet away from the nearest dwelling and will not alter the external appearance of the dwelling in any noticeable way, nor will it affect the housing requirements for residents in the area. Thus, the proposed project will have no impact.

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

c) The proposed Project will develop the site with an unmanned wireless communication facility. No extension of roads or other infrastructure, which could induce population growth, is being proposed. Accordingly, there will be no impact.

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 will primarily be served by the Riverside County Fire Department (Station No. 59), located approximately 1.82 miles Southeast of the Project site at 21510 Pinewood St, Perris, CA 92570. Thus, the Project site is adequately served by fire protection services under existing conditions. Because the proposed Project is simply an unmanned communication facility, implementation of the proposed Project will not result in the need for new or physically altered fire protection facilities, and will not exceed applicable service ratios or response times for fire protection services. Therefore, there will be a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

31. Sheriff Services

Source(s): Riverside County General Plan

Findings of Fact:

The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Therefore, the proposed project will have a less than significant impact.

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

Source(s): School District correspondence, GIS database

Findings of Fact:

The proposed project is located within the Val Verde Unified School District. The Project proposes an unmanned wireless communication facility. No housing, which could potentially increase the demand for school services, is being proposed. Therefore, there will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

33. Libraries	<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 will result in the development of an unmanned wireless communication facility. No housing, which could increase the demand for library services, is being proposed. Therefore, there will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source(s): Riverside County General Plan

Findings of Fact:

The proposed project is an unmanned wireless communication facility and will not cause an impact on health services. Additionally, the proposed project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Therefore, the proposed project will have a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

RECREATION Would the project:				
35. Parks and Recreation	<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
a) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				
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

Findings of Fact:

a) The Project proposes an unmanned wireless communication facility and does not involve the construction or expansion of recreational facilities. Therefore, there will be no impact.

b) The Project proposes an unmanned wireless communication facility on an approximately 400 square-foot lease area within parcel designated for Rural Community: Very Low Density Residential (RC: VLDR). As the Project is a wireless telecommunication facility, there will not be an increased use of the existing park due to implementation of the proposed Project. Therefore, there will be no impact.

c) According to "Map My County," the Project site is not located within any County Service Area (CSA). Therefore, there will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

36. Recreational Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Include the construction or expansion of a trail system?				

Source(s): Riverside County General Plan Figure C-6 Trails and Bikeway System

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRANSPORTATION Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
37. Transportation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-b) The proposed Project is an unmanned wireless communication facility. Any traffic resulting from the proposed Project will be due to occasional maintenance, which will involve one vehicle at a time and minimal equipment. Therefore, there will be no increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system and there will be no conflict with the Riverside County Transportation Commission's (RCTC) 2011 Riverside County Congestion Management Program. Any impact will be less than significant.

c-d) The proposed Project is simply an unmanned wireless communication facility and does not propose any change in street design. Therefore, there will be no impact.

e) The proposed Project may cause a minimal effect upon circulation during the Project's construction. However, there will be a less than significant impact due to the small scale of the proposed Project.

f) The proposed Project is an unmanned wireless communication facility on an approximately 400-square-foot lease area. The proposed Project will not result in inadequate emergency access to nearby uses. Therefore, there will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

38. Bike Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Include the construction or expansion of a bike system or bike lanes?	<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
--------------------------------	--	------------------------------	-----------

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. Therefore, there will be no impact.

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.)

Source(s): County Archaeologist, AB52 Tribal Consultation

Findings of Fact:

a) The project site is not listed 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). As such there will be no impact.

b) In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all requesting tribes on April 11, 2018. Of the nine (9) tribes that were mailed notices, only two (2) responded back, with both the Rincon and Pala tribes declining AB52 consultation on the project. In addition, County Archaeological Report (PDA) No. 7015r2, dated October 9, 2018, was submitted to and reviewed by the County. The report concluded that although no cultural resources were observed within the project area and within a half-mile of the project Area of Potential Effect (APE), the number of sites within a mile of the project APE suggest a moderate to high sensitivity for prehistoric resources. Due to a small drainage running through the project APE, the report suggests a finding of potential significant impact/adverse effect and recommends monitoring by an archaeologist and Native American monitor during all ground disturbance activities associated with the proposed project in the event that

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

artifacts are unearthed. No Tribal Cultural resources were identified by any of the Tribes but the report suggests a possibility of resources being within the area and as such, the project has been conditioned to have a monitor onsite for ground disturbing activities (060 – Planning-CUL. 1 – Native American Monitor). This a standard conditions and is not considered a mitigation measure for CEQA purposes and as such the project impacts are considered to be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

UTILITIES AND SERVICE SYSTEMS Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Project Application Materials, Water Company

Findings of Fact:

a-b) The proposed Project is an unmanned wireless communication facility that requires no water during operation. Therefore, the proposed Project will not require or result in the construction of new water treatment facilities or expansion of existing facilities. There will be no impact.

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
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Department of Environmental Health Review

Findings of Fact:

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

a-b) The proposed Project is an unmanned wireless communication facility and will not require any connection to sewer lines. Therefore, the Project will not require or result in the construction of new wastewater treatment facilities or expansion of existing facilities. There will be no impact.

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 an unmanned wireless communication facility and will not require solid waste services. Therefore, the proposed Project will not require or result in the construction of new landfill facilities, including the expansion of existing facilities. There will be no impact.

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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
e) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Project Application Materials, Utility Companies

Findings of Fact:

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

a & c) Implementation of the proposed Project will require the construction of electrical and communication facilities. Electrical service will be provided by Southern California Edison and communication systems will be provided by T-Mobile. Any physical impacts resulting from the construction of necessary utility connections to the Project site have been evaluated throughout this environmental assessment. Therefore, there will be a less than significant impact.

b & d-f) The Project does not propose any construction of natural gas systems, street lighting, public facilities, or other governmental services. Accordingly, there will be no impact.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan Figure S-11 "Wildfire Susceptibility", GIS database, Project Application Materials

Findings of Fact:

a) The proposed project is not anticipated to substantially impair an adopted emergency response plan or emergency evacuation plan, thus the project will have no impact.

b) The proposed project is located on a relatively flat terrain with little combustible fuel sources in the immediate area. In addition, the proposed project is an unmanned wireless communication facility which will not expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. As such, the project is considered to have a less than significant impact.

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

c) The proposed project will have utilities that may exacerbate fire risk such as electrical power lines, but the project is located on a vacant parcel setback from any habitable dwellings. As such, the project will have a less than significant impact.

d-e) According to County of Riverside General Plan, the project site is not located in an area designated as high for wildfire susceptibility. The project is located in a residential zoning classification with adequate fire access and will be reviewed by the Fire Department to minimize the risk of loss involving wildland fires. Therefore, the proposed project will have a less than significant 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?

Source(s): Staff Review, Project Application Materials

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

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)?

Source(s): Staff Review, Project Application Materials

Findings of Fact: As discussed throughout this environmental assessment, implementation of the proposed project will not result in potentially significant effects or cumulative effects. It is not expected that additional projects of a similar character will be implemented in the vicinity of the project site due to a sufficient service radius expected to result from the subject unmanned wireless communication facility. There are no other cumulatively considerable impacts associated with the proposed Project that are not already evaluated and disclosed throughout this Negative Declaration.

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

Findings of Fact: The Project’s potential to result in substantial adverse effects on human beings has been evaluated throughout this environmental assessment. There are no components of this project that could result in substantial adverse effects on human beings that are not already evaluated and disclosed throughout this environmental assessment. The project will have a less than significant impact.

VI. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any:

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

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

VII. AUTHORITIES CITED

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



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

Juan C. Perez
Agency Director



09/25/19, 11:32 am

PPT180010

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PPT180010. 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 (PPT180010) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Project Description & Operational Limits

Plot Plan No. 180010 proposes to construct a 50-foot tall T-Mobile wireless communication tower, disguised as a monopine, with an accompanying 400 square foot equipment enclosure to house supporting equipment. Included in the project description is a 6 foot high CMU block wall enclosure, three (3) 6 foot high dual panel antennas, three (3) additional panel antennas, one (1) GPS antenna, additional associated equipment, three (3) new pine trees for screening purposes, and a 12 foot wide non-exclusive access path leading to a non-exclusive parking spot adjacent to the wireless facility.

Advisory Notification. 3 AND - Design Guidelines

Compliance with applicable Design Guidelines:
1. 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 6/1/18.
Exhibit B (Elevations), dated 6/1/18.

Advisory Notification. 5 AND - Federal, State & Local Regulation Compliance

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

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 5 **AND - Federal, State & Local Regulation Compliance (cont.)**

2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)

3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - Ord. No. 413 (Regulating Vehicle Parking)
 - Ord. No. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
 - Ord. No. 655 (Regulating Light Pollution)
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise)
 - Ord. No. 857 (Business Licensing)
 - Ord. No. 859 (Water Efficient Landscape Requirements)
 - Ord. No. 915 (Regulating Outdoor Lighting)

4. Mitigation Fee Ordinances
 - Ord. No. 659 Development Impact Fees (DIF)
 - Ord. No. 663 Stephen's Kangaroo Rat Habitat Conservation Plan (SKR)
 - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
 - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

Advisory Notification. 6 **AND - 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.

E Health

E Health. 1 **HAZMAT CONDITIONS**

- A) Emergency Generator – A general condition shall be placed on the project indicating that the following shall apply for any proposed diesel emergency generator:
- 1) A Hazardous Materials Business Plan (HMBP) shall be submitted to the County of Riverside, Hazardous Materials Management Branch (HMMB).

ADVISORY NOTIFICATION DOCUMENT

E Health

E Health. 1 HAZMAT CONDITIONS (cont.)

- 2) A proposal for an approved method of secondary containment may be required.
 - 3) 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.
 - 4) If the generator is located indoors, all entrance doors shall be labeled with an NFPA 704 sign with the appropriate NFPA ratings.
 - 5) 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.
 - 6) 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.
 - 7) The business shall address the handling of spills and leaks in the Prevention, Mitigation, and Abatement sections of the BEP.
 - 8) If the generator is located in a remote site, HMMB shall conduct an inspection to determine whether any exemptions can be granted.
- B) Hazardous Materials Business Plan (HMBP) – A condition shall be placed on the project, “Prior to Building Final”, indicating that this facility shall be required to submit a HMBP to the Hazardous Materials Management Branch (HMMB) for review and acceptance. For further information, please contact HMMB at (951) 358-5055.
- C) Backup battery storage – An NFPA 704 sign shall be placed on the most visible side of the cabinet(s) containing any amount of lead-acid batteries and if fenced, on the most likely means of entrance into the enclosure.

E Health. 2 UNMANNED FACILITY/NO WASTEWATER PLUMBING

A general condition shall be placed on the project indicating that, if permanent restroom facilities are required, the Department of Environmental Health (DEH) is to be contacted for specific requirements regarding water and sewer.

Planning

Planning. 1 0020-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 revocation procedures.

Planning. 2 Airport Land Use Commission Conditions

Per ALUC File No. ZAP1366MA19, dated June 13, 2019, the ALUC found the project to be conditionally consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan under the following conditions:

1. Any outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 2

Airport Land Use Commission Conditions (cont.)

lumens or reflection into the sky. Outdoor lighting shall be downward facing.

2. The following uses/activities are not included in the proposed project and shall be prohibited at this site: in accordance with Note A on Table 4 of the Mead Valley 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 single light or visual approach slope indicator.

b. Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.

c. Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.

d. Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

3. The 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; waste water management facilities; incinerators; noise-sensitive outdoor nonresidential uses; and hazards to flight. Children's schools are discouraged.

4. The following uses/activities are not included in the proposed project, but, if they were to be proposed through a subsequent use permit or plot plan, would require subsequent Airport Land Use Commission review:

Restaurants and other eating establishments; day care centers; health and exercise centers; churches, temples, or other uses primarily for religious worship; theaters.

5. The attached notice shall be given to all prospective purchasers of the property and lessees of the facility, and shall be recorded as a deed notice.

6. Any proposed detention basins on the site (including water quality management basins) shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

7. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.

8. The Federal Aviation Administration has conducted an aeronautical study of the proposed project (Aeronautical Study No. 2019-AWP-5172-OE) and has determined that neither marking nor lighting of the structure is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 L Change 2 and shall be maintained in accordance therewith for the life of the project.

9. The proposed structure shall not exceed a height of 50 feet above ground level and a maximum elevation at top point of 1,734 feet above mean sea level.

10. The maximum height and top point elevation specified above shall not be amended without further

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 2

Airport Land Use Commission Conditions (cont.)

review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in structure height or elevation shall not require further review by the Airport Land Use Commission.

11. Temporary construction equipment used during actual construction of the structure shall not exceed 50 feet in height and a maximum elevation of 1,734 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.

12. Within five (5) days after construction of the structure reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <https://oeaaa.faa.gov> for instructions.) This requirement is also applicable in the event the project is abandoned or a decision is made not to construct the applicable structure.

Planning. 3

AND - Hold Harmless

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the Plot Plan No. 180010 or its associated environmental documentation; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the Plot Plan No. 180010, including, but not limited to, decisions made in response to California Public Records Act requests; and

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

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

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

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel,

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 9

Planning-Telcom – Lighting (cont.)

All outside lighting shall be hooded and directed into the telecommunication facility area, so as not to shine directly upon adjoining property or in the public rights-of-way.

Planning. 10

Planning-Telcom – No Proposed Use

The remainder of the subject property, (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 Riverside County Ordinance No. 348.

Planning. 11

Planning-Telcom – Noise

Pursuant to Riverside County Ordinance No. 348 (Land Use), any noise produced by the telecommunication facility shall in no case exceed 45 dB inside the nearest dwelling and shall not exceed 60 dB at the project site's property line.

Planning. 12

Planning-Telcom – Signage

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 the telecommunication facility company.

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

Planning. 13

Planning-Telcom – Site Maintenance

The project site shall be kept in good repair. Graffiti shall be removed from any structures within one week of observation and/or notification. The project site and a minimum area of 10-feet surrounding the project site shall be kept free of weeds and other obtrusive vegetation for fire prevention and aesthetic purposes. All branches, bark, and sock, material, pursuant to the original approval, shall be maintained and reapplied on an as-needed basis.

Planning. 14

Planning-Telcom – Tower Height

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

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 2

PDA07015r2 Accepted (cont.)

Helix Environmental Planning, Inc. and is entitled: "Phase I Cultural Resources Assessment T-Mobile West, LLC Facility Candidate IE94448A (Oleander Rawland), Perris, Riverside County, California", dated October 09, 2018.

PDA07015r2 concludes: The results of this assessment indicate that although no cultural resources were observed within the project area, and none are recorded within a half-mile of the project APE, the number of sites within a mile of the project APE suggest a moderate-high sensitivity for prehistoric resources. Due to a small drainage running through the project APE, HELIX recommends a finding of potential significant impact/adverse effect and recommends monitoring by an archaeologist and Native American monitor during all ground disturbance activities associated with the construction of T-Mobile candidate IE94448A.

These documents are herein incorporated as a part of the record for project.

Planning-CUL. 3

Unanticipated Resources

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit.

If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed:

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis.

Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other.

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the significance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

Planning-PAL

Planning-PAL. 1

LOW PALEO

LOW PALEO SENSITIVITY

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

ADVISORY NOTIFICATION DOCUMENT

Planning-PAL

Planning-PAL. 1

LOW PALEO (cont.)

1. All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.
2. The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.
3. The applicant shall retain a qualified paleontologist approved by the County of Riverside.
4. The paleontologist shall determine the significance of the encountered fossil remains.
5. Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.
6. If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.
7. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.
8. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

Transportation

Transportation. 1

COUNTY WEB SITE

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 COUNTY WEB SITE (cont.)

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

Transportation. 2 STD INTRO (ORD 460/461)

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

Plan: PPT180010

Parcel: 295190009

60. Prior To Grading Permit Issuance

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. A Cultural Resource Monitoring Plan shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. A fully executed copy of the contract and a wet-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval.

Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist.

Planning-EPD

060 - Planning-EPD. 1 0060-EPD-Nesting Bird Survey (MBTA) Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season. Nesting bird season is February 15th through August 31st. If habitat or structures that support nesting birds must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted.

The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove

Plan: PPT180010

Parcel: 295190009

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 1 0060-EPD-Nesting Bird Survey (MBTA) (cont.) Not Satisfied

compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit.

Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report to Environmental Programs Division (EPD) documenting the results of the pre-construction nesting bird survey.

Transportation

060 - Transportation. 1 SUBMIT GRADING PLANS Not Satisfied

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

70. Prior To Grading Final Inspection

Planning-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 County under a confidential cover and not subject to a Public Records Request.

b. If reburial is not agreed upon by the Consulting Tribes then the resources shall be curated at a culturally appropriate manner at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of

Plan: PPT180010

Parcel: 295190009

70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 1 Artifact Disposition (cont.) Not Satisfied

Archaeological Resources ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the County. There shall be no destructive or invasive testing on sacred items, burial goods and Native American human remains.

070 - Planning-CUL. 2 Phase IV Cultural Monitoring Report Not Satisfied

Prior to Grading Permit Final Inspection, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting and evidence that any artifacts have been treated in accordance to procedures stipulated in the Cultural Resources Management Plan.

80. Prior To Building Permit Issuance

BS-Grade

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

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

Fire

080 - Fire. 1 Prior to permit Not Satisfied

1. Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance 787, and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.
2. Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code, Riverside County Ordinance 787 and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.
3. A Knox device will be required on any access gates/doors.

Planning

080 - Planning. 1 Planting Plan and Irrigation Not Satisfied

Prior to the issuance of building permits a planting plan and irrigation information shall be submitted to and approved by the Landscape Department for the proposed three (3) new pine trees. Plans shall include the size and species of tree to be planted along with spacing information for the implementation of the new landscaping around the proposed wireless facility.

Please contact the Landscape Department at (951) 955-6767 for information on submittal

Plan: PPT180010

Parcel: 295190009

80. Prior To Building Permit Issuance

Planning

080 - Planning. 1 Planting Plan and Irrigation (cont.) Not Satisfied
 requirements.

Transportation

080 - Transportation. 1 EVIDENCE/LEGAL ACCESS Not Satisfied
 Provide evidence of legal access.

Waste Resources

080 - Waste Resources. 1 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

E Health

090 - E Health. 1 HAZMAT CONTACT/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. Please contact (951)358-5055 for any additional questions.

Transportation

090 - Transportation. 1 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 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.

AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY



June 27, 2019

Mr. Gabriel Villalobos, Project Planner
County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside CA 92501
(VIA HAND DELIVERY)

CHAIR
Steve Manos
Lake Elsinore

VICE CHAIR
Russell Betts
Desert Hot Springs

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Steven Stewart
Palm Springs

Richard Stewart
Moreno Valley

Gary Youmans
Temecula

STAFF

Director
Simon A. Housman

John Guerin
Paul Rull
Barbara Santos

County Administrative Center
4080 Lemon St., 14th Floor
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

File No.: ZAP1366MA19
Related File Nos.: PPT180010 (Plot Plan)
APN: 295-190-009
Compatibility Zone: Zone C2

Dear Mr. Villalobos:

On June 13, 2019, the Riverside County Airport Land Use Commission (ALUC) found County of Riverside Case No. PPT180010 (Plot Plan), a proposal to construct a 50 foot tall mono-tree wireless communication facility with a 400 square foot equipment shelter on 1.98 acres located on the northwest corner of Haines Street and Oleander Avenue in the unincorporated community of Mead Valley, **CONDITIONALLY CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, pending Federal Aviation Administration (FAA) review, which has now been completed, subject to the following conditions, as amended to incorporate the provisions of the FAA's Determination of No Hazard to Air Navigation letter issued on June 3, 2019 (new conditions, as added pursuant to FAA letter subsequent to hearing, shown in **bold type**).

CONDITIONS:

1. Any outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site: in accordance with Note A on Table 4 of the Mead Valley Area Plan.
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.

- (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
- 3. The 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; noise-sensitive outdoor nonresidential uses; and hazards to flight. Children's schools are discouraged.
- 4. The following uses/activities are not included in the proposed project, but, if they were to be proposed through a subsequent use permit or plot plan, would require subsequent Airport Land Use Commission review:

Restaurants and other eating establishments; day care centers; health and exercise centers; churches, temples, or other uses primarily for religious worship; theaters.
- 5. The attached notice shall be given to all prospective purchasers of the property and lessees of the facility, and shall be recorded as a deed notice.
- 6. Any proposed detention basins on the site (including water quality management basins) shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
- 7. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.

The following conditions were added subsequent to the June 13, 2019 ALUC hearing.

- 8. **The Federal Aviation Administration has conducted an aeronautical study of the proposed project (Aeronautical Study No. 2019-AWP-5172-OE) and has determined that neither marking nor lighting of the structure is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 L Change 2 and shall be maintained in accordance therewith for the life of the project.**
- 9. **The proposed structure shall not exceed a height of 50 feet above ground level and a maximum elevation at top point of 1,734 feet above mean sea level.**
- 10. **The maximum height and top point elevation specified above shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in structure height or elevation shall not require further review by the Airport Land Use Commission.**

11. **Temporary construction equipment used during actual construction of the structure shall not exceed 50 feet in height and a maximum elevation of 1,734 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.**
12. **Within five (5) days after construction of the structure reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <https://oeaaa.faa.gov> for instructions.) This requirement is also applicable in the event the project is abandoned or a decision is made not to construct the applicable structure.**

If you have any questions, please contact Paul Rull, ALUC Principal Planner, at (951) 955-6893.

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Simon A. Housman, ALUC Director

Attachments: Notice of Airport in Vicinity
Aeronautical Study Number 2019-AWP-5172-OE

cc: T-Mobile – Ontario office (applicant)
Chuck Saunders, Coastal Business Group (representative/fee-payer)
Desert Solitaire – Rancho Mirage (listed property owner)
Douglas Jones – Palm Springs
Gary Gosliga, March Inland Port Airport Authority
Daniel “Rock” Rockholt, March Air Reserve Base
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1366MA19\ZAP1366MA19.LTR.doc

NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances [can vary from person to person. You may wish to consider what airport annoyances], if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)



Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2019-AWP-5172-OE

Issued Date: 06/03/2019

Chuck Saunders
CBG
24310
Moulton Pkwy
Laguna Hills, CA 92637

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Antenna Tower Monopine
Location: Perris, CA
Latitude: 33-51-32.58N NAD 83
Longitude: 117-17-33.15W
Heights: 1684 feet site elevation (SE)
50 feet above ground level (AGL)
1734 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
 Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 L Change 2.

This determination expires on 12/03/2020 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (424) 405-7643, or karen.mcdonald@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2019-AWP-5172-OE.

Signature Control No: 405136725-407400027
Karen McDonald
Specialist

(DNE)

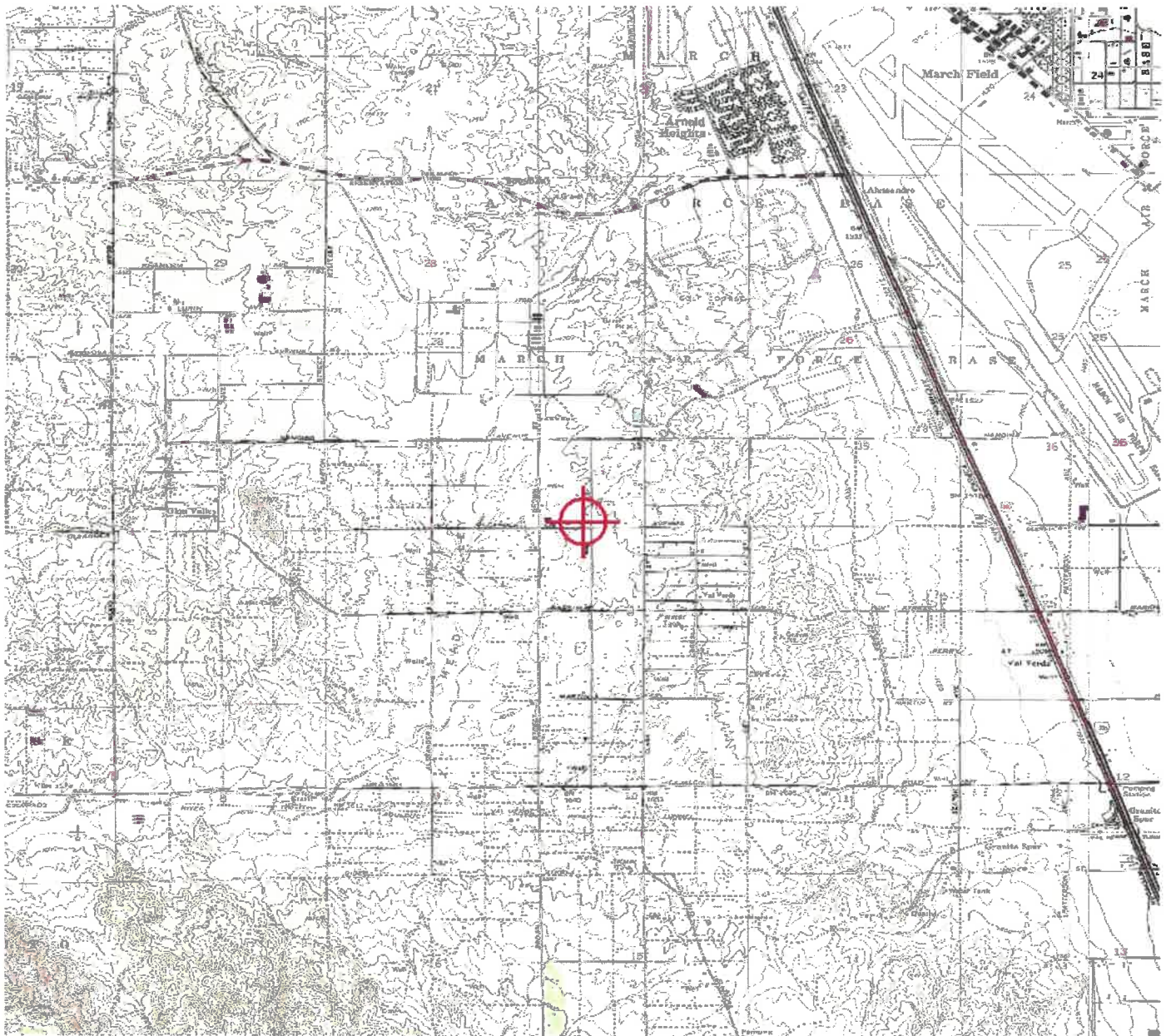
Attachment(s)
Frequency Data
Map(s)

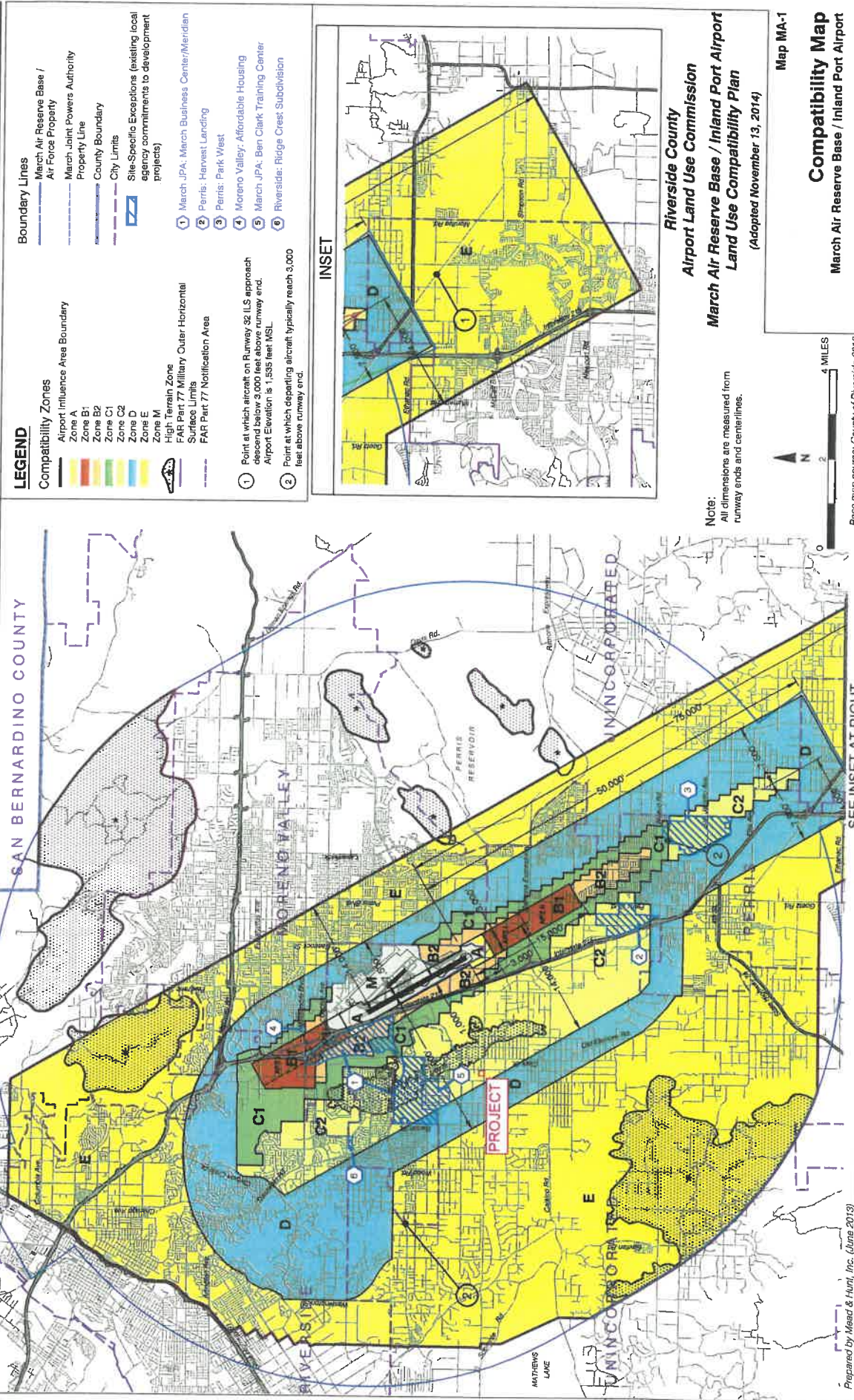
cc: FCC

Frequency Data for ASN 2019-AWP-5172-OE

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
698	806	MHz	1000	W

TOPO Map for ASN 2019-AWP-5172-OE





LEGEND

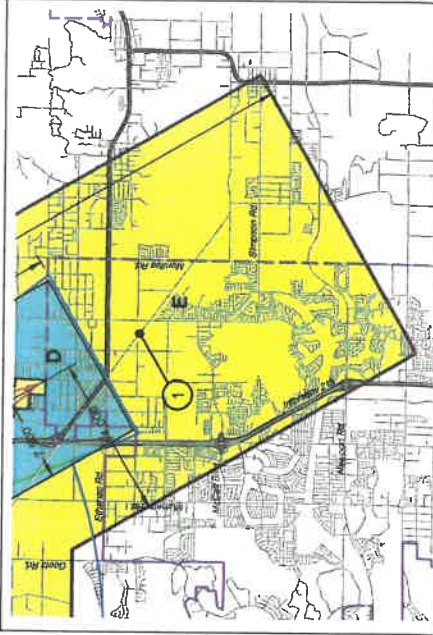
- Compatibility Zones**
- Zone A
 - Zone B1
 - Zone B2
 - Zone C1
 - Zone C2
 - Zone D
 - Zone E
 - Zone M
- High Terrain Zone
 FAR Part 77 Military Outer Horizontal Surface Limits
 FAR Part 77 Notification Area

Boundary Lines

- March Air Reserve Base / Air Force Property
 - March Joint Powers Authority Property Line
 - County Boundary
 - City Limits
 - Site-Specific Exceptions (existing local agency commitments to development projects)
- 1 March JPA, March Business Center/Meridian
 2 Perris, Harvest Landing
 3 Perris, Park West
 4 Moreno Valley, Affordable Housing
 5 March JPA, Ben Clark Training Center
 6 Riverside, Ridge Crest Subdivision

- 1 Point at which aircraft on Runway 32 ILS approach descend below 2,000 feet above runway end. Airport Elevation is 1,535 feet MSL.
- 2 Point at which departing aircraft typically reach 3,000 feet above runway end.

INSET



Riverside County
Airport Land Use Commission
March Air Reserve Base / Inland Port Airport
Land Use Compatibility Plan
 (Adopted November 13, 2014)

Note: All dimensions are measured from runway ends and centerlines.

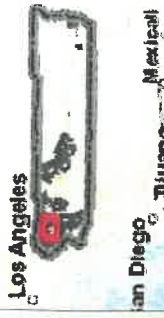


Base map source: County of Riverside 2013

Map MA-1
Compatibility Map
 March Air Reserve Base / Inland Port Airport

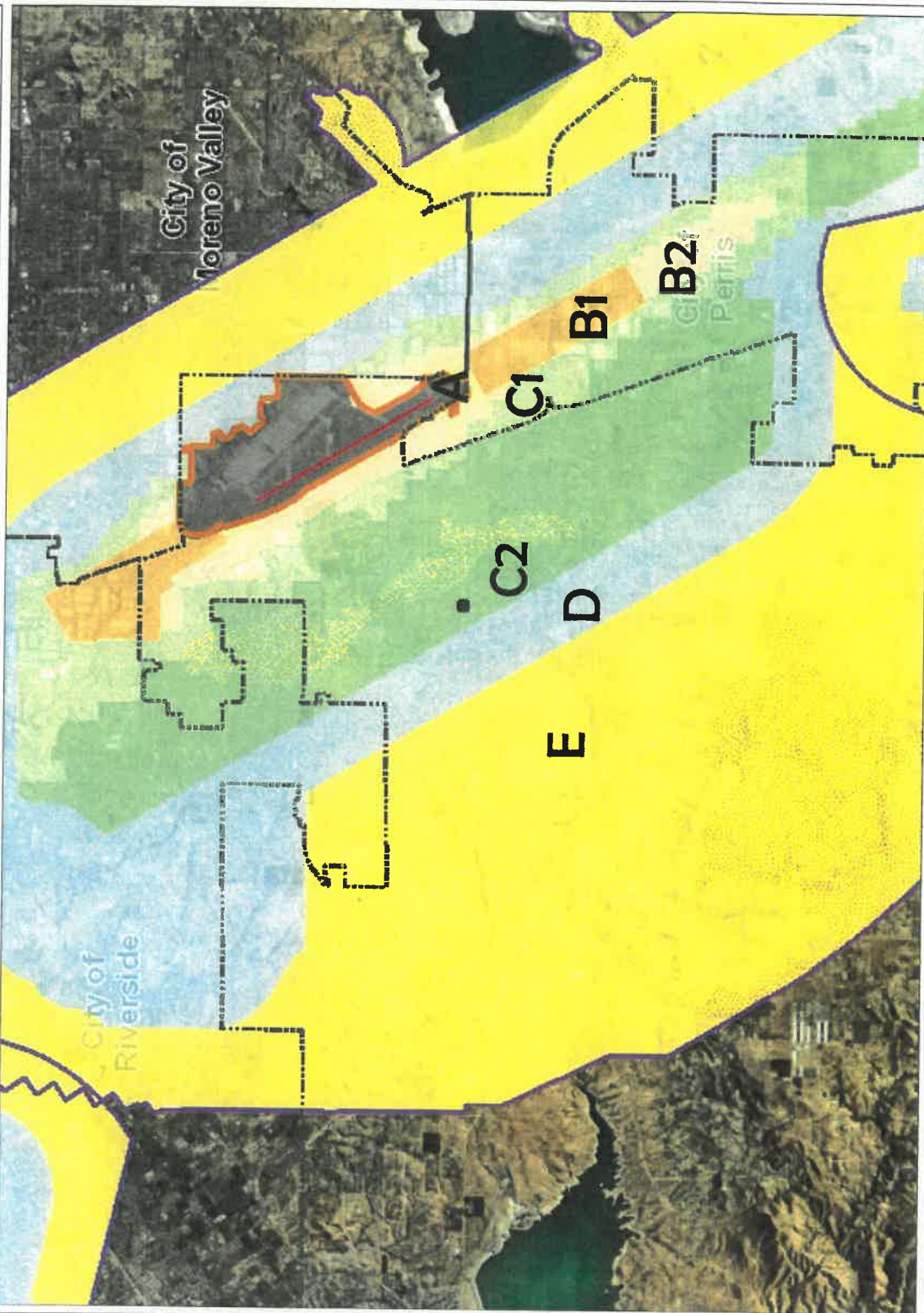


Map My County Map





- Legend**
- Runways
 - Airports
 - Airport Influence Areas
 - Airport Compatibility Zones
 - OTHER COMPATIBILITY ZONE

- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5
- C2-EXC6



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.

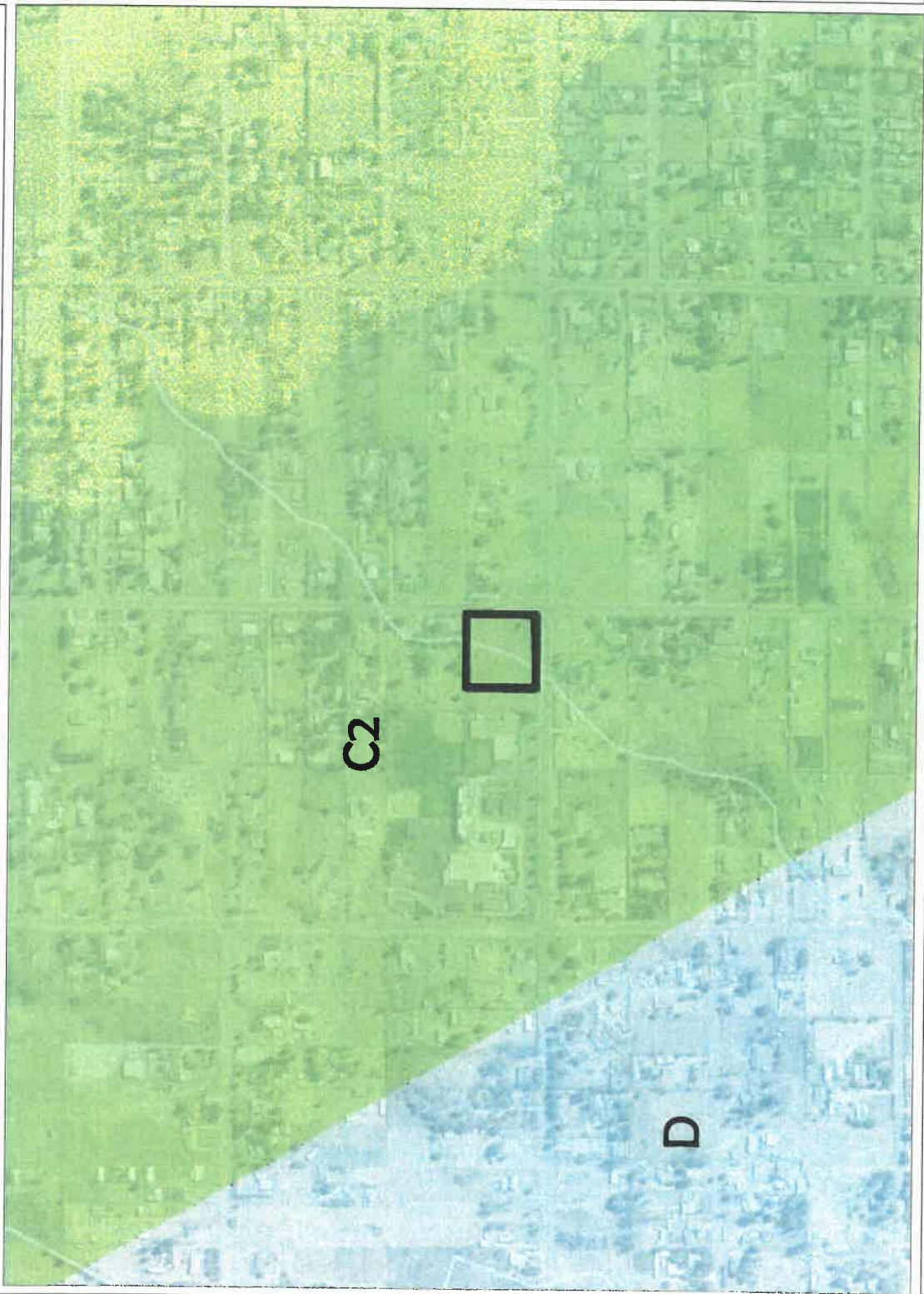
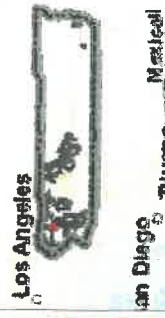



0 12 24,254 Feet

REPORT PRINTED ON... 4/23/2019 2:48:43 PM

© Riverside County GIS

Map My County Map



- Legend**
- Runways
 - Airports
 - Airport Influence Areas
 - Airport Compatibility Zones
 - ▨ OTHER COMPATIBILITY ZONE
- A**
- A-EXC1
 - B1
 - B1-APZ I
 - B1-APZ I-EXC1
 - B1-APZ II
 - B1-APZ II-EXC1
 - B1-EXC1
 - B2
 - B2-EXC1
- C**
- C1
 - C1-EXC1
 - C1-EXC3
 - C1-EXC4
 - C1-HIGHT
 - C2
 - C2-EXC1
 - C2-EXC2
 - C2-EXC3
 - C2-EXC5
 - C2-EXC6

Notes

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





REPORT PRINTED ON... 4/23/2019 2:47:09 PM

© Riverside County GIS

Map My County Map



Los Angeles



San Diego

Tijuana

Mexico

Legend



City Areas

World Street Map



0 12 24,254 Feet

127

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

REPORT PRINTED ON... 4/23/2019 2:49:17 PM

© Riverside County GIS

Notes

Map My County Map



Los Angeles



Riverside

Tijuana

Mexico

Legend

- Blue Line Streams
- City Areas
- World Street Map



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

REPORT PRINTED ON... 4/23/2019 2:49:37 PM

© Riverside County GIS

Notes

Map My County Map



Los Angeles



San Diego

Tijuana

Mexico

Legend

- Blue Line Streams
- City Areas
- World Street Map



0 758 1,516 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... 4/23/2019 2:49:54 PM

© Riverside County GIS

Notes

Map My County Map



Los Angeles



San Diego

Tijuana Mexico

Legend

- Parcels
- BlueLine Streams
- City Areas
- World Street Map



0 189 379 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... 4/23/2019 2:50:21 PM

© Riverside County GIS

Notes

1- MURKLE LOD

THIS DRAWING IS THE PROPERTY OF THE ENGINEER AND IS NOT TO BE REPRODUCED, COPIED, EITHER WHOLLY OR IN PART, OR FOR ANY OTHER USE OR PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.

THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE PROFESSIONAL DESIGN OF THE WORK SHOWN HEREON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL DATA AND FOR THE VERIFICATION OF ALL FIELD CONDITIONS PRIOR TO CONSTRUCTION.



NO.	DATE	DESCRIPTION
	11/07/17	PRELIMINARY

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 11/07/2017

IF A MODIFICATION IS MADE TO THIS DRAWING, THE ENGINEER WILL BE NOTICED BY A CIRCLED "M" ALONG WITH THE CORRECTED DATE AND REVISION NUMBER. ANY OTHER CHANGES TO ANY PART OF THIS DOCUMENT ARE NOT VALID.

IE944484
OLEANDER AVE./HAINES ST.
PERRIS, CA 92570

DRAWN BY: UDS
CHECKED BY: GB

SHEET TITLE: TOPOGRAPHIC SURVEY

SHEET NUMBER: TS-1

NOTES:
EXISTING EXERCISE AND RIGHT OF WAY INFORMATION SHOWN HEREON IS APPROXIMATE AND BASED ON RECORD INFORMATION ONLY AND DOES NOT REPRESENT A BOUNDARY SURVEY.
THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE PROFESSIONAL DESIGN OF THE WORK SHOWN HEREON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL DATA AND FOR THE VERIFICATION OF ALL FIELD CONDITIONS PRIOR TO CONSTRUCTION.
UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND BASED ON SURFACE FEATURES ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REVISION, RELOCATION AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.
DATE OF SURVEY: 10/27/17

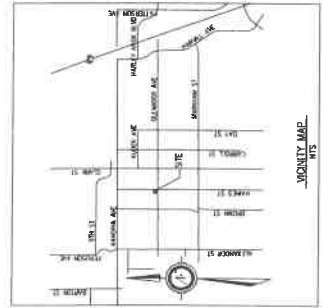
THE RIGHTS AND ELEVATIONS OF TREES, BUSHES AND OTHER VEGETATION ARE APPROXIMATE AND BASED ON SURFACE FEATURES ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REVISION, RELOCATION AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.
DATE OF SURVEY: 10/27/17
THE RIGHTS AND ELEVATIONS OF TREES, BUSHES AND OTHER VEGETATION ARE APPROXIMATE AND BASED ON SURFACE FEATURES ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REVISION, RELOCATION AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.
DATE OF SURVEY: 10/27/17

THE RIGHTS AND ELEVATIONS OF TREES, BUSHES AND OTHER VEGETATION ARE APPROXIMATE AND BASED ON SURFACE FEATURES ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REVISION, RELOCATION AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.
DATE OF SURVEY: 10/27/17

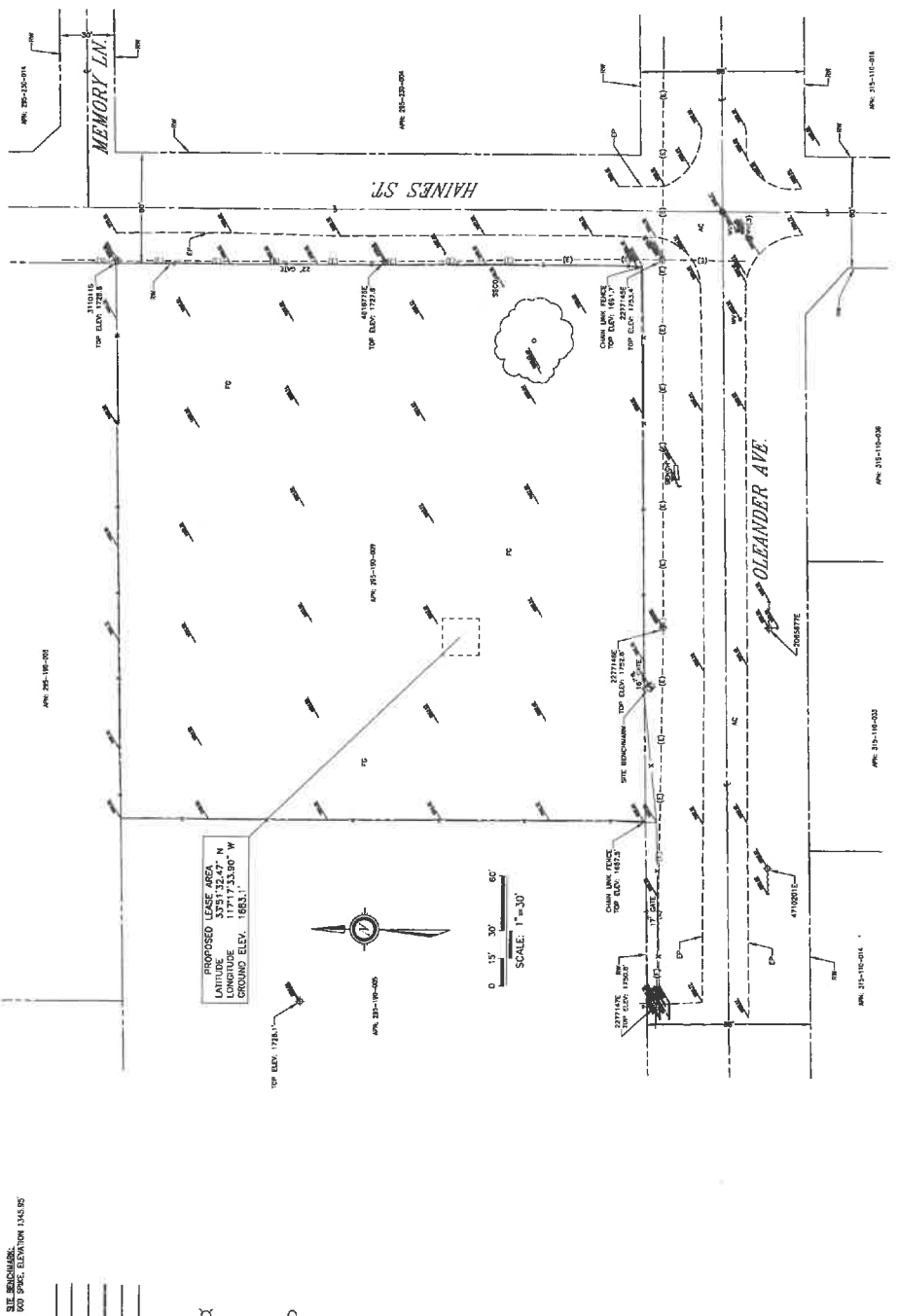
THE RIGHTS AND ELEVATIONS OF TREES, BUSHES AND OTHER VEGETATION ARE APPROXIMATE AND BASED ON SURFACE FEATURES ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REVISION, RELOCATION AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.
DATE OF SURVEY: 10/27/17

THE RIGHTS AND ELEVATIONS OF TREES, BUSHES AND OTHER VEGETATION ARE APPROXIMATE AND BASED ON SURFACE FEATURES ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REVISION, RELOCATION AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.
DATE OF SURVEY: 10/27/17

THE RIGHTS AND ELEVATIONS OF TREES, BUSHES AND OTHER VEGETATION ARE APPROXIMATE AND BASED ON SURFACE FEATURES ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REVISION, RELOCATION AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.
DATE OF SURVEY: 10/27/17



- LEGEND:**
- AC: ASPHALT CONCRETE
 - AS: ASPHALT SURFACING
 - B: BUILDING
 - BR: BRICK
 - CE: CONC. CURB
 - CH: CONC. CHANNEL
 - CL: CONC. CURB
 - CM: CONC. MASONRY
 - CO: CONC. ON CURB
 - CS: CONC. SURFACE
 - DA: DETECTOR CHECK VALVE
 - ED: EDGE OF PARALLEL
 - EQ: EQ. (EQUIVALENT)
 - FC: FIRE DEPT. CONNECTION
 - GC: GROUND CONCRETE
 - GR: GRANITE
 - IR: IRON
 - IT: IRON TIE
 - MA: MANHOLE
 - MB: MANHOLE BOX
 - MS: METAL SHEET PILING
 - PL: PAVEMENT
 - PS: PAVEMENT SURFACE
 - SC: SAND
 - SE: SAND AND GRAVEL
 - SL: SLOPE
 - SR: STREETSIDE
 - TA: TRAILING
 - TS: TRAFFIC SIGNAL
 - UT: UTILITY
 - WV: WATER VALVE
- CONTINUOUS:**
- PR: PROPERTY LINE
 - FR: FENCE
 - MA: MALL
 - OR: OR CONDUIT
 - TE: TELEPHONE
 - CO: CONC.
 - PO: POWER POLES
 - ST: STREET LIGHTS
 - TR: TREE
 - PA: PALM TREE
 - SW: SWAMP
 - HD: HEDGES
 - MA: MANHOLE
 - PK: PKILL BOX
 - FO: FOUND MONUMENT





OLEANDER RAW LAND
 CORNER 45 BLANCKE AVE AND HAINES ST.
 PERRIS, CALIFORNIA 92570
 RIVERSIDE COUNTY

PROJECT INFORMATION
 IE94448
 CURRENT ISSUE DATE
 03-26-2019

ISSUED FOR:
 ZONING

REV.	DATE	DESCRIPTION	BY
1	03-26-19	REVISED ZONING PER NEW LUC	LUC
2	02-14-19	REVISED ZONING PER MM	MM
3	09-01-18	REVISED ZONING PER PER	PER
4	02-16-18	REVISED ZONING PER CITY	CITY
5	12-15-17	100% ZONING PER CITY	CITY
6	11-09-17	REVISED PER SURVEY	LUC

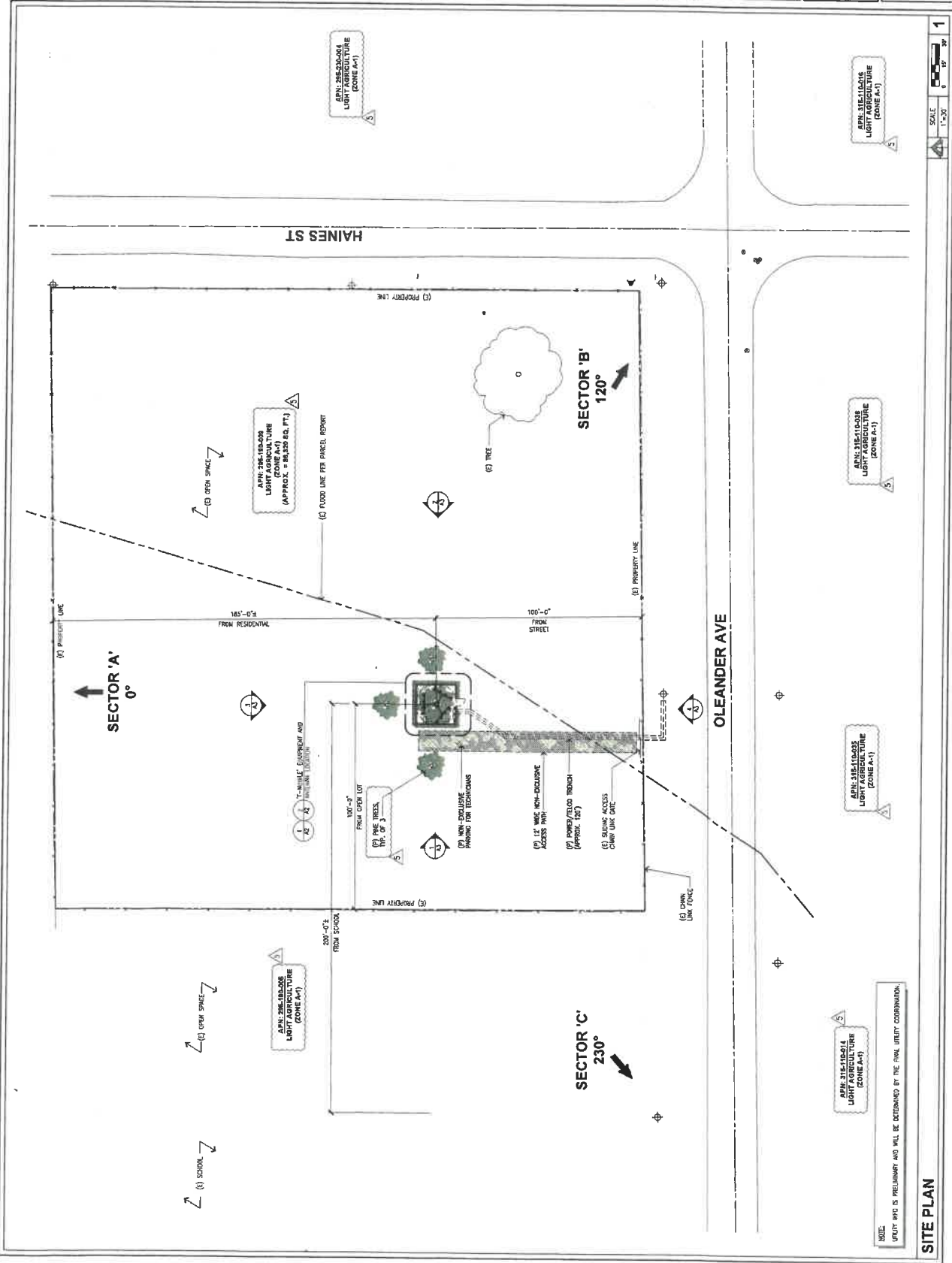


CONSULTANT
 26310 REVOLUTION PKWY.
 SUITE 800
 LAGUNA HILLS, CA 92653

RAWN BY: LUC
CHKD BY: LUC

SHEET TITLE: SITE PLAN
SHEET NUMBER: A1
REVISION: 7

NOT TO BE USED FOR CONSTRUCTION



SITE PLAN

NOTE:
 UTILITY INFO IS PRELIMINARY AND WILL BE DETERMINED BY THE FINAL UTILITY COORDINATION.



2008 BROADWAY AVENUE
IRVING, CA 92614

PROJECT INFORMATION:

IE94448

OLEANDER RAW LAND
CORNER OF OLEANDER AVE AND HAINES ST.
PERMISSIONS DIVISION
SUNBURST COUNTY

CURRENT ISSUE DATE:
03-26-2019

ISSUED FOR:
ZONING

REVISIONS:

NO.	DATE	DESCRIPTION	BY
1	03-26-18	REVISED PER NEW PERMITS	LJC
2	02-14-19	REVISED PER NEW PERMITS	LJC
3	05-01-18	REVISED ZDS PER CITY	LJC
4	02-16-18	REVISED ZDS PER CITY	LJC
5	12-15-17	REVISED ZDS PER CITY	LJC
6	11-09-17	REVISED PER SURVEY	LJC



CONSULTANT:
CASA CONSULTANTS
3022 PIONEER BLVD #105
SAN FEE SPRINGS, CALIFORNIA 94760



RAWN BY: JEM
CHECKED BY: APV
DATE: 03-26-2019

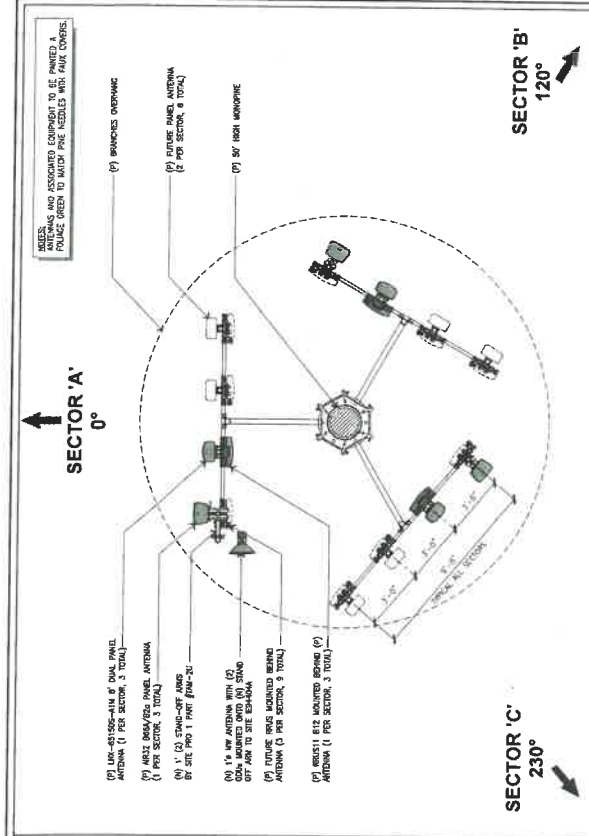
NOT TO BE USED FOR CONSTRUCTION

EQUIPMENT/ANTENNA PLAN AND ANTENNA SCHEDULE

SHEET NUMBER: A2

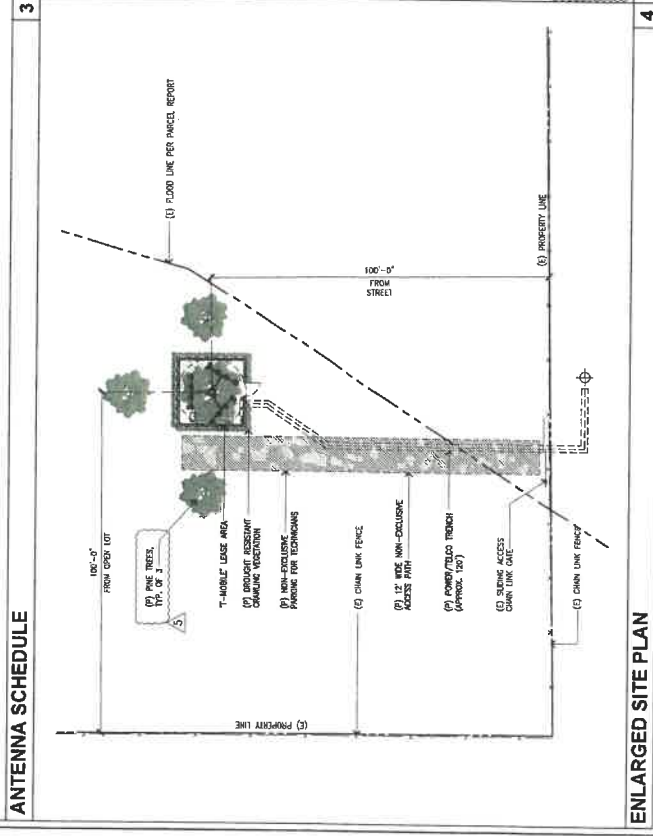
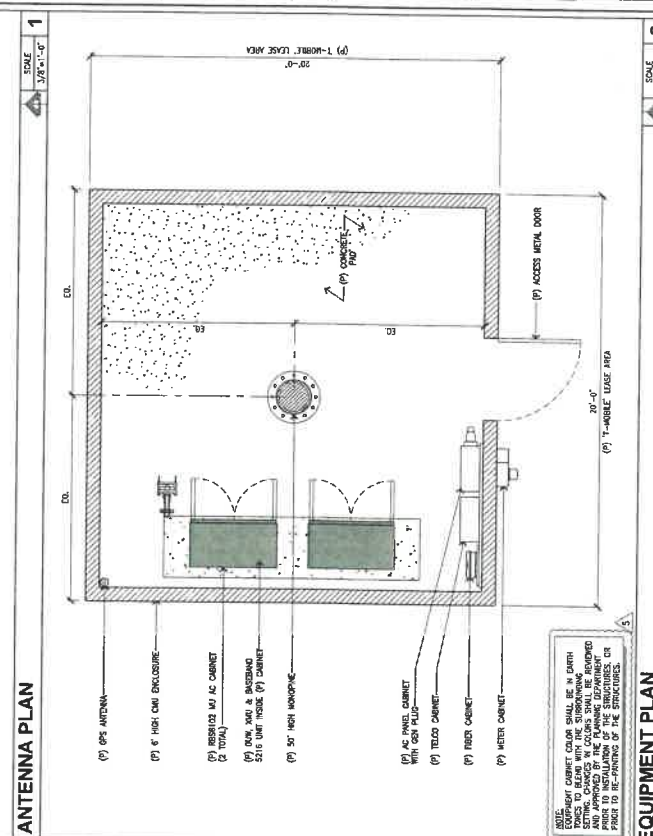
REVISION: 7

IE94448A



ANTENNA & CABLE SCHEDULE

SECTOR	MANUFACTURER	MODEL	TECHNOLOGY	HEIGHT	NUMBER	THETA / RRU	CABLE TYPE
A/B	EROSION	ARZ2 BRM4/200	L100, U1000	96.4'	0	45-0°	(1) RIBB JAMPER
	COMSCOPE	UM-61505-11M	L100	96.4'	0	45-0°	(1) RIBB JAMPER (1) COAX AMPHIB
	FUTURE	-	-	-	-	-	(1) RIBB JAMPER (1) COAX AMPHIB
	FUTURE	-	-	-	-	-	(1) RIBB JAMPER (1) COAX AMPHIB
B/C	EROSION	ARZ2 BRM4/200	L100, U1000	96.4'	127	45-0°	(1) RIBB JAMPER
	COMSCOPE	UM-61505-11M	L100	96.4'	127	45-0°	(1) RIBB JAMPER (1) COAX AMPHIB
	FUTURE	-	-	-	-	-	(1) RIBB JAMPER (1) COAX AMPHIB
	FUTURE	-	-	-	-	-	(1) RIBB JAMPER (1) COAX AMPHIB
G/M	EROSION	ARZ2 BRM4/200	L100, U1000	96.4'	237	45-0°	(1) RIBB JAMPER
	COMSCOPE	UM-61505-11M	L100	96.4'	237	45-0°	(1) RIBB JAMPER (1) COAX AMPHIB
	FUTURE	-	-	-	-	-	(1) RIBB JAMPER (1) COAX AMPHIB
	FUTURE	-	-	-	-	-	(1) RIBB JAMPER (1) COAX AMPHIB
MV ANTENNA	ANDREW	WSP1-23 (TR)	-	1'-0"	14.0' Ht	47-0°	(1) 1/2" COAX



**PALA TRIBAL HISTORIC
PRESERVATION OFFICE**

PMB 50, 35008 Pala Temecula Road
Pala, CA 92059
760-891-3510 Office | 760-742-3189 Fax



August 29, 2018

Heather Thomson
Riverside County Planning Department
4080 Lemon Street
Riverside, CA 92502

Re: AB-52 Consultation: PPT180010

Dear Ms. Thomson:

The Pala Band of Mission Indians Tribal Historic Preservation Office has received your notification of the project referenced above. This letter constitutes our response on behalf of Robert Smith, Tribal Chairman.

We have consulted our maps and determined that the project as described is not within the boundaries of the recognized Pala Indian Reservation. Even though it is within the boundaries of the territory that the tribe considers its Traditional Use Area (TUA) or it is situated in close proximity to the Reservation and information generated would likely be useful in better understanding regional culture and history, we decline AB-52 consultation at this time. However, we do not waive our right to request consultation under other applicable laws in the future.

We appreciate involvement with your initiative and look forward to working with you. If you have questions or need additional information, please do not hesitate to contact me by telephone at 760-891-3515 or by e-mail at sgaughen@palatribe.com.

Sincerely,

Shasta C. Gaughen, PhD
Tribal Historic Preservation Officer
Pala Band of Mission Indians

RINCON BAND OF LUISEÑO INDIANS

Cultural Resources Department

1 W. Tribal Road · Valley Center, California 92082 ·
(760) 297-2635 Fax:(760) 692-1498



May 9, 2018

Heather Thomson
Riverside County
Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92502

Re: Plot Plan No. 180010

Dear Ms. Thomson:

This letter is written on behalf of the Rincon Band of Luiseño Indians. We have received your notification regarding the Plot Plan NO. 180010 Project and we thank you for the opportunity to consult on this project. The identified location is within the Territory of the Luiseño people, and is also within Rincon's specific area of Historic interest.

Embedded in the Luiseño territory are Rincon's history, culture and identity. We do not request consultation at this time. However, we do recommend an archaeological records search and ask that a copy of the results be provided to Rincon.

If you have additional questions or concerns please do not hesitate to contact our office at your convenience at (760) 297-2635.

Thank you for the opportunity to protect and preserve our cultural assets.

Sincerely,

Destiny Colocho
Director
Rincon Cultural Resources

Bo Mazzetti
Tribal Chairman

Tishmall Turner
Vice Chairwoman

Steve Stallings
Council Member

Laurie E. Gonzalez
Council Member

Alfonso Kolb
Council Member



Steve Weiss, AICP
Planning Director

RIVERSIDE COUNTY
PLANNING DEPARTMENT

PPT180010

CEQ 180026
CFW 180024

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: T Mobile

Contact Person: Duan Dao E-Mail: csaunders@coastalbusinessgro

Mailing Address: 2008 McGaw Avenue

Irvine Street CA 92614
City State ZIP

Daytime Phone No: (949) 336-1550 Fax No: (949) 435-6130

Engineer/Representative Name: Coastal Business Group

Contact Person: Chuck Saunders E-Mail: csaunders@coastalbusinessgro

Mailing Address: 24310 Moulton Pkwy, Suite O #1009

Laguna Hills Street CA 92637-3306
City State ZIP

Daytime Phone No: (760) 271-6189 Fax No: (949) 435-6130

Property Owner Name: Desert Solitaire

Contact Person: Robert Roark E-Mail: Rroark@gmail.com

Mailing Address: 179 Desert Lakes Dr.

Rancho Mirage Street CA 92270
City State ZIP

Daytime Phone No: (760) 275-4979 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


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.)

Robert Roark _____  _____
PRINTED NAME OF PROPERTY OWNER(S) *SIGNATURE OF PROPERTY OWNER(S)*

_____ _____
PRINTED NAME OF PROPERTY OWNER(S) *SIGNATURE OF PROPERTY OWNER(S)*

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of this application, the applicant will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be **NO** refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 295-190-009

Approximate Gross Acreage: 1.98

General location (nearby or cross streets): North of Oleander Ave., South of _____, East of _____, West of Haines St.

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

T-Mobile proposes to construct, operate and maintain an unmanned wireless communications facility.

150' High Monopole, 6' CMU wall, (2) Panel Antenna

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

Number of existing lots: 1

EXISTING Buildings/Structures: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1					<input type="checkbox"/>	
2					<input type="checkbox"/>	
3					<input type="checkbox"/>	
4					<input type="checkbox"/>	
5					<input type="checkbox"/>	
6					<input type="checkbox"/>	
7					<input type="checkbox"/>	
8					<input type="checkbox"/>	
9					<input type="checkbox"/>	
10					<input type="checkbox"/>	

Place check in the applicable row, if building or structure is proposed to be removed.

PROPOSED Buildings/Structures: Yes <input type="checkbox"/> No <input type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
1	4'	50'	N/A	Unmanned Wireless Communication Facility
2				
3				
4				
5				
6				
7				
8				
9				
10				

PROPOSED Outdoor Uses/Areas: Yes <input type="checkbox"/> No <input type="checkbox"/>		
No.*	Square Feet	Use/Function
1	400'	Unmanned Wireless Communication Facility
2		
3		
4		
5		

APPLICATION FOR LAND USE AND DEVELOPMENT

6		
7		
8		
9		
10		

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

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

Related cases filed in conjunction with this application:

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

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

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

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

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

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: T Mobile

Address: 2008 Mcgaw Ave., Irvine, CA 92614

Phone number: 760-271-6189

Address of site (street name and number if available, and ZIP Code): Oleander and Haines St. 92570

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 295-190-009

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

Regulatory Identification number: _____

Date of list: _____

Applicant: Chuck Saunders Date 2/27/18

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

[Government Code Section 65850.2](#) requires the owner or authorized agent for any development project to disclose whether:

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

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

Owner/Authorized Agent (1) _____ Date _____

Owner/Authorized Agent (2) _____ Date _____

APPLICATION FOR LAND USE AND DEVELOPMENT

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

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1010 Land Use and Development Condensed Application.docx
Created: 04/29/2015 Revised: 06/06/2016



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



Juan C. Perez

Director of Transportation and Land Management Agency

Patricia Romo
Assistant Director,
Transportation Department

Steven A. Weiss
Planning Director,
Planning Department

Mike Lara
Building Official,
Building & Safety Department

Greg Flannery
Code Enforcement Official,
Code Enforcement Department

LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT
Agreement for Payment of Costs of Application Processing

TO BE COMPLETED BY APPLICANT:

This agreement is by and between the County of Riverside, hereafter "County of Riverside",

and T-Mobile hereafter "Applicant" and Deceit & Laine "Property Owner".

Description of application/permit use:

T-Mobile proposes to construct, operate and maintain an unattended 50' high monopine, to include 6' cmu wall, (2) 6' post antenna

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:

Assessor's Parcel Number(s): 295-190-009

Property Location or Address: Olander and Hain Street 92570

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Desert Solitaire Phone No.: 760-275-4979

Firm Name: Desert Solitaire Email: CPT6@verizon.net

Address: 7311 EL Paseo, STE 205
Palm Desert 92260

3. APPLICANT INFORMATION:

Applicant Name: Duan Dao (TMO) Phone No.: 760-271-6189

Firm Name: ~~Desert Solitaire~~ Tmobile Email: C.Sanders@Coastal Business Group, Inc

Address (if different from property owner)
2008 McGraw Ave
Irvine, CA 92614

4. SIGNATURES:

Signature of Applicant: Robert Roark Date: 3-16-18
Print Name and Title: Robert Roark

Signature of Property Owner: Duan Dao Date: 3-14-18
Print Name and Title: Duan Dao

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.

Bob Row 3-16-18

Property Owner(s) Signature(s) and Date

Robert Row

PRINTED NAME of Property Owner(s)

If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets, if necessary.

If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:

- *If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.*
- *If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.*
- *If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.*
- *If the property owner is a trust, provide a copy of the trust certificate.*

Riverside Office • 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 • Fax (951) 955-1811

Desert Office • 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"

INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION

- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.

In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.

ONLY FOR WIRELESS PROJECTS (SEE BELOW)

If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.

NOTICE OF PUBLIC HEARING
and
INTENT TO 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. 180010 – Intent to Adopt a Negative Declaration – CEQ180026 – Applicant: T-Mobile – Engineer/Representative: Coastal Business Group – Owner: Desert Solitaire – First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan: Rural Community – Very Low Density Residential (RC-VLDR) (1 Acre Minimum) – Location Northerly of Oleander Avenue, easterly of Brown Street, southerly of Nandina Avenue, and westerly of Haines Street – 1.98 Gross Acres – Zoning Classification: Light Agriculture – 1 Acre Minimum (A-1-1) – REQUEST: Plot Plan No. 180010 proposes the construction and operation of a new, unmanned wireless communication facility disguised as a pine tree (“monopine”) consisting of a 50-foot-tall tower, three (3) dual panel antennas, three (3) panel antennas, three (3) RRUs, one (1) GPS antenna. In addition, the project would include ancillary ground mounted equipment within a 400 sq. ft. lease area surrounded by a 6-foot tall split-face block wall enclosure with three (3) new pine trees.

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter
DATE OF HEARING: **OCTOBER 28, 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 Gabriel Villalobos at (951) 955-6184 or email at gvillalo@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 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Director, and the Planning Director will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Director may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Gabriel Villalobos
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on September 20, 2019,

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

APN (s) or case numbers PPT180010 / CEQ180026 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

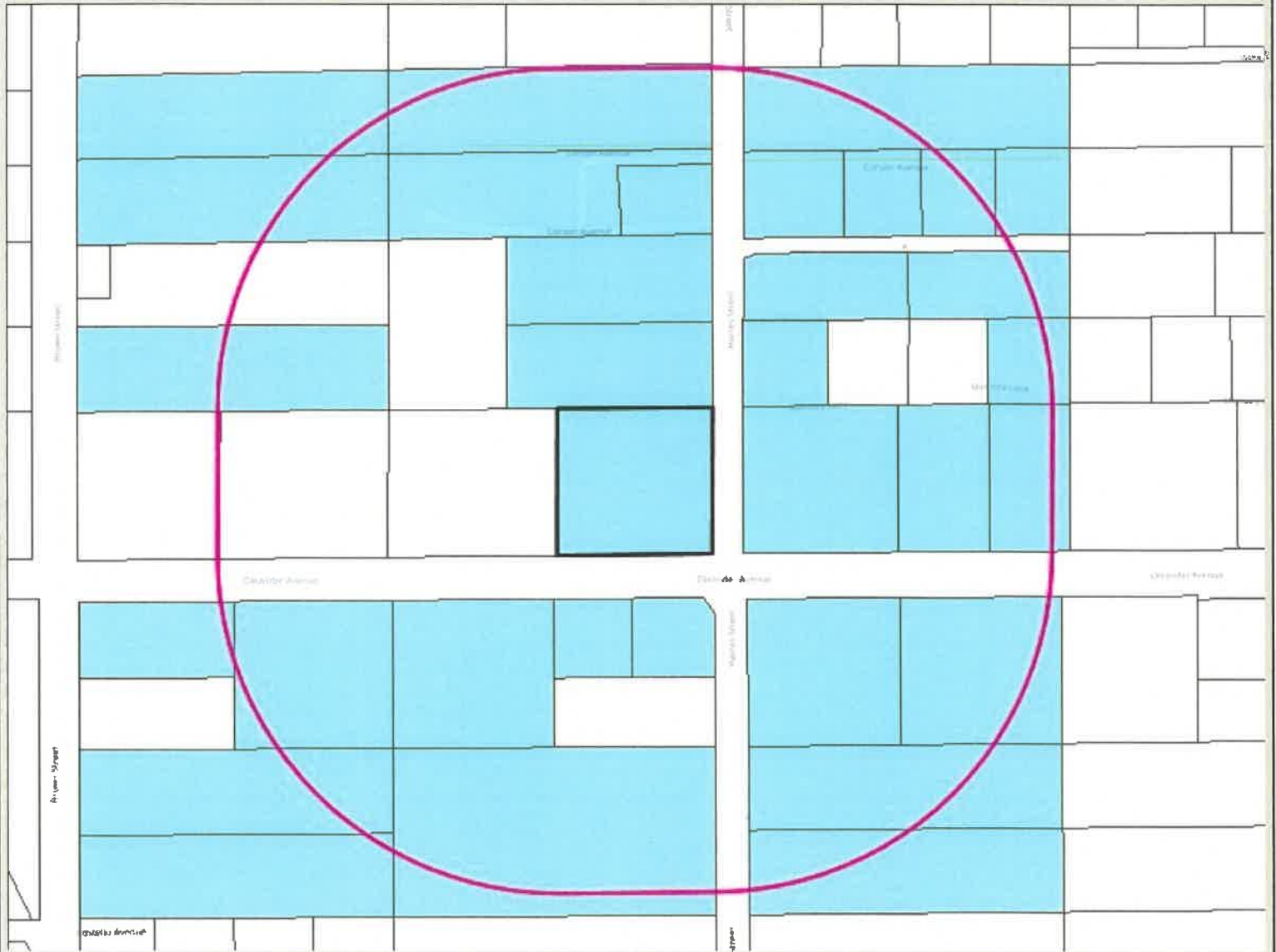
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502




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

Riverside County GIS Mailing Labels

PPT180010 / CEQ180026 (800 feet buffer)



Legend

-  County Boundary
-  Cities
-  Parcels

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...9/20/2019 10:15:26 AM

© Riverside County RCIT

315110036
TEMPLO EVANGELICO EL TABERNACULO
1182 E 35TH ST
LOS ANGELES CA 92570

295230014
RITA G DARTIS
1236 S HESPERIAN ST
SANTA ANA CA 92704

295230017
LLOYD V LANGIE
EMMA R LANGIE
14106 SO NORTHWOOD AVE
COMPTON CA 90222

315110014
SAMUEL A INMAN
LORRAINE D INMAN
1473 W BAKER AVE
FULLERTON CA 92833

295200005
JOSE R SEVALLOS
GLORIA SEVALLOS
17826 BROWN ST
PERRIS CA. 92570

295240012
MANUEL RIVAS
MARIANA RIVAS
17830 HAINES ST
PERRIS CA. 92570

295200018
PEDRO L AYALA
CATALINA C AYALA
17851 HAINES ST
PERRIS CA. 92570

295200017
PEDRO L AYALA
CATALINA C AYALA
17851 S HAINES ST
PERRIS CA 92570

295240013
ALLEN G ROBERTSON
SANDRA A ROBERTSON
17860 HAINES ST
PERRIS CA. 92570

295240033
JUAN G NAJAR
ANA I NAJAR
17862 HAINES ST
PERRIS CA. 92570

295240034
DAVID MORTON
17866 HAINES ST
PERRIS CA. 92570

295240017
ABEL ALBA
17870 HAINES ST
PERRIS CA. 92570

295190009
DESERT SOLITAIRE
179 DESERT LAKES DR
RANCHO MIRAGE CA 92270

295190007
DARIO NEVAREZ
MARIA G NEVAREZ
17901 HAINES ST
PERRIS CA. 92570

295230019
GIANCARLO PATTI
KELLY YADIRA BARRIENTOS
17902 HAINES ST
PERRIS CA. 92570

295190008
ADRIAN VALDIVIA
GRISelda VALDIVIA
17905 HAINES ST
PERRIS CA. 92570

295230004
CAROLYN JACKSON
17960 HAINES ST
PERRIS CA. 92570

315110042
MARTA E GARCIA
18020 BROWN ST
PERRIS CA. 92570

315110013
GARRY COMLEY
LYNDA L COMLEY
18111 HAINES ST
PERRIS CA. 92570

315110019
JOSEPHINA SEVILLA
MIGUEL AGUILAR
18120 HAINES SR
PERRIS CA 92570

295200006
IGLESIA NUEVA VIDA ASAMBLEAS DIOS PUENTE
18555 FARJARDO ST
ROWLAND HEIGHTS CA 91748

315110018
BILL GARD
BEVERLY L CORBERT GARD
20884 WESTBURY RD
RIVERSIDE CA 92508

315110035
CARLOS DIAZ
21181 OLEANDER AVE
PERRIS CA. 92570

315110017
MANUEL J MIRAMONTES
21281 OLEANDER AVE
PERRIS CA. 92570

295230020
FRANCISCO GUAJARDO
21351 CORSON AVE
PERRIS CA. 92570

295230025
DANIEL A PACHECO
MARGARET R PACHECO
21370 OLEANDER AVE
PERRIS CA. 92570

295230026
RUBIN B ATILANO
23344 TULIP CT
CORONA CA 92883

315110004
LUIS HIGAREDA
MARIA HIGAREDA
298 CALDERA ST
PERRIS CA 92570

315110003
EVA O OROZCO
483 E GROVE AVE
ORANGE CA 92865

295200008
IGLESIA ESMIRNA
533 W VERNON AVE
LOS ANGELES CA 90037

315110002
DONG SOON KIM
SOON RYE SHIN KIM
7570 CODY DR
STANTON CA 90680

295190002
VAL VERDE UNIFIED SCHOOL DIST
975 W MORGAN ST
PERRIS CA 92571

315110016
JOHNNIE CURRIE
EURA CURRIE
P O BOX 4335
RIVERSIDE CA 92514

Applicant:

Coastal Business Group
c/o Damien Pichardo
24310 Moulton Pkwy, Suite O #1009
Laguna Hills, CA 92637-3306

Non-County Agencies:**Applicant:**

Coastal Business Group
c/o Damien Pichardo
24310 Moulton Pkwy, Suite O #1009
Laguna Hills, CA 92637-3306

Kirkland West
Habitat Defense Council
PO Box 7821
Laguna Niguel, Ca, 92607-7821

Engineer/Rep:

T-Mobile
c/o Duan Dao
2008 McGaw Ave
Irvine, CA 92614

Richard Drury
Komalpreet Toor
Lozeau Drury, LLP
1939 Harrison Street, Suite 150
Oakland, CA 94612

Engineer/Rep:

T-Mobile
c/o Duan Dao
2008 McGaw Ave
Irvine, CA 92614

Owner:

Robert Roark
179 Desert Lakes Dr
Rancho Mirage, CA 92270

Owner:

Robert Roark
179 Desert Lakes Dr
Rancho Mirage, CA 92270



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

NOTICE OF DETERMINATION

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination ("NOD") in compliance with Section 21152 of the California Public Resources Code.

PPT180010/CEQ180026
Project Title/Case Numbers

Gabriel Villalobos
County Contact Person

(951) 955-6184
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

T-Mobile
Project Applicant

24310 Moulton Pkwy, Suite O #1009, Laguna Hills, CA 92637
Address

Perris, CA 92570
Project Location

Plot Plan No. 180010 proposes to construct a 50-foot tall T-Mobile wireless communication tower, disguised as a mono-pine, with a 400 square-foot equipment enclosure, to house supporting equipment.
Project Description

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on October 28, 2019, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Negative Declaration (ND) was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,354.75+\$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.

Gabriel Villalobos
Signature

Project Planner
Title

10/28/19
Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: EA / CEQ 180026 CFG / CFW 180024

FOR COUNTY CLERK'S USE ONLY



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

3. 1

Planning Commission Hearing: April 21, 2021

PROPOSED PROJECT

Case Number(s): CUP190034 & DA1900022

CEQA Exempt Section 15301 & Section 15061(b)(3)

Area Plan: Western Coachella Valley

Zoning Area/District: Thousand Palms District

Supervisory District: Fourth District

Project Planner: Gabriel Villalobos

Project APN(s): 650-360-021

Continued From: March 24, 2021

Applicant(s):
EEL – Riverside County, LLC

Representative(s):
Elliot Lewis


John Hildebrand
Planning Director

PROJECT DESCRIPTION AND LOCATION

Conditional Use Permit No. 190034 (CUP190034) proposes to use an existing building as a storefront for a cannabis retailer with office space related to cannabis business, which shall only occupy 1,792 square feet of the entire building that is 7,734 square feet. In addition, the cannabis retailer will provide mobile delivery services which shall operate between the allowed hours of 11 AM to 10 PM.

Development Agreement No. 1900022 (DA1900022) will impose a lifespan of 10 years on the proposed cannabis project, will grant the applicant vesting rights to develop the Project in accordance with the terms of CUP190034 and this development agreement, and provides community benefits to the Thousand Palms Area.

The project is located north of Adelaide St, east of Front St, and south of Northshore St.

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 15301 (Existing Facilities) and Section 15061(b)(3) (Common Sense Exemption), based on the findings and conclusions in the staff report; and,

TENTATIVELY APPROVE **Development Agreement No. 1900022**, 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. 190034, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report, subject to final approval of the Development Agreement ordinance by the Board of Supervisors.

PROJECT DATA

Land Use and Zoning:

Existing General Plan Foundation Component:	Community Development
Existing General Plan Land Use Designation:	Light Industrial (LI)
Surrounding General Plan Land Uses	
North:	Light Industrial (LI)
East:	Light Industrial (LI)
South:	Light Industrial (LI)
West:	Light Industrial (LI)
Existing Zoning Classification:	Industrial Park (I-P)
Surrounding Zoning Classifications	
North:	Industrial Park (I-P)
East:	Industrial Park (I-P)
South:	Industrial Park (I-P)
West:	Industrial Park (I-P)
Existing Use:	Commercial
Surrounding Uses	
North:	Commercial
South:	Vacant
East:	Commercial
West:	Vacant

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	0.64 acres	N/A
Existing Building Area (SQFT):	7,734 sq. ft.	N/A
Tenant Building Area (SQFT):	1,792 sq. ft.	N/A
Floor Area Ratio:	0.12 FAR	0.20 – 0.35 FAR
Building Height (FT):	19'-6"	50' max height

Parking:

Type of Use	Building Area (in SF)	Parking Ratio	Spaces Required	Spaces Provided
Cannabis Retailer	1,792	1 space/200 sq.ft. of gross floor area	9	16
TOTAL:	1,792		9	16

Located Within:

City's Sphere of Influence:	Yes – Cathedral City
Community Service Area (“CSA”):	Yes – CSA #152
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – Moderate
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat (“SKR”) Fee Area:	No
Airport Influence Area (“AIA”):	No

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

On October 23, 2018, the Board of Supervisors adopted Ordinance No. 348.4898, which established the permitting process and regulations for commercial cannabis activities.

Applicants requesting to establish commercial cannabis retail, microbusinesses, and/or cultivation uses were required to submit a request for proposal (“RFP”) cannabis package. Applicants who ranked highest could proceed forward 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.

On May 19, 2020, the Board of Supervisors approved the second year of the Cannabis Regulatory Program, allowing interested parties to directly submit applications for Conditional Use Permits that will be evaluated through the environmental and public review and hearing process on a case-by-case basis. The application for CUP190034 and DA1900022 was submitted on October 15, 2019.

Project Details

The proposal is for the renovation of an existing 7,734 square foot building as a Cannabis Storefront Retailer in the Thousand Palms area. The proposal for a retail cannabis business with office space related to cannabis business and shall only occupy 1,792 square feet of the entire building, the remaining portion of the building is not a part of the project and shall have a separate tenant. The existing building will be redeveloped and shall include interior tenant improvements to the building and the addition of signage to the exterior of the building.

The proposed Cannabis Retail Store would operate between the hours of 6 AM to 11 PM but would only be open to the public between the hours of 11 AM to 10 PM daily in compliance with the County of Riverside Ordinance No. 348 Section 19.505.I. In addition, the cannabis retail business shall have mobile deliveries which shall operate between the allowed hours of 11 AM to 10 PM. The parking ratio of 1 space/200 square feet of gross floor area equals 9 parking spaces as a requirement for the proposed Cannabis Retail Facility. The proposed number of spaces provided meets the 9 parking space requirement as the parcel the proposed project is located on current accommodates sixteen (16) parking spaces. As such, there is no need for additional parking spaces and the existing parking striping shall remain the same. One (1) ADA parking space is included in the 16 provided spaces, meeting the requirement of 1 ADA accessible space set forth in Section 18.12.C of Ordinance No. 348.

General Plan Consistency

The project site has a General Plan Foundation Component of Community Development (CD) and a Land Use Designation of Light Industrial (LI). 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 lifestyles, 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 Light Industrial (LI) land use designation provides for a wide variety of industrial and related uses, including assembly and light manufacturing, repair and other service facilities, warehousing, distribution centers, and supporting retail uses. The project is consistent with the Community Development General Plan Foundation Component and Light Industrial Land Use Designation as it would provide community services and job opportunities within the surrounding community.

Zoning Consistency

The project site is zoned Industrial Park (I-P). Pursuant to Ordinance No. 348, Section 19.518, Cannabis Retailers are allowed in the I-P 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 I-P zone and those set forth in Section 19.519 of Ordinance No. 348, including design, height, setbacks, and parking requirements.

Continued Item

Planning staff requested for this project to be continued during the Planning Commission hearing on March 24, 2021 as the 4th District Supervisorial Office asked for the project applicants to make a presentation to the Thousand Palms Community Council. The applicants held a special meeting with the Thousand Palms Community Council on April 8, 2021 and presented the project to those in attendance. Any changes shall be included in a memo to the Planning Commission to be attached to this staff report.

The applications for Development Agreement No. 1900022 and Conditional Use Permit No. 190034 were submitted to the County of Riverside on October 15, 2019.

ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS

This project is exempt from the California Environmental Quality Act (CEQA) review pursuant to State CEQA Guidelines Section 15301 (Existing Facilities). This exemption specifically provides that “the key consideration is whether the project involves negligible or no expansion of use” and examples include the interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances. The proposal for CUP190034 shall include renovation of an existing 7,734 square foot building used for commercial purposes to be used as a Cannabis retail storefront, the proposed use shall only occupy 1,792 square feet of the existing building, with the remaining area not included as part of the proposed project and to be partitioned off and separated from the actual project space. Under this categorical exemption, the interior and exterior alterations including the interior partitions and exterior signage are included.

None of the exceptions pursuant to State CEQA Guidelines section 15300.2 would occur. 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. The proposed cannabis related use does not present any unusual circumstances since it would present similar environmental impacts compared to any other retail use that would be permitted to occupy the project site. Since all impacts of the proposed use would be similar to other uses that would occupy the space, all potential cumulative impacts of this use were also previously addressed in the prior approvals. No historic resources are known to exist on the site that could be impacted since the site is recently developed. The site is not known to be located on a hazardous site based on available data. Additionally, since 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). Accordingly, there are no exceptions to the above categorical exemptions that would prevent them from applying.

This proposed project is also exempt from California Environmental Quality Act (CEQA) review pursuant to Article 5 - Preliminary Review of Projects and Conduct of Initial Study, Section 15061 (b)(3), which provides: Once a lead agency has determined that an activity is a project subject to CEQA, a lead agency shall determine whether the project is exempt from CEQA. The Project is deemed to be a "project" pursuant to CEQA. The Project is a retail business (cannabis retail) and includes the renovation of an existing 7,734 square foot structure. No cultivation, testing, microbusiness, distribution, or manufacturing is involved with the Project or project site. The Project is EXEMPT under State CEQA Guidelines Section 15061 because Section (b) (3) provides: The activity is covered by the general rule that CEQA applies only to projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The proposed Project will continue to utilize the site as a commercial land use and 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.

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 Light Industrial (LI). The proposed project is consistent with the land use designation as the project meets the Light Industrial floor area ratio (FAR) requirement of 0.25 to 0.60 FAR. The project will redevelop an existing 7,734 square foot building on a 0.64 acre or 27,878 square foot parcel, which equals a FAR of approximately 0.27. In addition, the Light Industrial land use designation provides for the emphasis on commercial/industrial general uses including supporting retail uses such as a cannabis retailer. 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 lifestyles, 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 Light Industrial Land Use Designation as the project 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 project site has a Zoning Classification of Industrial Park (I-P), which is consistent with the Riverside County General Plan, including the applicable Foundation Component and Land Use Designation identified above. The proposed use of a storefront cannabis retail facility is allowed within the I-P zone per Section 19.518.A.2 of Ordinance No. 348.
3. The proposed use, a Cannabis Retailer, is consistent with Ordinance No. 348 (Land Use) and is allowed within the Industrial Park (I-P) Zoning Classification, subject to Conditional Use Permit approval.
4. The uses surrounding the project site are primarily composed of industrial/commercial uses with some vacant parcels to the west and south. In addition, the parcels surrounding the project site are zoned Industrial Park (I-P). As such, the project use is compatible with the surrounding uses as it meets the minimum development standards as defined through Ordinance No. 348.

Conditional Use Permit Findings:

1. The proposed use will not be detrimental to the health, safety, or general welfare of the community since the project has been reviewed by County departments specifically for these concerns and has received departmental approvals and has been designed and conditioned to protect the health, safety, and general welfare of the community. Based on the findings included in this staff report and with compliance with the conditions set forth in 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.
2. 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 located on a parcel that supports the proposed development while being consistent with both the General Plan and zoning ordinance. The site is located adjacent to other properties which are designated Light Industrial (LI) to the north, south, east and west which allows for a wide variety of industrial and related uses, including supporting retail uses. The proposed use, a cannabis retailer, would provide community benefits and retail services for the surrounding community. Therefore, the proposed project conforms to the logical development of the land and to be compatible with the present and future logical development of the surrounding property.
3. All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. Under the current CUP application, this requirement does not apply as there are no additional structures being proposed, as such no condition is required.

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 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 of the Advisory Notification Document address odors, hours of operation and security, and other requirements of Section 19.505.
2. While security has been raised as a concern relating to cannabis-related activities, a standard condition of approval or 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 in accordance with 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.
 - f) Sensors shall be installed to detect entry and exit from all secure areas.
 - g) Panic buttons shall be installed in all Commercial Cannabis Activities.
 - h) Any bars installed on the windows or the doors of a Commercial Cannabis Activity shall be installed only on the interior of the building.
 - i) Security personnel must be licensed by the State of California Bureau of Security and Investigative Services.

- j) A Commercial Cannabis Activity shall have the capability to remain secure during a power outage and all access doors shall not be solely controlled by an electronic access panel to ensure locks are not released during a power outage.
- k) A Commercial Cannabis shall cooperate with the County and, upon reasonable notice to the Commercial Cannabis Activity, allow the County to inspect or audit the effectiveness of the security plan for the Commercial Cannabis Activity.
- l) The permittee for a Commercial Cannabis Activity shall notify the Riverside County Sherriff's Department immediately after discovering any of the following:
 - a. Significant discrepancies identified during inventory.
 - b. Diversion, theft, loss, or any criminal activity involving the Commercial Cannabis Activity or any agent or employee of the Commercial Cannabis Activity.
 - c. The loss or unauthorized alteration of records related to Cannabis, registering qualifying patients, primary caregivers, or employees or agents of the Commercial Cannabis Activity.
 - d. Any other breach of security.
- m) Firearms shall not be permitted at a Commercial Cannabis Activity by an owner, manager, employee, volunteer or vendor other than those individuals authorized as a State Licensed Security personnel.
- n) Cannabis or Cannabis Products shall not be stored outside at any time.

With implementation of these required measures, security concerns relating to the Commercial Cannabis Activity have been fully addressed.

Cannabis Retailer Minimum Standards:

General Location

1. *Cannabis Retailers shall not be located within 1,000 feet from any Child Day Care Center, K-12 school, public park, or Youth Center. Distance shall be measured from the nearest point of the respective lot lines using a direct straight-line measurement. A new adjacent use will not affect the continuation of an existing legal use that has been established under this Article and continuously operating in compliance with the conditional use permit, and local and State laws and regulations. This location requirement may be modified with the approval of a variance pursuant to Section 18.27 of Ordinance No. 348. In no case shall the distance be less than allowed by State law. The project is not located within 1,000 feet from any Child Day Care Center, K-12 school, public park, or Youth Center. No 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. *Cannabis Retailers shall not be located within 1,000 feet of any other Cannabis Retailer. This is met because a radius map buffering 1,000 feet from the subject site was prepared by Riverside County*

Geographic Information Systems and as of the writing of this staff report, no other Cannabis Retailer has been identified within the buffer area.

3. *Cannabis Retailers shall not be located within 500 feet of a smoke shop or similar facility.* The project is not located within 500 feet of a smoke shop or similar facility because a radius map buffering 1,000 feet from the subject site was prepared by Riverside County Geographic Information Systems and has not identified any smoke shop or similar facility within 500 feet of the site.
4. *Cannabis Retailers shall not be located on a lot containing a residential dwelling unit.* 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.

Setbacks

5. *All Cannabis Retailers shall comply with the setback standards for the zone classification they are located in, except when adjacent to a residential zone where the minimum setback from the residentially zoned lot lines shall be 40 feet.* The project is located within the Industrial Park (I-P) zone which states a minimum 25 foot setback shall be required on any street, in addition to, 10 feet for the two side yards combined, a minimum setback of 15 feet for the rear yard and a minimum 50 foot setback on any boundary adjacent to a residentially or commercially zoned parcel. This project meets the requirements as the existing building is setback 25 feet from the nearest street, has a minimum side yard setback of 15 feet, and a rear yard setback of 35 feet. In addition, the project is not located adjacent to any residentially or commercially zoned parcels.
6. *Setbacks may be modified with an approved setback adjustment in accordance with Section 18.33 of this ordinance. In no case, shall a setback be less than setbacks required by the State of California Bureau of Cannabis Control, California Building Code or Ordinance No. 457.* No modifications are required for this project, as such, this requirement is not applicable.

Mobile Deliveries

7. *Cannabis Retailers with an approved conditional use permit may provide deliveries of Cannabis Products consistent with State law.* The proposed project shall include deliveries and shall operate between the allowed hours of 11 AM to 10 PM.

Retail Operational Requirements

1. 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 Document 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. (Advisory Notification Document Planning-All. 12 – Cannabis Retail Operations – 7)*
- H. *Restroom facilities shall be locked and under the control of the Cannabis Retailer. As provided by the floor plan of the project, Exhibit C, the restroom facilities have a locking door to the designated room. The project has been conditioned to meet this standard. (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 that 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. (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. (Advisory Notification Document Planning. 2 - General - B. State License Required)
- 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, and 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.

Industrial Park (I-P) Zone Development Standards Findings:

1. The development standards of the I-P Zoning Classification are as follows:
 - a. *The minimum lot size shall be 20,000 square feet with a minimum average lot width of 100 feet.* The project meets this requirement as the lot size listed is 27,878 square feet with a lot width of 128 feet.
 - b. *The maximum height of all structures, including buildings, shall be 35 feet at the yard setback line. Any portion of a structure that exceeds 35 feet in height shall be set back from each yard setback line not less than two feet for each one foot in height that is in excess of 35 feet. All buildings and structures shall not exceed 50 feet in height, unless a height up to 75 feet for buildings, or 105 feet for other structures is specifically permitted under the provisions of Section 18.34. of Ordinance No. 348.* The project meets this requirement as the height of the existing building is listed at 24 feet, as such, no additional setbacks are required as the building is below the height requirement.
 - c. *A minimum 15 percent of the site shall be landscaped and automatic irrigation shall be installed.* The project meets this requirement as the total area of landscape is listed as 5,328 square feet of a 27,878 square foot parcel which equals a 19 percent landscape coverage for the project site.
 - d. *A minimum 25 foot setback shall be required on any street. A minimum ten-foot strip adjacent to the street line shall be appropriately landscaped and maintained, except for designated pedestrian and vehicular accessways. The remainder of the setback may be used for off-street automobile parking, driveways or landscaping.* The project meets this requirement as the minimum setback from the nearest street is listed as 25 feet. In addition, the lot line at the street is also landscaped with a minimum width of 10 feet.
 - e. *The minimum side yard setback shall equal not less than ten feet for the two side lot areas combined.* The project meets this requirement as the minimum side yard setback is listed as 15 feet on the eastern portion of the lot.
 - f. *The minimum rear yard setback shall be 15 feet.* The project meets this requirement as the rear yard setback is listed as 35 feet.
 - g. *A minimum 50 foot setback shall be required on any boundary where the industrial property abuts a residential or commercially zoned property. A minimum of 20 feet of the setback shall be landscaped, unless a tree screen is approved, in which case the setback area may be used for automobile parking, driveways, or landscaping. Block walls or other fencing may be*

required. The project meets this requirement as the project site is not located adjacent to any residentially or commercially zoned properties as all adjacent properties are zoned Industrial Park (I-P).

- h. *Parking, loading, trash, and services areas shall be screened by structures or landscaping. They shall be located in such a manner as to minimize noise or odor nuisance. Block walls or other fencing may be required.* The project meets this requirement as the trash bins are located within an enclosure on the project site and are located away from the entrance of any building in the area.
- i. *Outside storage shall be screened with structures or landscaping. Landscaping shall be placed in a manner adjacent to the exterior boundaries of the area so that materials stored are screened from view. If a non-screened exhibit of products is proposed, it shall be part of the industrial park plot plan and shall be set back at least ten feet from the street line.* This requirement does not apply for the project as there is no outside storage proposed for the project.
- j. *Automobile parking shall be provided as required by Section 18.12 of Ordinance No. 348.* This project meets this requirement as the project adheres to the parking requirement of 1 space per 200 square feet of gross floor area for Cannabis Retailers. The proposed project square footage is listed as 1,792 square feet which equals a parking requirement of 9 spaces. The project includes a total of 16 spaces with one of those spaces ADA accessible.
- k. *All new utilities shall be underground.* This requirement is not applicable as the project site is already developed and no new utilities are proposed.
- l. *All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet.* The project meets this requirement as the building is already existing and has a parapet that screens any roof mounted equipment currently on top of the building.
- m. *All signs shall be in conformance with Article XIX of Ordinance No. 348.* The project meets this requirement as the proposed building signage does not exceed ten percent of the surface area of the wall it shall be painted on and is not illuminated in any way.
- n. *All lighting, including spotlights, floodlights, electrical reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas shall be focused, directed, and arranged to prevent glare or direct illumination on streets or adjoining property.* The project meets this requirement as all lighting shall be shielded and directed down into the project site to not spill light into surrounding properties.

Other Findings:

1. The project site is not located within a Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan.
2. The project site is located within the **Cathedral City** Sphere of Influence. This project was provided to **Cathedral City** for review and comment. No comments were received either in favor or opposition of the project.

3. The project site is not located within an Airport Influence Area (“AIA”) boundary and is therefore not subject to the Airport Land Use Commission (“ALUC”) review.
4. The project is exempt from CEQA and therefore is not subject to AB 52 tribal consultation.
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 not located within the Fee Assessment Area of the Stephen’s Kangaroo Rat Habitat Conservation Plan (“SKRHCP”).

Fire Findings:

The project site is not located within a Cal Fire State Responsibility Area (“SRA”) or a Local Responsibility Area (“LRA”) and is also not located within a high or moderate hazard severity zone.

Development Agreement:

The applicant has proposed entering into the attached draft Development Agreement No. 1900022 (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 I-P zoning classification, complies with the permit requirements for all Commercial Cannabis Activities, complies with the minimum standard requirements and will not be detrimental to the public health, safety or general welfare. Additionally, the project complies with all applicable requirements of State law and ordinances of Riverside County.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper on March 14th. 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 any written communications or phone calls indicating support or opposition to the proposed project.

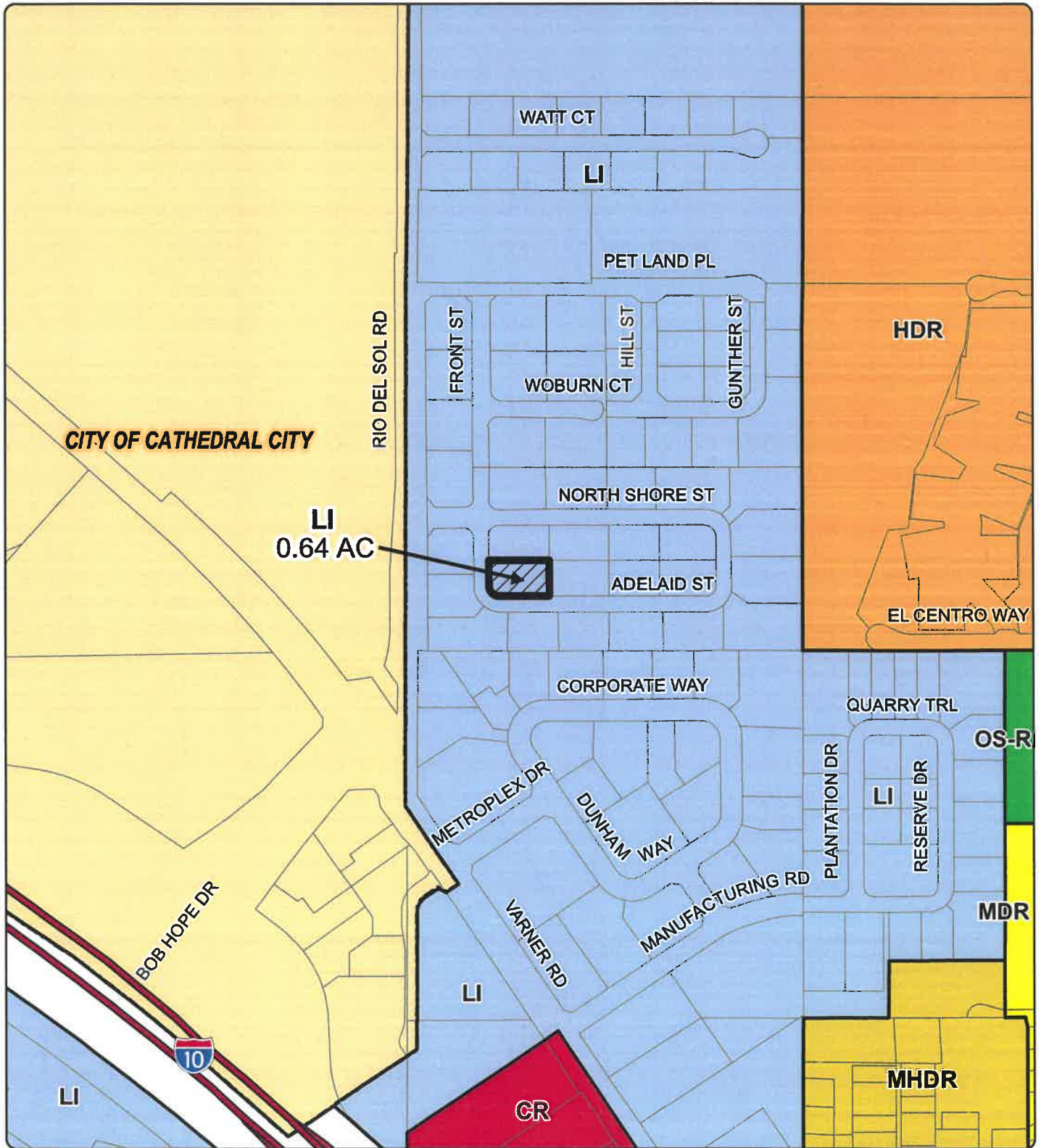
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP190034 DA190022

EXISTING GENERAL PLAN

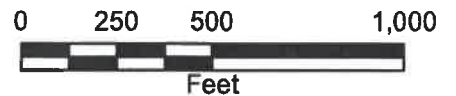
Supervisor: Perez
District 4

Date Drawn: 02/05/2021
Exhibit 5



Zoning Dist: Thousand Palms

Author: Vinnie Nguyen



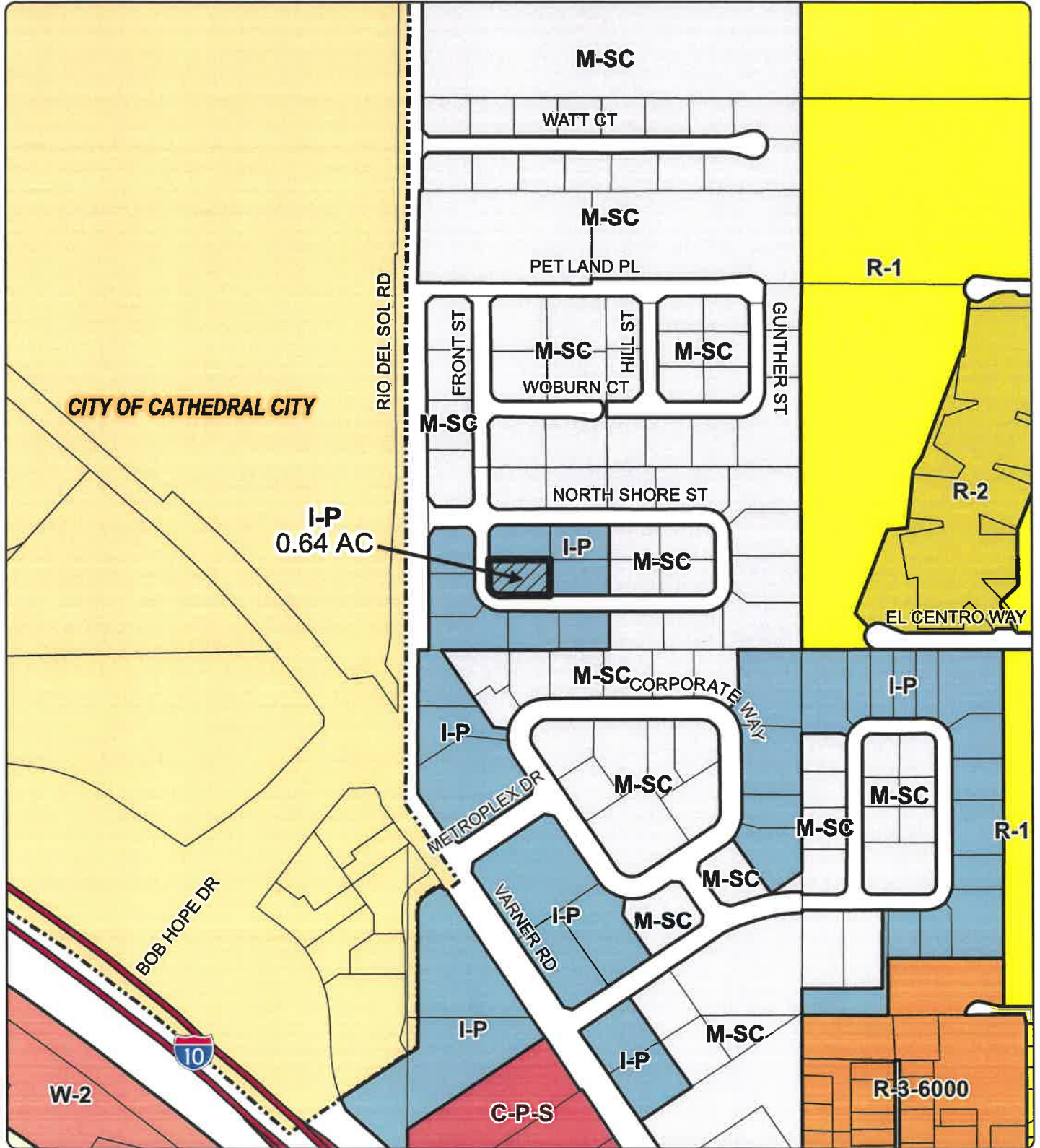
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact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

RIVERSIDE COUNTY PLANNING DEPARTMENT
CUP190034 DA190022

Supervisor: Perez
 District 4

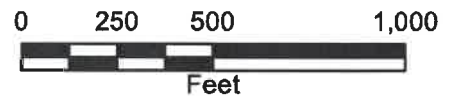
Date Drawn: 02/05/2021
 Exhibit 2

EXISTING ZONING



Zoning Dist: Thousand Palms

Author: Vinnie Nguyen



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

RIVERSIDE COUNTY PLANNING DEPARTMENT
CUP190034 DA1900022
VICINITY/POLICY AREAS

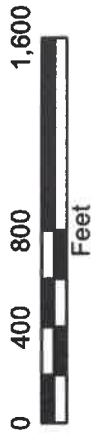
Supervisor: Perez
 District 4

Date Drawn: 02/05/2021
 Vicinity Map



Zoning Dist: Thousand Palms

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2008, the County of Riverside adopted a new General Plan, including a land use classification for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department at (951) 955-4277 (Eastern County) or Website: <http://www.riversideca.gov>

GRAPHIA
ARCHITECTURAL
ENGINEERING

1500 CALIFORNIA STREET, SUITE 200
CATHEDRAL CITY, CA 92234
(760) 228-8888
info@graphia.com
www.graphia.com

By using this map, the user acknowledges that the information contained herein is for informational purposes only and does not constitute a warranty of any kind. The user assumes all responsibility for the use of this information. The user agrees to hold the provider harmless from any and all claims, damages, and expenses, including reasonable attorneys' fees, arising out of or from the use of this information.

PROJECT: 20150806.3

CLIENT: EEL - RIVERSIDE COUNTY, LLC dba CONNECTED CANNABIS CO. 1500 MAIN STREET, WOODLAND, CA 95694
PHONE: 562-970-3780
EMAIL: info@connectedcannabis.com

NEW CONDITIONAL USE PERMIT FOR:
EEL - RIVERSIDE COUNTY, LLC dba
CONNECTED CANNABIS CO.
(CANNABIS STOREFRONT RETAILER)
77064 ADELARD STREET
THOUSAND PALMS, CA 92276

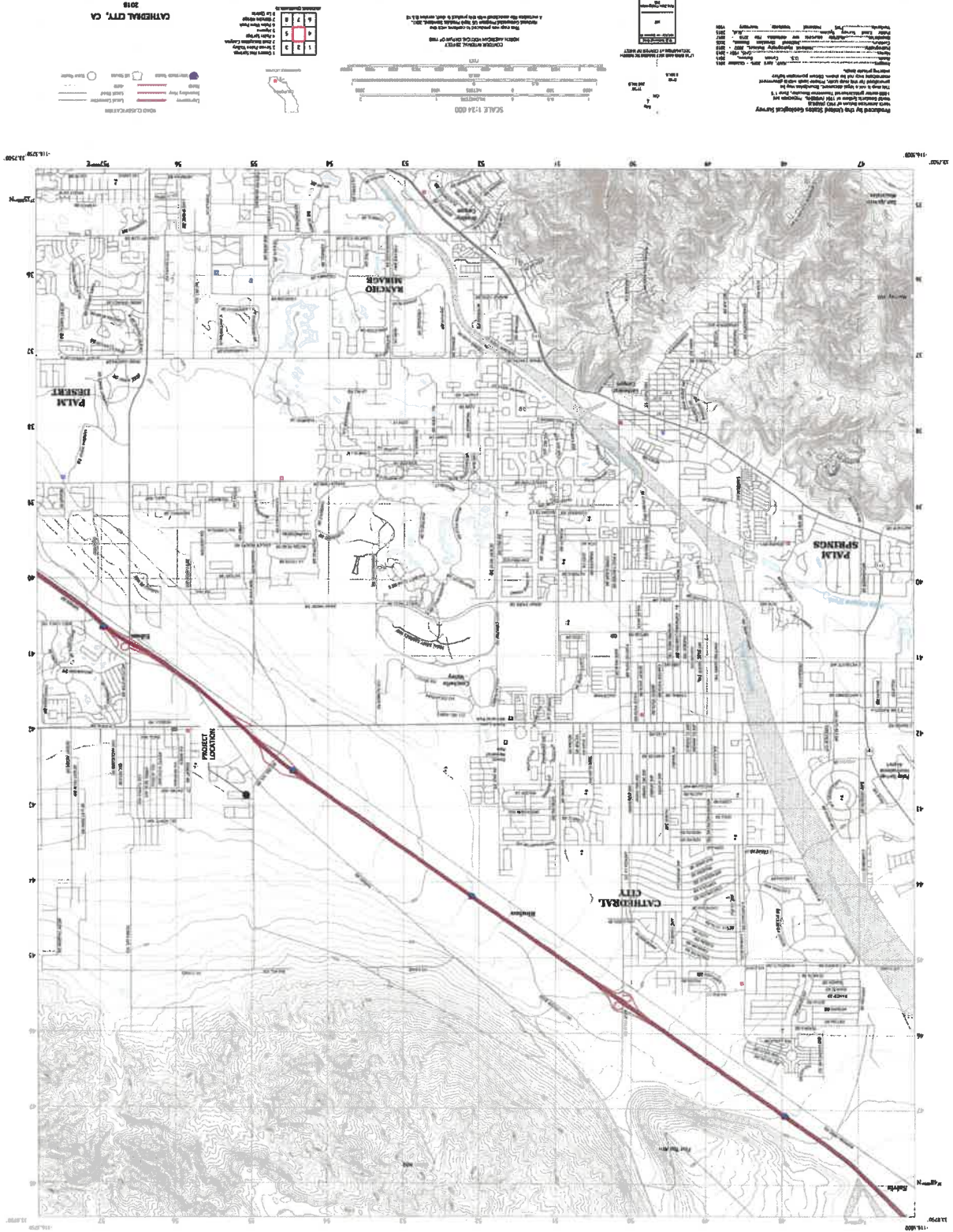
TITLE: FINAL SURVEY QUADRANGLE MAP

ARCHITECT'S APPROVAL:



THIS PROJECT HAS BEEN APPROVED FOR ARCHITECTURAL PURPOSES BY AN ARCHITECT OR PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF CALIFORNIA.

SHEET: **A1.01**



CATHEDRAL CITY QUADRANGLE CALIFORNIA - RIVERSIDE COUNTY 7.5-MINUTE SERIES

U.S. DEPARTMENT OF THE INTERIOR U.S. GEOLOGICAL SURVEY

usTopo

Produced by United States Geological Survey
This map is a derivative product of the 7.5-minute topographic maps published by the United States Geological Survey. The original maps were produced by the United States Geological Survey and are in the public domain. This map is not to be used for navigation or other purposes where accuracy is critical. The user assumes all responsibility for the use of this information.

SCALE: 1:24,000

CONTRAST: 1:24,000

CONTRAST: 1:24,000

U.S. GEOLOGICAL SURVEY QUADRANGLE MAP

1



VIEW-P1



VIEW-P2



VIEW-P3



VIEW-P4



VIEW-P5



VIEW-P6



VIEW-P7



VIEW-P8



VIEW-P9



VIEW-P10



PROPERTY PHOTO MAP INDEX

• CAMERA PLACEMENT AND PHOTO REFERENCE

PHOTO SHEET

SCALE: 1" = 100'

1

GRAPHIA
ARCHITECTURE
ENGINEERING

100 EASTWAY DRIVE, SUITE 120
IRVINE, CA 92614
(949) 259-8880
DESIGN@GRAPHIA.COM

These drawings are instruments of service and are the property of GRAPHIA. They are to be used only for the project and site information contained in these drawings are for use only on the project and site information contained in these drawings. No other use, reproduction, or distribution is permitted without the expressed written permission by GRAPHIA, ARCHITECT.

PROJECT: 20190806.3

CLIENT:
EEL - RIVERSIDE COUNTY, LLC dba
CONNECTED CANNABIS CO.
1500 MAIN STREET, #500
IRVINE, CA 92614
TEL: 949-259-8880
FAX: 949-259-8880
EMAIL: info@connectedcannabis.com

NEW CONDITIONAL USE PERMIT FOR:
EEL - RIVERSIDE COUNTY, LLC dba
CONNECTED CANNABIS CO.
(CANNABIS STOREFRONT RETAILER)
72064 ADELAID STREET
THOUSAND PALMS, CA 92276

TITLE: PHOTO SHEET

DATE: 08/06/2019
BY: [Signature]
FOR: [Signature]

ARCHITECT'S APPROVAL:

SHEET: **A1.31**

DATE: 08/06/2019

These drawings are instruments of service used in the practice of architecture. They are not to be used for any other purpose without the written consent of the architect. Information contained in these drawings is for the project and site conditions only. The architect is not responsible for any errors or omissions in the drawings or for any use of these drawings for any other purpose without the written consent of the architect.

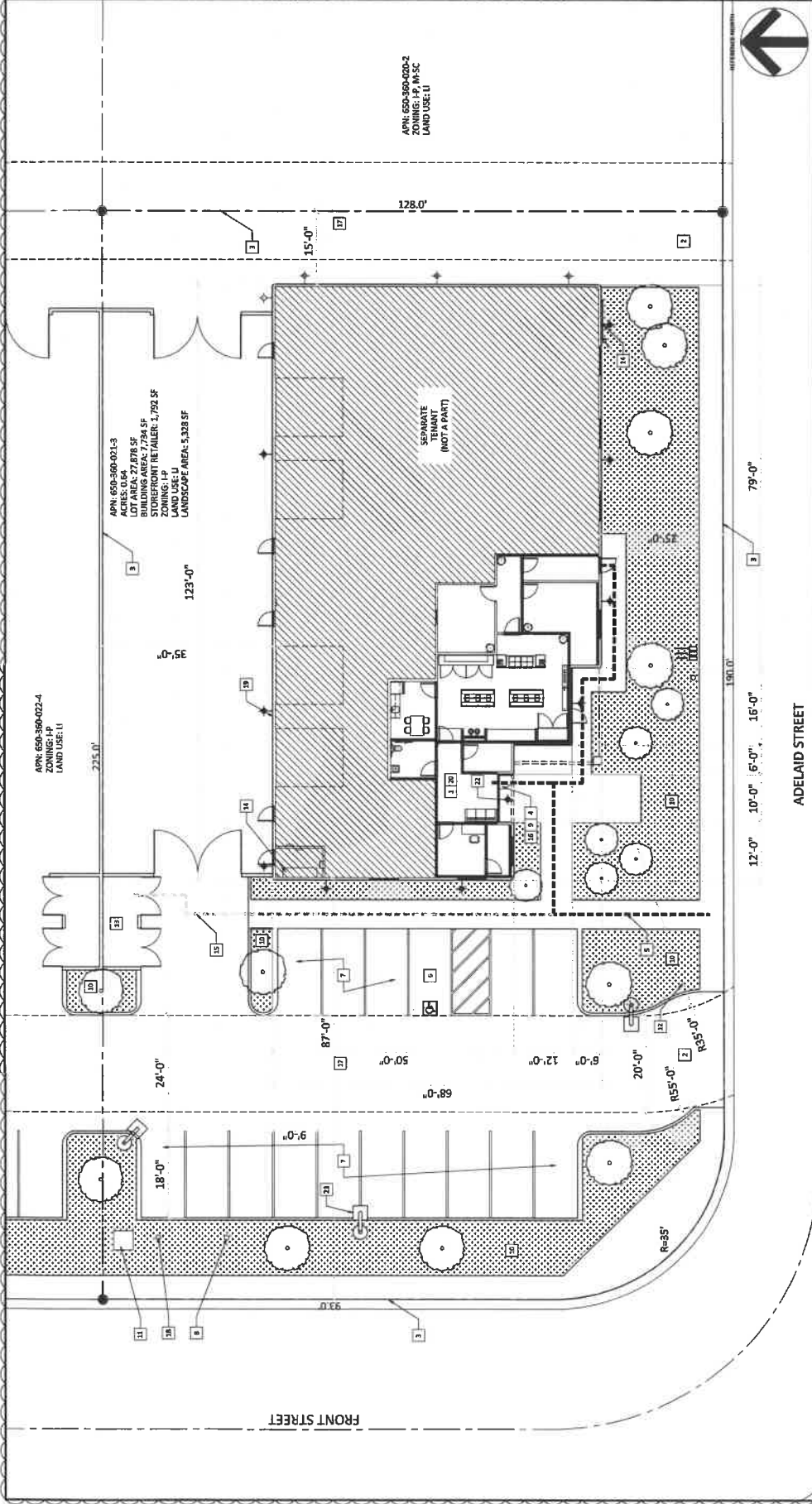
PROJECT: 2015100006.3
CLIENT: EEL - RIVERSIDE COUNTY, LLC dba CONNECTED CANNABIS CO. (CANNABIS STOREFRONT RETAILER)
77064 ADELAID STREET
THOUSAND PALMS, CA 92276
PHONE: 952-370-2780
EMAIL: info@graphia.com

EEL - RIVERSIDE COUNTY, LLC dba CONNECTED CANNABIS CO. (CANNABIS STOREFRONT RETAILER)
77064 ADELAID STREET
THOUSAND PALMS, CA 92276

TITLE: SCHEMATIC SITE PLAN

DATE: 11/11/2015

ARCHITECT'S APPROVAL:



SCHEMATIC SITE PLAN

SITE PARKING COUNT	
PARKING REQUIRED	9 SPACES
PARKING PROVIDED	15 SPACES
TOTAL PARKING (M-3): PER 200 SF	9 SPACES

SECURITY NOTES	
IN THE EVENT THAT ANY PORTION OF THE ALARM SYSTEM IS INOPERABLE, THE FACILITY SHALL BE SECURED BY THE FACILITY STAFF AT ALL TIMES UNTIL THE ALARM SYSTEM IS FULLY FUNCTIONAL.	
RECORDED VIDEO ASSESSMENT AND SURVEILLANCE SYSTEM(S) SHALL BE EMPLOYED.	
CAMERA AND VIDEO STORAGE SHALL BE DIGITAL HIGH DEFINITION OR BETTER, SET TO HIGH QUALITY RECORDING.	
CAMERA AND VIDEO STORAGE SHALL BE DIGITAL HIGH DEFINITION OR BETTER, SET TO HIGH QUALITY RECORDING.	
CAMERA AND VIDEO STORAGE SHALL BE DIGITAL HIGH DEFINITION OR BETTER, SET TO HIGH QUALITY RECORDING.	

KEYNOTES	
1. NEW CANNABIS STOREFRONT RETAILER FACILITY.	
2. EXISTING PARKING SPACES.	
3. EXISTING SIDEWALK.	
4. EXISTING SIDEWALK EXTENSION & EMPLOYEE ACCESS POINT.	
5. EXISTING SIDEWALK EXTENSION & EMPLOYEE ACCESS POINT.	
6. EXISTING SIDEWALK EXTENSION & EMPLOYEE ACCESS POINT.	
7. EXISTING SIDEWALK EXTENSION & EMPLOYEE ACCESS POINT.	
8. EXISTING SIDEWALK EXTENSION & EMPLOYEE ACCESS POINT.	
9. EXISTING SIDEWALK EXTENSION & EMPLOYEE ACCESS POINT.	
10. EXISTING SIDEWALK EXTENSION & EMPLOYEE ACCESS POINT.	
11. EXISTING SIDEWALK EXTENSION & EMPLOYEE ACCESS POINT.	
12. EXISTING SIDEWALK EXTENSION & EMPLOYEE ACCESS POINT.	
13. EXISTING SIDEWALK EXTENSION & EMPLOYEE ACCESS POINT.	
14. EXISTING SIDEWALK EXTENSION & EMPLOYEE ACCESS POINT.	
15. EXISTING SIDEWALK EXTENSION & EMPLOYEE ACCESS POINT.	
16. EXISTING SIDEWALK EXTENSION & EMPLOYEE ACCESS POINT.	
17. EXISTING SIDEWALK EXTENSION & EMPLOYEE ACCESS POINT.	
18. EXISTING SIDEWALK EXTENSION & EMPLOYEE ACCESS POINT.	
19. EXISTING SIDEWALK EXTENSION & EMPLOYEE ACCESS POINT.	
20. EXISTING SIDEWALK EXTENSION & EMPLOYEE ACCESS POINT.	
21. EXISTING SIDEWALK EXTENSION & EMPLOYEE ACCESS POINT.	
22. EXISTING SIDEWALK EXTENSION & EMPLOYEE ACCESS POINT.	
23. EXISTING SIDEWALK EXTENSION & EMPLOYEE ACCESS POINT.	
24. EXISTING SIDEWALK EXTENSION & EMPLOYEE ACCESS POINT.	
25. EXISTING SIDEWALK EXTENSION & EMPLOYEE ACCESS POINT.	
26. EXISTING SIDEWALK EXTENSION & EMPLOYEE ACCESS POINT.	
27. EXISTING SIDEWALK EXTENSION & EMPLOYEE ACCESS POINT.	
28. EXISTING SIDEWALK EXTENSION & EMPLOYEE ACCESS POINT.	
29. EXISTING SIDEWALK EXTENSION & EMPLOYEE ACCESS POINT.	
30. EXISTING SIDEWALK EXTENSION & EMPLOYEE ACCESS POINT.	
31. EXISTING SIDEWALK EXTENSION & EMPLOYEE ACCESS POINT.	
32. EXISTING SIDEWALK EXTENSION & EMPLOYEE ACCESS POINT.	
33. EXISTING SIDEWALK EXTENSION & EMPLOYEE ACCESS POINT.	
34. EXISTING SIDEWALK EXTENSION & EMPLOYEE ACCESS POINT.	
35. EXISTING SIDEWALK EXTENSION & EMPLOYEE ACCESS POINT.	
36. EXISTING SIDEWALK EXTENSION & EMPLOYEE ACCESS POINT.	
37. EXISTING SIDEWALK EXTENSION & EMPLOYEE ACCESS POINT.	
38. EXISTING SIDEWALK EXTENSION & EMPLOYEE ACCESS POINT.	
39. EXISTING SIDEWALK EXTENSION & EMPLOYEE ACCESS POINT.	
40. EXISTING SIDEWALK EXTENSION & EMPLOYEE ACCESS POINT.	
41. EXISTING SIDEWALK EXTENSION & EMPLOYEE ACCESS POINT.	
42. EXISTING SIDEWALK EXTENSION & EMPLOYEE ACCESS POINT.	
43. EXISTING SIDEWALK EXTENSION & EMPLOYEE ACCESS POINT.	
44. EXISTING SIDEWALK EXTENSION & EMPLOYEE ACCESS POINT.	
45. EXISTING SIDEWALK EXTENSION & EMPLOYEE ACCESS POINT.	
46. EXISTING SIDEWALK EXTENSION & EMPLOYEE ACCESS POINT.	
47. EXISTING SIDEWALK EXTENSION & EMPLOYEE ACCESS POINT.	
48. EXISTING SIDEWALK EXTENSION & EMPLOYEE ACCESS POINT.	
49. EXISTING SIDEWALK EXTENSION & EMPLOYEE ACCESS POINT.	
50. EXISTING SIDEWALK EXTENSION & EMPLOYEE ACCESS POINT.	
51. EXISTING SIDEWALK EXTENSION & EMPLOYEE ACCESS POINT.	
52. EXISTING SIDEWALK EXTENSION & EMPLOYEE ACCESS POINT.	
53. EXISTING SIDEWALK EXTENSION & EMPLOYEE ACCESS POINT.	
54. EXISTING SIDEWALK EXTENSION & EMPLOYEE ACCESS POINT.	
55. EXISTING SIDEWALK EXTENSION & EMPLOYEE ACCESS POINT.	
56. EXISTING SIDEWALK EXTENSION & EMPLOYEE ACCESS POINT.	
57. EXISTING SIDEWALK EXTENSION & EMPLOYEE ACCESS POINT.	
58. EXISTING SIDEWALK EXTENSION & EMPLOYEE ACCESS POINT.	
59. EXISTING SIDEWALK EXTENSION & EMPLOYEE ACCESS POINT.	
60. EXISTING SIDEWALK EXTENSION & EMPLOYEE ACCESS POINT.	
61. EXISTING SIDEWALK EXTENSION & EMPLOYEE ACCESS POINT.	
62. EXISTING SIDEWALK EXTENSION & EMPLOYEE ACCESS POINT.	
63. EXISTING SIDEWALK EXTENSION & EMPLOYEE ACCESS POINT.	
64. EXISTING SIDEWALK EXTENSION & EMPLOYEE ACCESS POINT.	
65. EXISTING SIDEWALK EXTENSION & EMPLOYEE ACCESS POINT.	
66. EXISTING SIDEWALK EXTENSION & EMPLOYEE ACCESS POINT.	
67. EXISTING SIDEWALK EXTENSION & EMPLOYEE ACCESS POINT.	
68. EXISTING SIDEWALK EXTENSION & EMPLOYEE ACCESS POINT.	
69. EXISTING SIDEWALK EXTENSION & EMPLOYEE ACCESS POINT.	
70. EXISTING SIDEWALK EXTENSION & EMPLOYEE ACCESS POINT.	
71. EXISTING SIDEWALK EXTENSION & EMPLOYEE ACCESS POINT.	
72. EXISTING SIDEWALK EXTENSION & EMPLOYEE ACCESS POINT.	
73. EXISTING SIDEWALK EXTENSION & EMPLOYEE ACCESS POINT.	
74. EXISTING SIDEWALK EXTENSION & EMPLOYEE ACCESS POINT.	
75. EXISTING SIDEWALK EXTENSION & EMPLOYEE ACCESS POINT.	
76. EXISTING SIDEWALK EXTENSION & EMPLOYEE ACCESS POINT.	
77. EXISTING SIDEWALK EXTENSION & EMPLOYEE ACCESS POINT.	
78. EXISTING SIDEWALK EXTENSION & EMPLOYEE ACCESS POINT.	
79. EXISTING SIDEWALK EXTENSION & EMPLOYEE ACCESS POINT.	
80. EXISTING SIDEWALK EXTENSION & EMPLOYEE ACCESS POINT.	
81. EXISTING SIDEWALK EXTENSION & EMPLOYEE ACCESS POINT.	
82. EXISTING SIDEWALK EXTENSION & EMPLOYEE ACCESS POINT.	
83. EXISTING SIDEWALK EXTENSION & EMPLOYEE ACCESS POINT.	
84. EXISTING SIDEWALK EXTENSION & EMPLOYEE ACCESS POINT.	
85. EXISTING SIDEWALK EXTENSION & EMPLOYEE ACCESS POINT.	
86. EXISTING SIDEWALK EXTENSION & EMPLOYEE ACCESS POINT.	
87. EXISTING SIDEWALK EXTENSION & EMPLOYEE ACCESS POINT.	
88. EXISTING SIDEWALK EXTENSION & EMPLOYEE ACCESS POINT.	
89. EXISTING SIDEWALK EXTENSION & EMPLOYEE ACCESS POINT.	
90. EXISTING SIDEWALK EXTENSION & EMPLOYEE ACCESS POINT.	
91. EXISTING SIDEWALK EXTENSION & EMPLOYEE ACCESS POINT.	
92. EXISTING SIDEWALK EXTENSION & EMPLOYEE ACCESS POINT.	
93. EXISTING SIDEWALK EXTENSION & EMPLOYEE ACCESS POINT.	
94. EXISTING SIDEWALK EXTENSION & EMPLOYEE ACCESS POINT.	
95. EXISTING SIDEWALK EXTENSION & EMPLOYEE ACCESS POINT.	
96. EXISTING SIDEWALK EXTENSION & EMPLOYEE ACCESS POINT.	
97. EXISTING SIDEWALK EXTENSION & EMPLOYEE ACCESS POINT.	
98. EXISTING SIDEWALK EXTENSION & EMPLOYEE ACCESS POINT.	
99. EXISTING SIDEWALK EXTENSION & EMPLOYEE ACCESS POINT.	
100. EXISTING SIDEWALK EXTENSION & EMPLOYEE ACCESS POINT.	

APN: 650-360-022-4
ZONING: LP
LAND USE: LI

APN: 650-360-021-3
ACRES: 0.5
LOT AREA: 27,878 SF
BUILDING AREA: 7,794 SF
STOREFRONT RETAILER: 3,792 SF
LAND USE: LI
LANDSCAPE AREA: 5,338 SF

APN: 650-360-022-2
ACRES: 0.5
LOT AREA: 27,878 SF
BUILDING AREA: 7,794 SF
STOREFRONT RETAILER: 3,792 SF
LAND USE: LI
LANDSCAPE AREA: 5,338 SF

SEPARATE TENANT (NOT A PAINT)

128.0'

15'-0"

79'-0"

123'-0"

35'-0"

2735'-0"

24'-0"

18'-0"

9'-0"

87'-0"

50'-0"

12'-0"

5'-0"

20'-0"

185'-0"

835'-0"

93'

191'-0"

12'-0"

10'-0"

6'-0"

16'-0"

ADELAID STREET

FRONT STREET

NEW CONDITIONAL USE PERMIT FOR:

These drawings are instruments of service as defined by the State of California, Professional Architects Act. All design information contained in these drawings is the property of GRAPHIA ENGINEERS and shall remain confidential. No part of these drawings or the information contained herein may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or otherwise, without the prior written permission of GRAPHIA ENGINEERS. The use of these drawings for any other project shall be without the liability of GRAPHIA ENGINEERS. STATE OF CALIFORNIA, PROFESSIONAL ARCHITECTS ACT, ARTICLE 10, SECTION 27100.

PROJECT: 20151806913

CLIENT: EEL - RIVERSIDE COUNTY, LLC dba CONNECTED CANNABIS CO. (CANNABIS STOREFRONT RETAILER)

ARCHITECT: GRAPHIA ENGINEERS
3200 MAIN STREET, #200
HAYWARD, CA 94541
PHONE: 925-883-8800
GRAPHIA@GGRAPHIA.COM

NEW CONDITIONAL USE PERMIT FOR:
EEL - RIVERSIDE COUNTY, LLC dba
CONNECTED CANNABIS CO.
(CANNABIS STOREFRONT RETAILER)
72064 ADELAID STREET
THOUSAND PALMS, CA 92276

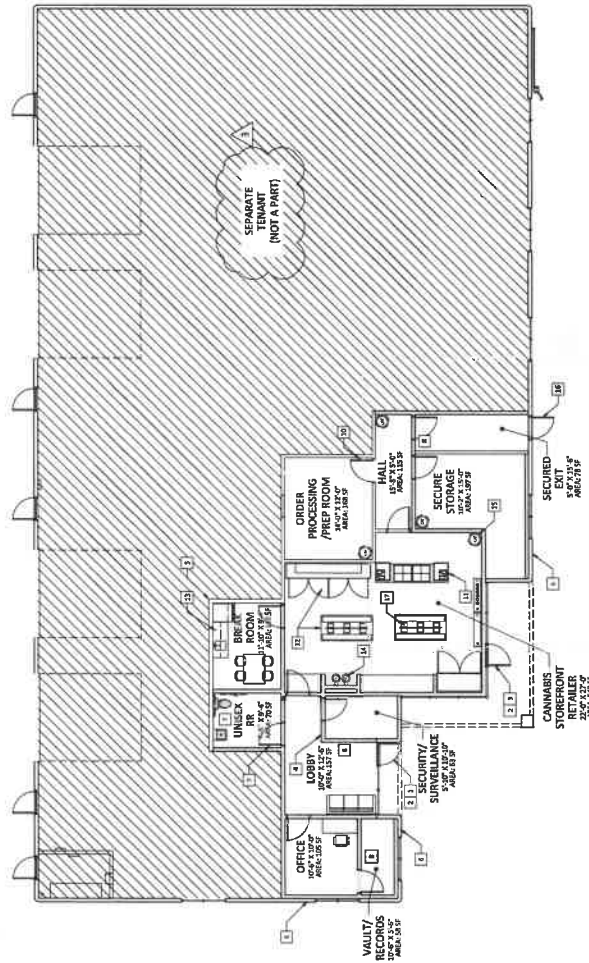
TITLE: PROJECT - FLOOR PLAN
DATE REVISION: 08/20/2015
ARCHITECT'S APPROVAL: [Signature]

THIS PROJECT IS NOT APPROVED FOR CONSTRUCTION UNLESS THE PERMITTING AGENCIES HAVE REVIEWED AND APPROVED ALL THE INFORMATION AND REQUIREMENTS OF THE PERMITTING AGENCIES.

SHEET: **A3.11**
SHEET 1 OF 1

KEYNOTE LEGEND

- 1 EXISTING TAVERN BELONGING TO EEL AND EMPLOYEE ACCESS POINT. EXISTING TAVERN BUILDING TO REMAIN. ALL EXISTING TAVERN FURNITURE TO BE REMOVED AND THE TAVERN TO BE RECONFIGURED WITH LAB SEATING. VISITORS WILL ACCESS TAVERN FROM EXTERIOR ENTRANCE ALLOWING ENTRY. REFER TO SCHEDULE FOR SCHEDULE.
- 2 EXISTING LEVEL CHANGERS.
- 3 EXISTING EXTERIOR DOORS SHALL BE EXEMPTED FROM THE ACCESS CONTROL SCHEDULE.
- 4 EXISTING INTERIOR PARTITION WALL.
- 5 EXISTING EXTERIOR WALL.
- 7 ACCESSIBLE RESTROOM.
- 8 EXISTING EXTERIOR WALL. EXISTING EXTERIOR WALL SHALL BE EXEMPTED FROM THE ACCESS CONTROL SCHEDULE. DOORS TO EXTERIOR SHALL BE EXEMPTED FROM THE ACCESS CONTROL SCHEDULE.
- 9 INTERIOR DOOR.
- 11 POINT OF SALE.
- 12 SECURE PRODUCT DISPLAYS.
- 13 COUNTERTOP AND CABINETS WITH SINK. PROVIDE 24" OF WALL TO CENTERLINE OF COUNTERTOP. PROVIDE 48" CLEARANCE OF RANGE OR STOVE TOP AND 60" CLEARANCE OF SINK. PROVIDE 48" CLEARANCE OF RANGE OR STOVE TOP AND 60" CLEARANCE OF SINK. PROVIDE 48" CLEARANCE OF RANGE OR STOVE TOP AND 60" CLEARANCE OF SINK. PROVIDE 48" CLEARANCE OF RANGE OR STOVE TOP AND 60" CLEARANCE OF SINK. PROVIDE 48" CLEARANCE OF RANGE OR STOVE TOP AND 60" CLEARANCE OF SINK. PROVIDE 48" CLEARANCE OF RANGE OR STOVE TOP AND 60" CLEARANCE OF SINK.
- 14 ACCESSIBLE COUNTER TOP.
- 15 DESIGNATED AREA FOR RETAIL SALES OF INCIDENTAL GOODS. TO BE LESS THAN 10% OF THE CANONICAL RETAIL FLOOR AREA.
- 16 SECURED ENTRANCE EXIT FOR AUTHORIZED PERSONNEL ONLY.
- 17 CANNABIS RETAIL FLOOR AREA.



PROJECT - FLOOR PLAN



1

These drawings are instruments of service prepared by the firm of Graphia Architecture, Inc. All design information contained in these drawings shall be used in accordance with the specified project and shall not be used otherwise without the written consent of the architect. Graphia Architecture, Inc. is not responsible for any errors or omissions in these drawings.

PROJECT: 20150806.3
CLIENT: RIVERSIDE COUNTY, LLC dba CONNECTED CANNABIS CO.
72064 ADELAID STREET
THOUSAND PALMS, CA 92276
TEL: 925-270-2226
www.graphia.com

NEW CONDITIONAL USE PERMIT FOR:
CONNECTED CANNABIS CO.
(CANNABIS STOREFRONT RETAILER)
72064 ADELAID STREET
THOUSAND PALMS, CA 92276

TITLE: PROJECT - SECURITY FLOOR PLAN
DATE: 08/06/2015
DRAWN BY: J. WILSON



- KEYNOTE LEGEND**
- 1 LIMITED ACCESS ROOM.
 - 2 LIMITED ACCESS PERIMETER LINE.
 - 3 SECURITY CAMERAS.
- KEYNOTES - SECURITY**
- CAMERAS SHALL BE INSTALLED CAMERAS WITH A RESOLUTION OF NOT LESS THAN TWO (2) MEGAPixels AND A MINIMUM FRAME RATE OF 30 FRAMES PER SECOND.
- 1 CAMERA - MAIN.
 - 2 ROOF LASER BEAM.
 - 3 CAMERA - SUBROOMS.
 - 4 CAMERA - ENTRANCE ENTRANCE/EXIT PAN-TILT-ZOOM.
 - 5 CAMERA - INTERIOR ENTRANCE/EXIT PAN-TILT-ZOOM.

SECURITY NOTES

IN THE EVENT THAT ANY PORTION OF THE ALARM SYSTEM IS NEGLIGENT, THE FACILITY SHALL BE RECORDED VIDEO ASSESSMENT AND SURVEILLANCE SYSTEM (VMS) SHALL BE EMPLOYED.

CAMERAS AND VMS STORAGE SHALL BE DIGITAL, HIGH DEFINITION OR BETTER, SET TO HIGH QUALITY RECORDING AND VMS STORAGE SHALL BE OFF SITE OR IN A SECURED AREA ACCESSIBLE ONLY TO MANAGEMENT.

VMS STORAGE SHALL BE EQUIPPED WITH A BATTERY BACKUP WITH AT LEAST 24 HOURS OF STANDBY TIME IN CASE OF POWER FAILURE.

VMS SHALL SUPPORT STANDARD IMAGE FORMATS.

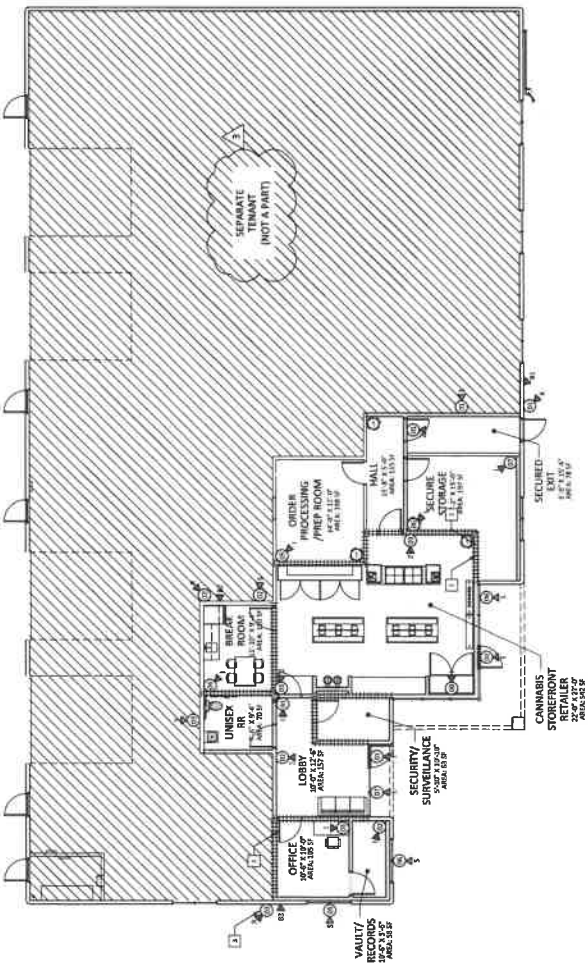
VMS SHALL BE CAPABLE OF STORING NO LESS THAN 90 DAYS' WORTH OF ACTIVITY AT HIGH QUALITY. MANAGER WITH ACCESS TO VMS STORAGE SHALL BE ABLE TO RESPOND WITHIN ONE HOUR. MANAGER SHALL HAVE THE ABILITY TO TRANSMIT RECORDED DATA TO ANOTHER MACHINE OR TO A LOCAL STORAGE DEVICE. VMS SHALL BE CAPABLE OF RECORDING AND TRANSMITTING DATA TO A LOCAL STORAGE DEVICE. VMS SHALL BE CAPABLE OF RECORDING AND TRANSMITTING DATA TO A LOCAL STORAGE DEVICE. VMS SHALL BE CAPABLE OF RECORDING AND TRANSMITTING DATA TO A LOCAL STORAGE DEVICE.

VMS SHALL BE CAPABLE OF STORING NO LESS THAN 90 DAYS' WORTH OF ACTIVITY AT HIGH QUALITY. MANAGER WITH ACCESS TO VMS STORAGE SHALL BE ABLE TO RESPOND WITHIN ONE HOUR. MANAGER SHALL HAVE THE ABILITY TO TRANSMIT RECORDED DATA TO ANOTHER MACHINE OR TO A LOCAL STORAGE DEVICE. VMS SHALL BE CAPABLE OF RECORDING AND TRANSMITTING DATA TO A LOCAL STORAGE DEVICE. VMS SHALL BE CAPABLE OF RECORDING AND TRANSMITTING DATA TO A LOCAL STORAGE DEVICE.

VMS SHALL BE CAPABLE OF STORING NO LESS THAN 90 DAYS' WORTH OF ACTIVITY AT HIGH QUALITY. MANAGER WITH ACCESS TO VMS STORAGE SHALL BE ABLE TO RESPOND WITHIN ONE HOUR. MANAGER SHALL HAVE THE ABILITY TO TRANSMIT RECORDED DATA TO ANOTHER MACHINE OR TO A LOCAL STORAGE DEVICE. VMS SHALL BE CAPABLE OF RECORDING AND TRANSMITTING DATA TO A LOCAL STORAGE DEVICE. VMS SHALL BE CAPABLE OF RECORDING AND TRANSMITTING DATA TO A LOCAL STORAGE DEVICE.

VMS SHALL BE CAPABLE OF STORING NO LESS THAN 90 DAYS' WORTH OF ACTIVITY AT HIGH QUALITY. MANAGER WITH ACCESS TO VMS STORAGE SHALL BE ABLE TO RESPOND WITHIN ONE HOUR. MANAGER SHALL HAVE THE ABILITY TO TRANSMIT RECORDED DATA TO ANOTHER MACHINE OR TO A LOCAL STORAGE DEVICE. VMS SHALL BE CAPABLE OF RECORDING AND TRANSMITTING DATA TO A LOCAL STORAGE DEVICE. VMS SHALL BE CAPABLE OF RECORDING AND TRANSMITTING DATA TO A LOCAL STORAGE DEVICE.

VMS SHALL BE CAPABLE OF STORING NO LESS THAN 90 DAYS' WORTH OF ACTIVITY AT HIGH QUALITY. MANAGER WITH ACCESS TO VMS STORAGE SHALL BE ABLE TO RESPOND WITHIN ONE HOUR. MANAGER SHALL HAVE THE ABILITY TO TRANSMIT RECORDED DATA TO ANOTHER MACHINE OR TO A LOCAL STORAGE DEVICE. VMS SHALL BE CAPABLE OF RECORDING AND TRANSMITTING DATA TO A LOCAL STORAGE DEVICE. VMS SHALL BE CAPABLE OF RECORDING AND TRANSMITTING DATA TO A LOCAL STORAGE DEVICE.



PROJECT - SECURITY FLOOR PLAN SCALE: 1/8" = 1'-0"

1

These drawings are instruments of service prepared by the undersigned professional engineer or architect. All design information contained in these drawings is the property of Graphia Architectural Engineering, Inc. and shall not be used for any other project or purpose without the written consent of Graphia Architectural Engineering, Inc.

PROJECT: 20150806.3

CLIENT: EEL - RIVERSIDE COUNTY, LLC dba CONNECTED CANNABIS CO.
1500 MAIN STREET, #500
RIVERSIDE, CA 92501
PHONE: 952-270-2700
EMAIL: eel@connectedcannabis.com

NEW CONDITIONAL USE PERMIT FOR:
EEL - RIVERSIDE COUNTY, LLC dba
CONNECTED CANNABIS CO.
(CANNABIS STOREFRONT RETAILER)
72064 ADELAID STREET
THOUSAND PALMS, CA 92276

TITLE: RT PERMITS DETAILS

ARCHITECT'S APPROVAL:



THIS PROJECT IS NOT APPROVED OR
CERTIFIED BY THE ENGINEER OR ARCHITECT
UNLESS THE SEAL IS PLACED IN THE MANUFACTURED
DRAWING AND THE SEALING IS VALID.

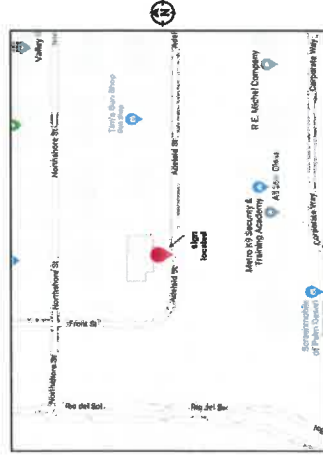
SHEET:
A9.91



PAINTED SIGN PROPOSED

PAINTED SIGN PROPOSED
LOCATION

2



Site Plan

SITE LOCATION

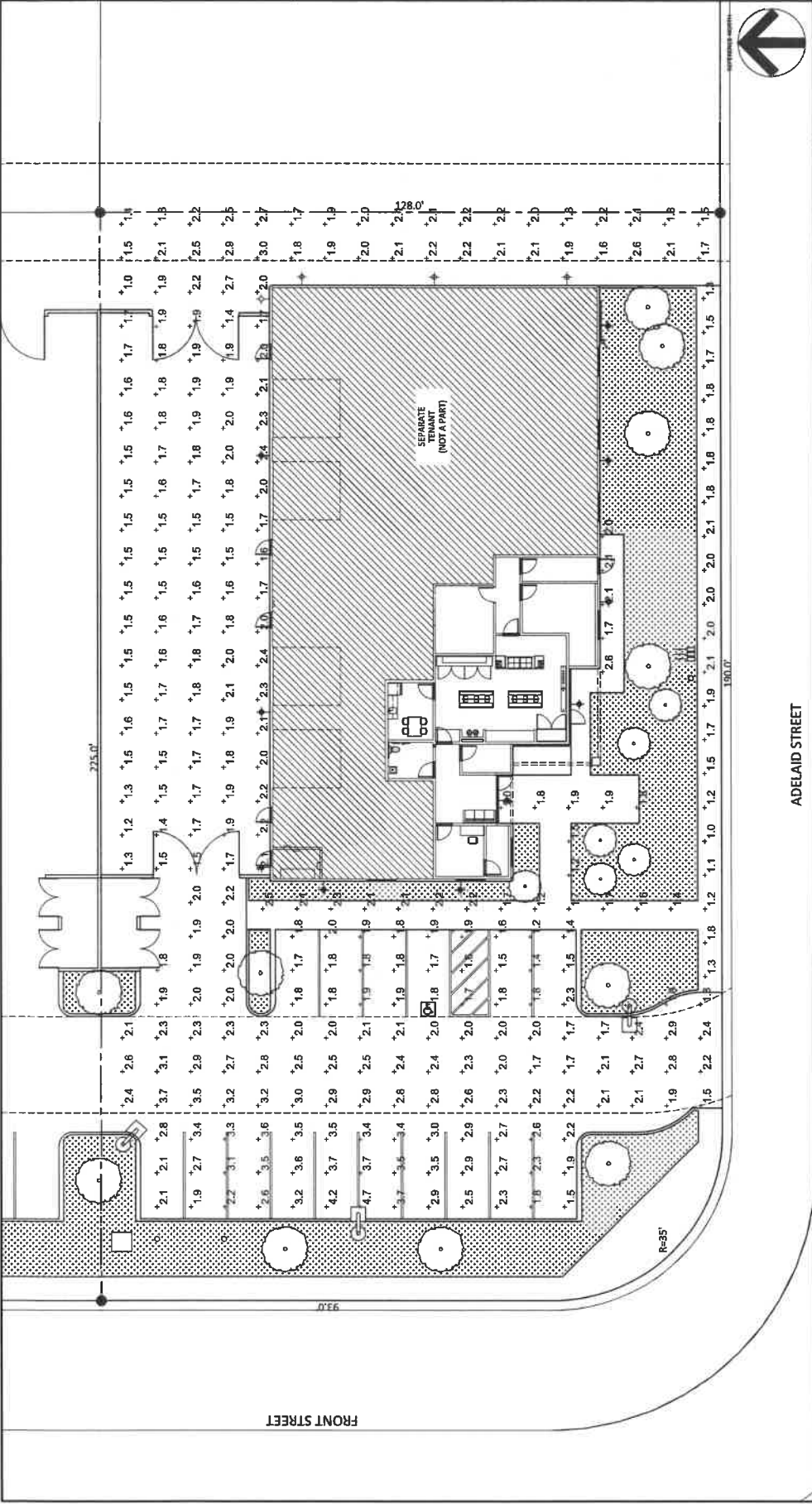
1

15'
CATALYST
2.5'

PAINTED SIGN SPECIFICATIONS:
-Sign: Gloss Exterior Paint
-Color: HEX #0072bc

PROPOSED SIGN

3



PHOTOMETRIC SITE PLAN SCALE: 1/8" = 1'-0" 1

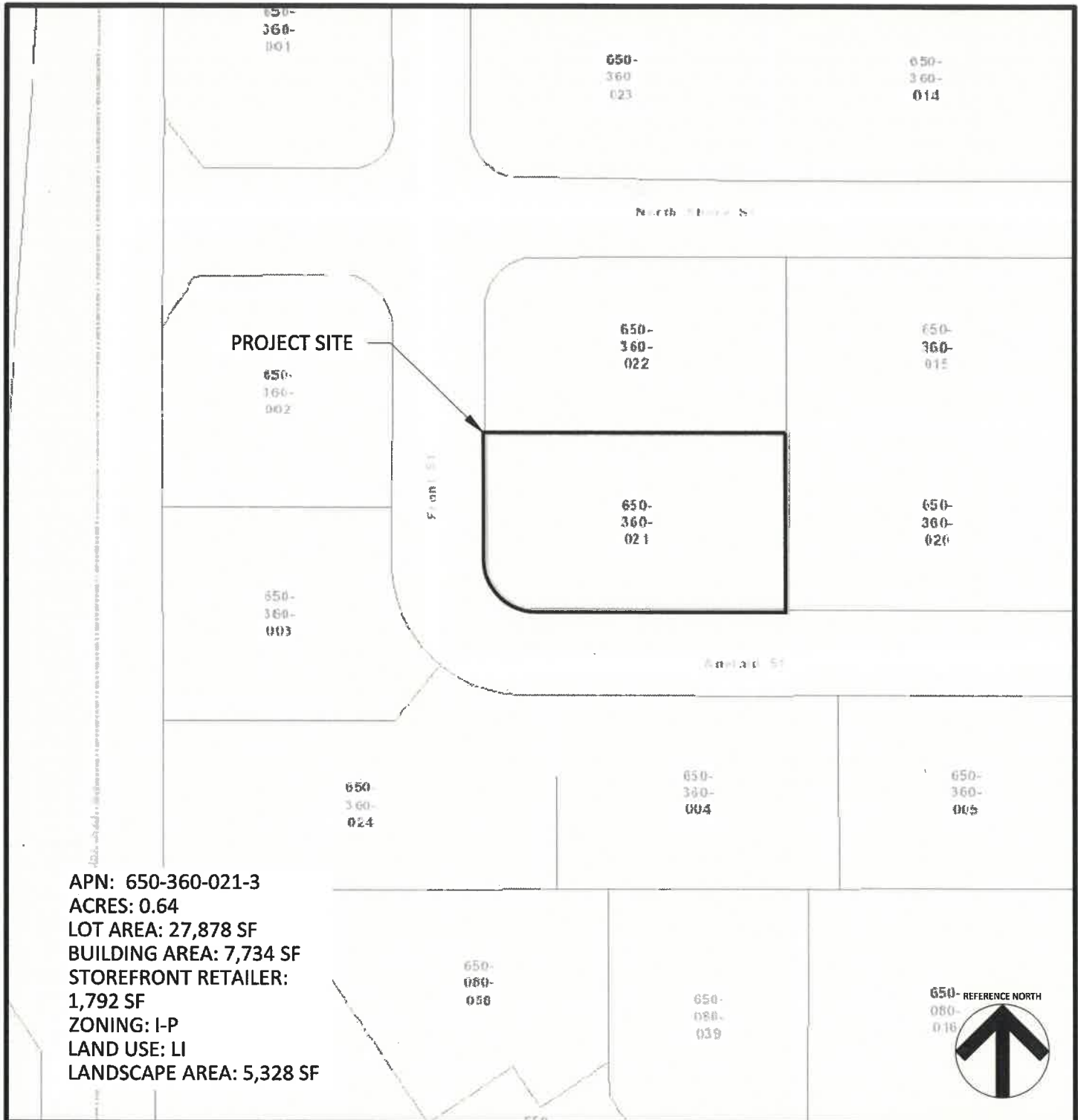
LAMP	QUANTITY	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	LUMENS PER LAMP	WATTAGE
LED	10	LITHONIA LIGHTING	DOWN LED 100 100 00K 100MM HX 100MM DIA	DOWN LED WITH (1) 100MM OPTIC, 0.800A, 120V, 100MM HX 100MM DIA	3795	34.8
LED	1	LITHONIA LIGHTING	DOWN LED 100 100 00K 100MM HX 100MM DIA	DOWN LED WITH (1) 100MM OPTIC, 0.800A, 120V, 100MM HX 100MM DIA	3945	34.8
LED	3	LITHONIA LIGHTING	DOWN LED 100 100 00K 100MM HX 100MM DIA	DOWN LED WITH (1) 100MM OPTIC, 0.800A, 120V, 100MM HX 100MM DIA	2205	19.1
LED	3	LITHONIA LIGHTING	DOWN LED 100 100 00K 100MM HX 100MM DIA	DOWN LED WITH (1) 100MM OPTIC, 0.800A, 120V, 100MM HX 100MM DIA	6750	70

LIGHT LEVEL STATISTICS

ZONE	SPACES	Avg (FC)	MAX (FC)	MIN (FC)	MAX (M)	MIN (M)
PARKING LOT	+	3.1	4.7	1.0	4.31	2.11
WALKWAY	+	1.8	2.6	1.0	2.61	1.81

SITE LIGHTING NOTES

ALL LIGHTING SHALL BE INCLUDED AND SHOWN INTO THE PROJECT SITE AS TO THE PERMITS. ALL LIGHTING SHALL BE INCLUDED AND SHOWN INTO THE PROJECT SITE AS TO THE PERMITS. ALL LIGHTING SHALL BE INCLUDED AND SHOWN INTO THE PROJECT SITE AS TO THE PERMITS.



APN: 650-360-021-3
 ACRES: 0.64
 LOT AREA: 27,878 SF
 BUILDING AREA: 7,734 SF
 STOREFRONT RETAILER:
 1,792 SF
 ZONING: I-P
 LAND USE: LI
 LANDSCAPE AREA: 5,328 SF

LOCATIONAL MAP

SCALE: 0 100' 1

GRAPHIA
ARCHITECTURE
& ENGINEERING

F

100 GATEWAY DRIVE, SUITE 120
LINCOLN, CA 95648
(916) 209-9890
Design@GRAPHIA.com
GRAPHIA.com

NEW CONDITIONAL USE PERMIT FOR:
EEL - RIVERSIDE COUNTY, LLC dba
CONNECTED CANNABIS CO.
(CANNABIS STOREFRONT RETAILER)
 72064 ADELAID STREET
 THOUSAND PALMS, CA 92276

CLIENT:
 EEL - RIVERSIDE COUNTY, LLC, dba
 CONNECTED CANNABIS CO.
 ELLIOT LEWIS
 1900 MAIN STREET, #500
 IRVINE, CA 92614
 EMAIL: elewisbroker@gmail.com
 PHONE: 562-370-3780

ARCHITECT'S APPROVAL:



THIS PROJECT IS NOT APPROVED FOR
 CONSTRUCTION UNLESS THE DRAWINGS ARE
 STAMPED AND WET SIGNED BY THE ARCHITECT AND
 THE BUILDING AUTHORITY HAVING JURISDICTION.

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF SEAN FREITAS, ARCHITECT. ALL DESIGN INFORMATION
 CONTAINED IN THESE DRAWINGS ARE FOR USE ONLY ON THIS SPECIFIED PROJECT AND SHALL NOT BE USED OTHERWISE WITHOUT THE
 EXPRESSED WRITTEN PERMISSION BY SEAN FREITAS, ARCHITECT.

DEVELOPMENT AGREEMENT NO.1900022

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”):

- A. EEL - Riverside County, LLC, a California limited liability company (hereinafter “EEL - Riverside County”);
- B. Franklin W. Gibson & Sandra J. Gibson, U/D/T dated 10/28/93;
- C. Elliot Lewis, an individual, as Managing Member of EEL - Riverside County;
- C. Michael Elmore, an individual, as Member of EEL - Riverside County;
- D. Aaron Herzberg, an individual, as Member of EEL - Riverside County;
- E. Franklin W. Gibson, as Trustee U/D/T dated 10/28/93; and
- F. Sandra J. Gibson, as Trustee U/D/T dated 10/28/93.

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, Sections 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 \$16.00 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. 190034) 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. 2020-142.

(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. 190034.

(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:

EEL - Riverside County, LLC

ATTN: Elliot Lewis, Managing Member

6700 Pacific Coast Hwy, Ste. 201

Long Beach, CA 90803

Franklin W. Gibson & Sandra J. Gibson, U/D/T dated 10/28/93

16991 Bolero Lane

Huntington Beach, CA 92649

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 Riverside 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 XXX, 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 1st following the initial Base Payment and each July 1st thereafter during the term of the Agreement, OWNER shall pay to COUNTY an amount equal to the Base Payment plus the 2% annual increase.

4.3 Annual Additional Public Benefits. OWNER shall perform additional public benefits identified in Exhibit “H” that will benefit the community in which the Commercial Cannabis Activity is located. Prior to 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 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%. Prior to the first July 1st following the initial Additional Public Benefit payment and each July 1st thereafter during the term of the Agreement, OWNER shall pay to COUNTY an amount equal to the Additional Public Benefit plus the 3% 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. 190034 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. 190034 and consistency with the Request for Proposal Responses associated with CAN XXX 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 or her 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 the COUNTY. The decision of the Board of Supervisors shall be final, subject only to judicial review pursuant to Section 1094.5 of the Code of Civil Procedure.

6.8 Certificate of Agreement Compliance. If, at the conclusion of an annual or special review, OWNER is found to be in compliance with this Agreement, COUNTY shall, upon request by OWNER, issue a Certificate of Agreement Compliance (“Certificate”) to OWNER stating that after the most recent annual or special review and based upon the information known or made known to the TLMA Director and Board of Supervisors that (1) this Agreement remains in effect and (2) OWNER is not in default. The Certificate shall be in recordable form, shall contain information necessary to communicate constructive record notice of the finding of compliance, shall state whether the Certificate is issued after an annual or a special review and shall state the anticipated date of commencement of the next annual review. OWNER may record the Certificate with the County Recorder. Whether or not the Certificate is relied upon by transferees or OWNER, COUNTY shall not be bound by a Certificate if a default existed at the time of the periodic or special review, but was concealed from or otherwise not known to the TLMA Director or Board of Supervisors.

7. INCORPORATION AND ANNEXATION.

7.1 Intent. If all or any portion of the Property is annexed to or otherwise becomes a part of a city or another county, it is the intent of the parties that this Agreement shall survive and be binding upon such other jurisdiction.

7.2 Incorporation. If at any time during the term of this Agreement, a city is incorporated comprising all or any portion of the Property, the validity and effect of this Agreement shall be governed by Section 65865.3 of the Government Code.

7.3 Annexation. OWNER and COUNTY shall oppose, in accordance with the procedures provided by law, the annexation to any city of all or any portion of the Property unless both OWNER and COUNTY give written consent to such annexation.

8. DEFAULT AND REMEDIES.

8.1 Remedies in General. It is acknowledged by the parties that COUNTY would not have entered into this Agreement if it were to be liable in damages under this Agreement, or with respect to this Agreement or the application thereof.

In general, each of the parties hereto may pursue any remedy at law or equity available for the breach of any provision of this Agreement, except that COUNTY shall not be liable in damages to OWNER, or to any successor in interest of OWNER, or to any other person, and OWNER covenants not to sue for damages or claim any damages:

(a) For any breach of this Agreement or for any cause of action which arises out of this Agreement; or

(b) For the taking, impairment or restriction of any right or interest conveyed or provided under or pursuant to this Agreement; or

(c) Arising out of or connected with any dispute, controversy or issue regarding the application, validity, interpretation or effect of the provisions of this Agreement.

Notwithstanding anything in this Article 8 to the contrary, OWNER's liability to COUNTY in connection with this Agreement shall be limited to direct damages and shall exclude any other liability, including without limitation liability for special, indirect, punitive or consequential damages in contract, tort, warranty, strict liability or otherwise.

8.2 Specific Performance. The parties acknowledge that money damages and remedies at law generally are inadequate and specific performance and other non-monetary relief are particularly appropriate remedies for the enforcement of this Agreement and should be available to all parties for the following reasons:

(a) Money damages are unavailable against COUNTY as provided in Section 8.1 above.

(b) Due to the size, nature and scope of the project, it may not be practical or possible to restore the Property to its natural condition once implementation of this Agreement has begun. After such implementation, OWNER may be foreclosed from other choices it may have had to utilize the Property or portions thereof. OWNER has invested significant time and resources and performed extensive planning and processing of the Project in agreeing to the terms of this Agreement and will be investing even more significant time and resources in implementing the Project in reliance upon the terms of this Agreement, and it is not possible to determine the sum of money which would adequately compensate OWNER for such efforts.

8.3 General Release. Except for non-damage remedies, including the remedy of specific performance and judicial review as provided for in 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 THAT 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.

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:_____

Title:_____

Dated:_____ By:_____

Title:_____

(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. 1900022

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. 1900022

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. 1900022

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. 1900022

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. 348.4926
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. 2019-037 Establishing Procedures and Requirements of
the County of Riverside for the Consideration of Development
Agreements (Commercial Cannabis Activities)
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. 1900022

COMMERCIAL CANNABIS ACTIVITY SITE PLAN & DESCRIPTION

As shown on the attached site plan, CUP No. 190034 permits a storefront retail cannabis business to operate from an existing 1,792 square foot building located on a 0.64 acre lot.

EXHIBIT "F"

Development Agreement No. 1900022

APPLICABLE PUBLIC BASE BENEFITS PAYMENTS

The Cannabis Retailer operating at the Property pursuant to CUP No. 190034 includes an existing 1,792 square foot building as shown on Exhibit "G". In accordance with Board Policy B-9, the base public benefit is \$16.00 per square foot. Therefore, the public base benefit payment will be \$28,672.00 and will increase annually at a rate of 2%.

EXHIBIT “G”

Development Agreement No. 1900022

CANNABIS AREA CALCULATION EXHIBIT

The Cannabis Area calculation includes the existing 1,792 square foot building that will be used for the Cannabis Retailer operations as shown in this Exhibit “G”.

EXHIBIT "H"

Development Agreement No. 1900022

COMMERCIAL CANNABIS ACTIVITY PUBLIC BENEFIT

The additional annual public benefit provided by the OWNER shall be \$75,000.00 with an annual increase of 3%. 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 XXX, OWNER will participate in community events, career opportunity events, as well as educational and wellness seminars within the surrounding community.



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

Juan C. Perez
Agency Director



02/19/21, 11:20 am

CUP190034

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for CUP190034. 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 (CUP190034) 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. 190034 (CUP190034) proposes to use an existing building as a storefront for a retail commercial cannabis business with office space related to cannabis business, which shall only occupy 1,792 square feet of the entire building that is 7,734 square feet. In addition, the cannabis retail business shall have mobile deliveries which shall operate between the allowed hours of 11 AM to 10 PM.

Development Agreement No. 1900022 (DA1900022) will impose a lifespan of 10 years on the proposed cannabis project, will grant the applicant vesting rights to develop the Project in accordance with the terms of CUP190034 and this development agreement, and provides community benefits to the Thousand Palms Area.

The project is located north of Adelaide St, east of Front St, and south of Northshore St.

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 9/1/2020.
- Exhibit B (Elevations), dated 9/1/2020.
- Exhibit C (Floor Plans), dated 9/1/2020.
- Other Exhibit(s)
- Security Plan, dated 9/1/2020.
- Signage Plan, dated 9/1/2020.

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

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

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

3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - Ord. No. 413 (Regulating Vehicle Parking)
 - Ord. No. 421 (Excavation Covering & Swimming Pool Safety)
 - Ord. No. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
 - Ord. No. 460 (Division of Land)
 - Ord. No. 461 (Road Improvement Standards)
 - Ord. No. 484 (Control of Blowing Sand)
 - Ord. No. 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. 655 (Regulating Light Pollution)
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 679 (Directional Signs for Subdivisions)
 - Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley)
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise)
 - Ord. No. 857 (Business Licensing)
 - Ord. No. 859 (Water Efficient Landscape Requirements)
 - Ord. No. 915 (Regulating Outdoor Lighting)
 - Ord. No. 916 (Cottage Food Operations)
 - Ord. No. 925 (Prohibiting Marijuana Cultivating)
 - Ord. No. 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)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

- Ord. No. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF)
- Ord. No. 875 Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP)

Fire

Fire. 1 AND - Federal, State & Local Regulation Compliance

1. Construction Permits Fire Department Review: Submittal of construction plans to the Office of the Fire Marshal for development, construction, installation and operational use permitting will be required. Final fire and life safety conditions will be addressed when the Office of the Fire Marshal reviews these plans. These conditions will be based on occupancy, use, California Building Code (CBC), California Fire Code, and related codes, which are in effect at the time of building plan submittal.
2. Knox Box and Gate Access: Buildings shall be provided with a Knox Box. The Knox Box shall be installed in an accessible location approved by the Office of the Fire Marshal. Ref. CFC 506.1
3. Addressing: All commercial buildings shall display street numbers in a prominent location on the address side and additional locations as required. Ref. CFC 505.1 and County of Riverside Office of the Fire Marshal Standard #07-01

General

General. 1 General – Business Licensing

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department.

General. 2 General – Causes for Revocation

In the event the use hereby permitted under this permit is found:

- (a) to be in violation of the terms and conditions of this permit; and/or,
 - (b) to have been obtained by fraud or perjured testimony; and/or,
 - (c) to be detrimental to the public health, safety or general welfare, or is a public nuisance,
- then this permit shall be subject to revocation procedures.

General. 3 General – Ceased Operations

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

ADVISORY NOTIFICATION DOCUMENT

General

General. 4 General – Hold Harmless (cont.)

General. 4 General – Hold Harmless

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the project or its associated environmental documentation; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the project, including, but not limited to, decisions made in response to California Public Records Act requests; and

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

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

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

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

General. 5 General – Human Remains

If human remains are found on this site, the developer/permit holder or any successor in interest shall

ADVISORY NOTIFICATION DOCUMENT

General

General. 5 **General – Human Remains (cont.)**

comply with State Health and Safety Code Section 7050.5.

General. 6 **General – Review Fees**

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

General. 7 **General – Unanticipated Resources**

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit.

If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed:

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis. Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other.

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the significance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

Planning

Planning. 1 **General - A. Application Requirements**

At the time of filing the application for a Commercial Cannabis Activity on a form provided by the Planning Department, the applicant shall also provide the applicable fee for processing the land use permit application. All entitlement fees shall be paid in full, prior to operating the cannabis business.

Planning. 2 **General - B. State License Required**

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 2 **General - B. State License Required (cont.)**

Obtain and maintain during the life of the Commercial Cannabis Activity the applicable California license issued pursuant to California Business and Professions Code Sections 19300.7 or 26050(a) as may be amended from time to time.

Planning. 3 **General - C. Suspension, Revocation, or Termination of State License**

Suspension of a license issued by the State of California, or by any State licensing authority, shall immediately suspend the ability of a Commercial Cannabis Activity to operate within the County until the State, or its respective State licensing authority, reinstates or reissues the State license. Revocation or termination of a license by the State of California, or by any State licensing authority, will also be grounds to revoke or terminate any conditional use permit granted to a Commercial Cannabis Activity pursuant to this Article.

Planning. 4 **General - D. Health and Safety**

Commercial Cannabis Activities shall at all times be operated in such a way as to ensure the health, safety, and welfare of the public. Commercial Cannabis Activities shall not create a public nuisance or adversely affect the health or safety of the nearby residents, businesses or employees working at the Commercial Cannabis Activity by creating dust, glare, heat, noise, noxious gasses, odor, smoke, traffic, vibration, unsafe conditions or other impacts, or be hazardous due to the use or storage of materials, processes, products, and runoff of water, pesticides or wastes.

Planning. 5 **General - E. Development Agreement**

No approval required by this ordinance shall be given for any permit for a Commercial Cannabis Activity unless the Board of Supervisors prior to or concurrently with approves a development agreement, pursuant to Section 18.26b of this ordinance, setting forth the terms and conditions under which the Commercial Cannabis Activity will operate in addition to the requirements of this ordinance, all other local ordinances and regulations, state law and such other terms and conditions that will protect and promote the public health, safety and welfare. No use or operation under any permit for a Commercial Cannabis Activity shall be allowed to begin until the development agreement is effective.

Planning. 6 **General - F. Nuisance Odors**

All Commercial Cannabis Activities shall be sited and operated in a manner that prevents Cannabis nuisance odors from being detected offsite. All Commercial Cannabis Activities shall provide a sufficient odor absorbing ventilation and exhaust system so that odor generated inside the Commercial Cannabis Activity that is distinctive to its operation is not detected outside of the operation's facility, anywhere on adjacent lots or public rights-of-way, on or about the exterior or interior common area walkways, hallways, breezeways, foyers, lobby areas, or any other areas available for use by common tenants or the visiting public, or within any other unit located inside the same building as the Commercial Cannabis Activity. In order to control nuisances such as odors, humidity and mold, Commercial Cannabis Activities shall install and maintain at the minimum, the following equipment, or any other equipment that can be proven to be an equally or more effective method or technology to control these nuisances:

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 6

General - F. Nuisance Odors (cont.)

1. An exhaust air filtration system with odor control that prevents internal odors from being emitted externally;
2. An air system that creates negative air pressure between the Commercial Cannabis Activities' interior and exterior, so that the odors generated by the Commercial Cannabis Activity are not detectable on the outside of the Commercial Cannabis Activity.

Planning. 7

General - G. Commercial Cannabis Activity Operator Qualifications

1. All operators and all employees of a Commercial Cannabis Activity must be 21 years of age or older.
2. Operators shall be subject to background checks.
3. Permits for Commercial Cannabis Activities shall not be granted for operators with felony convictions, as specified in subdivision (c) of Section 667.5 of the Penal Code and subdivision (c) of Section 1192.7 of the Penal Code.
4. Applicants providing false or misleading information in the permitting process will result in rejection of the application or nullification or revocation of any permit granted pursuant to this Article.

Planning. 8

General - H. Relocation of a Permitted Commercial Cannabis Activity

In the event the permittee or successor in interest vacates and relocates the Commercial Cannabis Activity to a new location, a new conditional use permit will need to be granted by the County in accordance with this ordinance prior to commencing operations at the new location.

Planning. 9

General - I. Hours of Operation

A Commercial Cannabis Activity operating as a Cannabis Retailer may be open to the public seven days a week only between the hours of 6:00 A.M. and 10:00 P.M. All other Commercial Cannabis Activities may operate only during the hours specified in the conditional use permit granted by the County.

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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 12 **General - L. Restriction on Alcohol and Tobacco Sales or Consumption (cont.)**

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 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.

Planning. 15 **General - N. Security - Part 2**

6. Sensors shall be installed to detect entry and exit from all secure areas.
7. Panic buttons shall be installed in all Commercial Cannabis Activities.
8. Any bars installed on the windows or the doors of a Commercial Cannabis Activity shall be installed only on the interior of the building.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 15

General - N. Security - Part 2 (cont.)

9. Security personnel must be licensed by the State of California Bureau of Security and Investigative Services.

10. A Commercial Cannabis Activity shall have the capability to remain secure during a power outage and all access doors shall not be solely controlled by an electronic access panel to ensure locks are not released during a power outage.

11. A Commercial Cannabis Activity shall cooperate with the County and, upon reasonable notice to the Commercial Cannabis Activity, allow the County to inspect or audit the effectiveness of the security plan for the Commercial Cannabis Activity.

12. The permittee for a Commercial Cannabis Activity shall notify the Riverside County Sheriff's Department immediately after discovering any of the following:

- a. Significant discrepancies identified during inventory.
- b. Diversion, theft, loss, or any criminal activity involving the Commercial Cannabis Activity or any agent or employee of the Commercial Cannabis Activity.
- c. The loss or unauthorized alteration of records related to Cannabis, registering qualifying patients, primary caregivers, or employees or agents of the Commercial Cannabis Activity.
- d. Any other breach of security.

13. Firearms shall not be permitted at a Commercial Cannabis Activity by an owner, manager, employee, volunteer or vendor other than those individuals authorized as a State Licensed Security Personnel.

14. Cannabis or Cannabis Products shall not be stored outside at any time.

Planning. 16

General - O. Permit and License Posting

The permittee shall post or cause to be posted at the Commercial Cannabis Activity all required County and State permits and licenses to operate. Such posting shall be in a central location, visible to the patrons, and in all vehicles that deliver or transport Cannabis.

Planning. 17

General - P. Signage

Signage for a Commercial Cannabis Activity shall comply with the following:

1. In addition to the requirements set forth in this section and California Business and Professions Code section 26152 as may be amended, business identification signage for a Commercial Cannabis Activity shall comply with Section 19.4 of this ordinance.
2. No Commercial Cannabis Activity shall advertise by having a person or device holding a sign or an air

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 17

General - P. Signage (cont.)

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 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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 18 General - Q. Records (cont.)

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 waste generator, Riverside County Ordinance No. 615, and hazardous materials handling, Riverside County Ordinance No. 651, requirements and maintain any applicable permits for these programs from the Riverside County Fire Department, the Riverside County Department of Environmental Health, the Riverside County Department of Waste Resources and the Agricultural Commissioner.

Planning. 24 General - W. Compliance with Local and State Laws and Regulations

1. All Commercial Cannabis Activities shall comply with all applicable local and State laws, ordinances and regulations related to, but not limited to, the following: the California Environmental Quality Act, California Building Code, California Fire Code, Riverside County Ordinance No. 787, Riverside County Ordinance No. 457, Riverside County Ordinance No. 657, Riverside County Ordinance No. 745, Airport Land Use Compatibility Plans, weights and measures regulations, track and trace requirements, pesticide use, water quality, storm water discharge and the grading of land.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 24 General - W. Compliance with Local and State Laws and Regulations (cont.)

2. All buildings and structures, including greenhouse, hoop structures, or other similar structures shall comply with all applicable Building, Fire, and Safety laws and regulations. All buildings and structures shall be reviewed by the Riverside County Building and Safety Department in accordance with the California Building Code and Riverside County Ordinance No. 457 and by the Riverside County Fire Department in accordance with Riverside County Ordinance No. 787 and the California Fire Code.

Planning. 25 General - X. Material Alterations to Premises

No physical change, alteration, or modification shall be made to a Premises without first obtaining the appropriate approvals from the County, including but not limited a substantial conformance or revised permit and all other necessary permits. Alterations or modifications requiring approval include, without limitation: (i) the removal, creation, or relocation of a common entryway, doorway, passage, or a means of public entry or exit, when such common entryway, doorway, or passage alters or changes limited-access areas within the Premises; (ii) the removal, creation, addition, or relocation of a Cultivation Area; (iii) or the addition or alteration of a water supply. The requirement of this Section is in addition to compliance with any other applicable State or local law or regulation pertaining to approval of building modifications, zoning, and land use requirements. In the event that the proposed modification requires a new or modified conditional use permit such permit must be obtained prior to issuance of building permits.

Planning. 26 General - Y. Multiple Commercial Cannabis Activities

Multiple Commercial Cannabis Activities may be allowed on the same lot provided the proposed activities are allowed in the zone classification and meet all requirements in this Article and State Law.

Planning-All

Planning-All. 1 Cannabis Retail Operations - 1

Entrances into the retail location of the Cannabis Retailer shall be separate from the reception area and locked at all times with entry strictly controlled. An electronic or mechanical entry system shall be utilized to limit access and entry to the retail location.

Planning-All. 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

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 4 Cannabis Retail Operations - 12 (cont.)

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.

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.

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 13 **Cannabis Retail Operations - 8 (cont.)**

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.

Waste Resources

Waste Resources. 1 **Waste - General**

Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division.

AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:

- Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.
- Subscribe to a recycling service with their waste hauler.
- Provide recycling service to their tenants (if commercial or multi-family complex).
- Demonstrate compliance with the requirements of California Code of Regulations Title 14.

For more information, please visit:

www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory

Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

The use of mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries is recommended.

Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.

AB 1826 requires businesses and multifamily complexes to arrange for organic waste recycling services. Those subject to AB 1826 shall take at least one of the following actions in order to divert organic waste from disposal:

-Source separate organic material from all other recyclables and donate or self-haul to a permitted organic waste processing facility.

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 1

Waste - General (cont.)

-Enter into a contract or work agreement with gardening or landscaping service provider or refuse hauler to ensure the waste generated from those services meet the requirements of AB 1826.

Plan: CUP190034

Parcel: 650360021

80. Prior To Building Permit Issuance

E Health

080 - E Health. 1 E Health Clearance Not Satisfied

Prior to issuance of the building permit, clearance must be obtained from the Department of Environmental Health.

080 - E Health. 2 Sewer Will Serve Not Satisfied

A "Will Serve" letter is required from the sewer agency serving the project.

080 - E Health. 3 Water Will Serve Not Satisfied

A "Will-Serve" letter is required from the appropriate water agency.

Transportation

080 - Transportation. 1 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.

Waste Resources

080 - Waste Resources. 1 Waste Recycling Plan Not Satisfied

Prior to issuance of a building permit, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

90. Prior to Building Final Inspection

E Health

090 - E Health. 1 Hazmat Clearance Not Satisfied

Obtain clearance from the Hazardous Materials Management Division. Contact Indio office at 760-863-8976

Waste Resources

090 - Waste Resources. 1 Waste - Mandatory Commercial and Organics Recycling Corr Not Satisfied

Prior to final inspection, the applicant shall complete a Mandatory Commercial Recycling and Organics Recycling Compliance form (Form D). Form D requires applicants to identify programs or plans that address commercial and organics recycling, in compliance with State legislation/regulation. Once completed, Form D shall be submitted to the Recycling Section of the Department of Waste Resources for approval. For more information go to:

Plan: CUP190034

Parcel: 650360021

90. Prior to Building Final Inspection

Waste Resources

090 - Waste Resources. 1 Waste - Mandatory Commercial and Organics Recycling Corr Not Satisfied
www.rcwaste.org/business/planning/applications. To obtain Form D, please contact the Recycling
Section at 951-486-3200, or email to: Waste-CompostingRecycling@rivco.org.

090 - Waste Resources. 2 Waste Reporting Form and Receipts Not Satisfied

Prior to final building inspection, evidence (i.e., waste reporting form along with receipts or other types of verification) to demonstrate project compliance with the approved Waste Recycling Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.



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: EEL - Riverside County, LLC

Contact Person: Elliot Lewis, Managing Member E-Mail: elewisbroker@gmail.com

Mailing Address: 1900 Main Street, #500
Street
Irvine, CA 92614
City *State* *ZIP*

Daytime Phone No: (562) 370-3780 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: Franklin W. Gibson & Sandra J. Gibson, Co-Trustees U/D/T dated 10/28/93

Contact Person: Sandra J. Gibson, Co-Trustee E-Mail: jeaniegibson715@gmail.com

Mailing Address: 16991 Bolero Lane
Street
Huntington Beach, CA 92649
City *State* *ZIP*

Daytime Phone No: (714) 345-1726 Fax No: () _____

Riverside Office • 4080 Lemon Street, 12th Floor Desert Office • 77-588 El Duna Court, Suite H
 P.O. Box 1409, Riverside, California 92502-1409 Palm Desert, California 92211
 (951) 955-3200 • Fax (951) 955-1811 (760) 863-8277 • Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

APPLICATION FOR LAND USE AND DEVELOPMENT

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the use permit type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the use permit is ready for public hearing.)

Franklin W. Gibson, Co-Trustee

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

Sandra J. Gibson, Co-Trustee

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): 650-360-021

Approximate Gross Acreage: 0.64

General location (nearby or cross streets): North of Adelaid Street, South of Northshore Street, East of Front Street, West of Northshore Street

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

The Applicant will renovate 1,792 square feet of 72064 Adelaide Street, Thousand Palms, CA 92276, to establish a cannabis storefront retailer with delivery pursuant to

Cannabis RFP Response CAN190034.

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	7,734	24'	1	Industrial office / warehouse	<input type="checkbox"/>	BNR020061
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 CAN190034 and an Application for Development Agreement

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

If yes, provide Application No(s). PP17612 (Plot Plan); PP17822 (Minor Plot Plan); FP02055 (Historical Planning Case)
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) EA38545 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) Franklin W. Gibson Franklin W. Gibson, Co-Trustee Date 10/9/2019
Owner/Authorized Agent (2) Sandra J. Gibson Sandra J. Gibson, Co-Trustee Date 10/9/2019

APPLICATION FOR LAND USE AND DEVELOPMENT

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

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

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

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **MARCH 24, 2021**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501

Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference and at the place of hearing, as listed above. Public access to the meeting location will be allowed but limited to comply with the Executive Order. Information on how to participate in the hearing will be available on the Planning Department website at: <https://planning.rctlma.org/>. For further information regarding this project please contact the Project Planner Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that 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: Gabriel Villalobos
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on February 08, 2021

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

APN (s) or case numbers CUP190034 / DA1900022 for

Company or Individual's Name RCIT - GIS,

Distance buffered 600'

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

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

TITLE: GIS Analyst

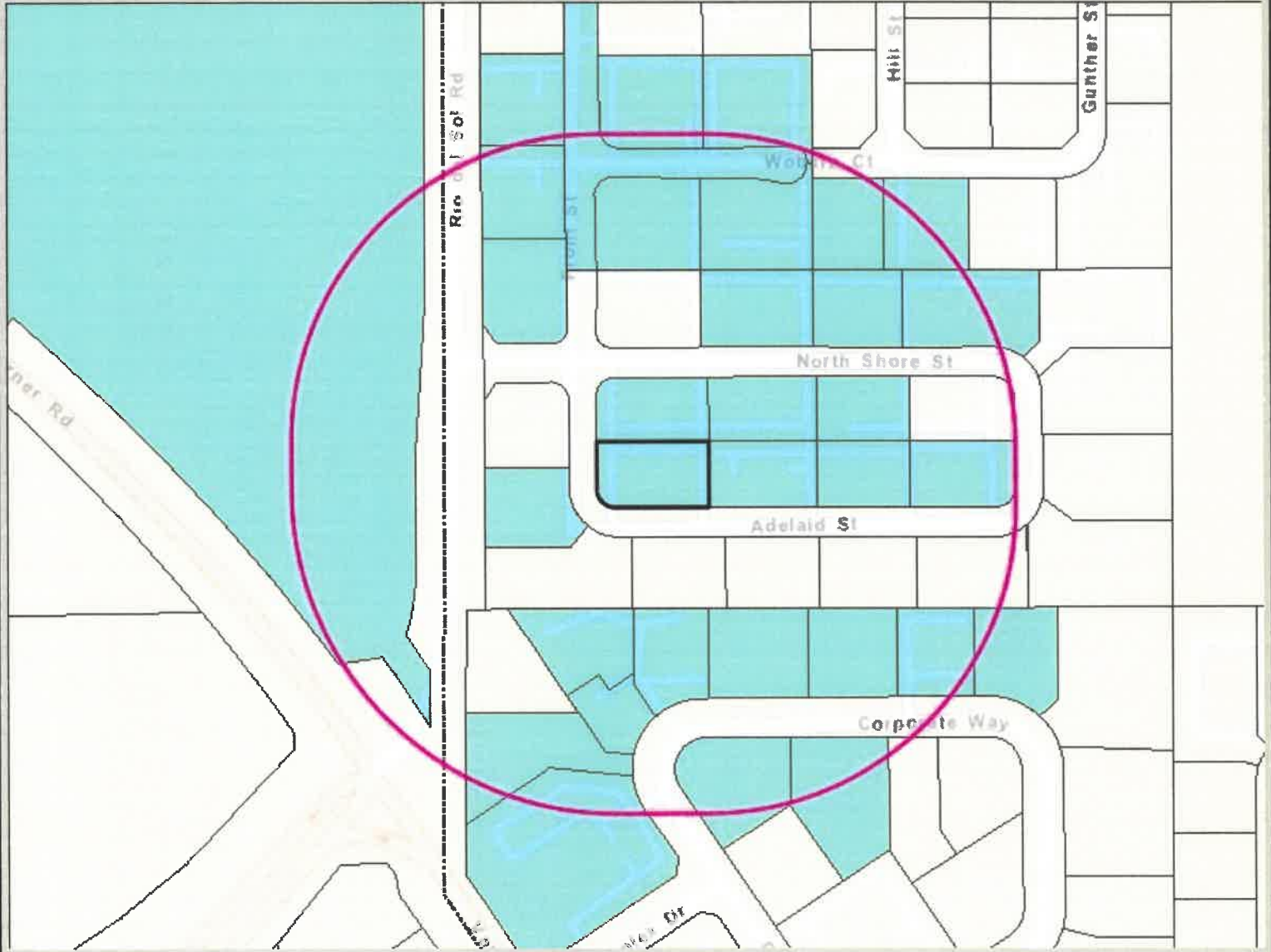
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

Riverside County GIS Mailing Labels

CUP190034 / DA1900022 (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... 2/8/2021 11:31:09 AM

© Riverside County RCIT

650080016
FRANK HARRISON
83295 N SHORE DR
INDIO CA 92203

650080058
FORSCHE PROP
PO BOX 1144
LA QUINTA CA 92253

670240017
RIO DEL SOL @ VARNER
622 N PALM CANYON DR
PALM SPRINGS CA 92262

650350013
ADM PROP
28 HAMMOND STE F
IRVINE CA 92618

650360021
FRANKLIN W. GIBSON
17602 SAMPSON LN STE B
HUNTINGTON BEACH CA 92647

650360018
NATALINE FRANCIS PISCITELLI
39301 BADGER ST STE 300
PALM DESERT CA 92211

650360022
OSTRO INV
1327 11TH ST # 6
SANTA MONICA CA 90401

650080059
AMERICAN MOBILE CORP
72050A CORPORATE WAY
THOUSAND PALMS CA 92276

650080089
INTERSEC DEV
77900 AVENUE OF THE STARS
PALM DESERT CA 92211

650360012
DOUG DENBOER
637 BIG CANYON DR W
PALM SPRINGS CA 92264

650360013
FOX LILLIAN ANN LIVING TRUST DTD 04/18/1997
78301 TRUE COUNTRY CT
BERMUDA DUNES CA 92203

650360015
BISON INV
17602 SAMPSON LN
HUNTINGTON BEACH CA 92647

650350036
RANCHO NINE HOLDINGS
P O BOX 13164
PALM DESERT CA 92255

650080041
MATTHEW V. JOHNSON
PO BOX 754
RANCHO MIRAGE CA 92270

650350006
N617KM
26021 ATLANTIC OCEAN
LAKE FOREST CA 92630

650080030
THOMAS L. BLACK
P O BOX 729
RANCHO SANTA FE CA 92067

650350002
JRP REALTY CA
30643 FRONT ST
THOUSAND PALMS CA 92276

650350025
THOUSAND PALMS BUSINESS PARK OWNERS
P O BOX 13164
PALM DESERT CA 92255

650360014
CORDOVA INV PARTNERS
3055 WILSHIRE BLVD STE 1010
LOS ANGELES CA 90010

650080031
MARY ESCAMILLA
P O BOX 265
THOUSAND PALMS CA 92276

650080088
RL ASSET HOLDINGS
P O BOX 1047
THOUSAND PALMS CA 92276

650350003
BERNARD WHITE & SONS
71905 HWY 111 STE E
RANCHO MIRAGE CA 92270

650350004
AIRGAS WEST INC
3737 WORSHAM AVE
LONG BEACH CA 90808

650360003
R L ASSET HOLDINGS
P O BOX 1047
THOUSAND PALMS CA 92276

650360019
TIMOTHY WESLEY LEWIS
57632 SUNNYSLOPE DR
YUCCA VALLEY CA 92284

650360016
ADJ PROP
73186 CYPRESS DR
RANCHO MIRAGE CA 92270

650080017
GERRY REALTY
78955 MARTINIQUE DR
BERMUDA DUNES CA 92203

650080039
A & M STONE & CABINET
72060 CORPORATE WAY
THOUSAND PALMS CA 92276

650080042
ERIK S. MOLLER
78455 AVENUE 41
INDIO CA 92201

650350005
DOUGLAS G. DENBOER
637 BIG CANYON DR W
PALM SPRINGS CA 92264

650350034
THOUSAND PALMS BUSINESS PARK OWNERS
38858 LOBELIA CIR
PALM DESERT CA 92211

650360001
HODGE CAPITAL CO
645 E BLITHEDALE AVE
MILL VALLEY CA 94941

650360020
J C EHRLICH CO INC
1125 BERKSHIRE BLV NO 150
READING PA 19610

Applicant/Owner:

EEL – Riverside County, LLC
c/o Elliot Lewis
1900 Main Street, #500
Irvine, CA 92614

Applicant/Owner:

EEL – Riverside County, LLC
c/o Elliot Lewis
1900 Main Street, #500
Irvine, CA 92614

Engineer/Rep:

Graphia architecture & Engineering
c/o Sean Freitas
100 Gateway Drive, Suite 120
Lincoln, CA 95648

Engineer/Rep:

Graphia architecture & Engineering
c/o Sean Freitas
100 Gateway Drive, Suite 120
Lincoln, CA 95648

Owner:

Franklin W. Gibson & Sandra J. Gibson
16991 Bolero Lane
Huntington Beach, CA 92649

Owner:

Franklin W. Gibson & Sandra J. Gibson
16991 Bolero Lane
Huntington Beach, CA 92649

Non-County Agencies:

Richard Drury
Komalpreet Toor
Lozeau Drury, LLP
1939 Harrison Street, Suite 150
Oakland, CA 94612

Kirkland West
Habitat Defense Council
PO Box 7821
Laguna Niguel, Ca, 92607-7821



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Interim 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.: Conditional Use Permit No. 190034 (CUP190034)/Development Agreement No. 1900022 (DA1900022)

Project Location: The project is located north of Adelaide St, east of Front St, and south of Northshore St. The project is located in the Western Coachella Valley Area Plan and is located in the Thousand Palms District.

Project Description: Conditional Use Permit No. 190034 (CUP190034) proposes to use an existing building as a storefront for a cannabis retailer with office space related to cannabis business, which shall only occupy 1,792 square feet of the entire building that is 7,734 square feet. In addition, the cannabis retailer will provide mobile delivery services which shall operate between the allowed hours of 11 AM to 10 PM. Development Agreement No. 1900022 (DA1900022) will impose a lifespan of 10 years on the proposed cannabis project, will grant the applicant vesting rights to develop the Project in accordance with the terms of CUP190034 and this development agreement, and provides community benefits to the Thousand Palms Area.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: EEL – Riverside County, LLC, c/o Elliot Lewis, 1900 Main Street #500, Irvine, CA 92614

Exempt Status: (Check one)

- | | |
|---|--|
| <input type="checkbox"/> Ministerial (Sec. 21080(b)(1); 15268) | <input checked="" type="checkbox"/> Categorical Exemption (Sec. 15301, Sec. 15061(b)(3)) |
| <input type="checkbox"/> Declared Emergency (Sec. 21080(b)(3); 15269(a)) | <input type="checkbox"/> Statutory Exemption (_____) |
| <input type="checkbox"/> Emergency Project (Sec. 21080(b)(4); 15269 (b)(c)) | <input type="checkbox"/> Other: _____ |

NOTICE OF EXEMPTION

Reasons why project is exempt: This project is exempt from the California Environmental Quality Act (CEQA) review pursuant to State CEQA Guidelines Section 15301 (Existing Facilities). This exemption specifically provides that "the key consideration is whether the project involves negligible or no expansion of use" and examples include the interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances. The proposal for CUP190034 shall include renovation of an existing 7,734 square foot building used for commercial purposes to be used as a Cannabis retail storefront, the proposed use shall only occupy 1,792 square feet of the existing building, with the remaining area not included as part of the proposed project and to be partitioned off and separated from the actual project space. Under this categorical exemption, the interior and exterior alterations including the interior partitions and exterior signage are included.

None of the exceptions pursuant to State CEQA Guidelines section 15300.2 would occur. 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. The proposed cannabis related use does not present any unusual circumstances since it would present similar environmental impacts compared to any other retail use that would be permitted to occupy the project site. Since all impacts of the proposed use would be similar to other uses that would occupy the space, all potential cumulative impacts of this use were also previously addressed in the prior approvals. No historic resources are known to exist on the site that could be impacted since the site is recently developed. The site is not known to be located on a hazardous site based on available data. Additionally, since 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). Accordingly, there are no exceptions to the above categorical exemptions that would prevent them from applying.

This proposed project is also exempt from California Environmental Quality Act (CEQA) review pursuant to Article 5 - Preliminary Review of Projects and Conduct of Initial Study, Section 15061 (b)(3), which provides: Once a lead agency has determined that an activity is a project subject to CEQA, a lead agency shall determine whether the project is exempt from CEQA. The Project is deemed to be a "project" pursuant to CEQA. The Project is a retail business (cannabis retail) and includes the renovation of an existing 7,734 square foot structure. No cultivation, testing, microbusiness, distribution, or manufacturing is involved with the Project or project site. The Project is EXEMPT under State CEQA Guidelines Section 15061 because Section (b) (3) provides: The activity is covered by the general rule that CEQA applies only to projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The proposed Project will continue to utilize the site as a commercial land use and 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.

County Contact Person

Phone Number

Signature

Title

Date

Date Received for Filing and Posting at OPR: _____




**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

3 . 2

Planning Commission Hearing: April 21, 2021

PROPOSED PROJECT

Case Number(s):	SP00343A02, GPA200005, CZ2000025, PPT200021, TPM38040	Applicant(s): SoCal Arena Company LLC
Environmental:	Addendum to EIR No. 470	Representative(s): Meridian Consultants, LLC
Area Plan:	Western Coachella Valley	
Zoning Area/District:	Thousand Palms District	
Supervisory District:	Fourth District	
Project Planner:	Russell Brady	
Project APN(s):	695-100-004 through 695-100-014	 John Hildebrand Planning Director

PROJECT DESCRIPTION AND LOCATION

GENERAL PLAN AMENDMENT NO. 200005 (GPA200005) is a proposal to change the subject site’s General Plan land use designation from Community Development: Business Park (CD:CT) to Community Development: Commercial Tourist (CD:CT), update Figure 3 of the Western Coachella Valley Area Plan and other related tables and figures to reflect the Planning Area boundary changes proposed by Amendment No. 2 to Specific Plan No. 343. GPA No. 200005 also modifies Western Coachella Valley Area Plan Policy 15.4 to allow alternative standards for free standing signs for on-site advertising within Specific Plans by including the following provision: “e. the provisions of this policy shall not apply to signs and development located in an approved Specific Plan where the approved Specific Plan has sign design guidelines or standards”.

AMENDMENT NO. 2 to SPECIFIC PLAN NO. 343 (SP00343A02) is a proposal to amend the adopted specific plan land use plan and the specific plan text of Specific Plan No. 343 by:

- Including a Planning Area 11 within the existing Specific Plan boundaries for the purposes of accommodating a sports and events arena;
- Reducing the acreage of the existing Planning Area 8 to accommodate Planning Area 11;
- Revising the boundaries of Planning Areas 4, 6B, and 7 to accommodate Planning Area 11;
- Updating the Specific Plan land use plan to reflect Planning Area 11 and changes to Planning Areas 4, 6B and 7; and,
- Incorporating guidelines for signs specific to Planning Area 11, including guidelines for digital signage.

CHANGE OF ZONE NO. 2000025 is a proposal to modify the Specific Plan Zoning Ordinance text to include permitted and conditionally permitted uses and development standards, including standards for signs, for Planning Area 11, make clarifying revisions to the ordinance text and to establish the boundaries of the Specific Plan Planning Areas by metes and bounds.

TENTATIVE PARCEL MAP NO. 38040 is a proposal for a Schedule E subdivision of 101.50 gross acres into four parcels, one parcel for the proposed concurrent arena and related facilities, one parcel including the primary parking area for the arena, one parcel for adjacent Planning Areas 6B and 8, and one parcel for entry road/landscaping from Varner Road.

PLOT PLAN NO. 200021 is a proposal to construct and operate a sports and events arena totaling 273,879 square feet with a maximum height of 58 feet on 44.4 gross acres with 3,000 parking spaces. The arena is planned to host an American Hockey League (AHL) team and provide a venue for other events including other sports events, concerts, cultural events, conferences, and conventions. The arena includes a variety of facilities and services that include but are not limited to, up to 11,700 spectator seating for a concert scenario, concessions, bars, clubs/lounges, meeting rooms, kitchens, retail, team practice facilities, management offices, and media support facilities. A 35,000 square foot hockey training facility is also proposed next to the arena for AHL team practice and the community.

The description as included above and as further detailed in the Initial Study/Addendum constitutes the “Project” as further referenced in this staff report.

The overall Project is located northeast of Interstate-10 and Varner Road, east of Cook Street, west of Washington Street, north of 38th Avenue, south of Chase School Road.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION:

CONTINUE WITH DISCUSSION to May 5, 2021, 2021.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	Specific Plan No. 343 (NorthStar)
Specific Plan Land Use:	Championship Golf Course, Golf Clubhouse Facilities, Deluxe Golf-View Hotel, Resort Golf-View Villas, Resort Timeshare Units, Golf-View Condominiums, Mixed Use Retail Village, Industrial Park, Executive Office, Community Commercial
Existing General Plan Foundation Component:	Community Development, Open Space
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	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)
Proposed General Plan Land Use Designation:	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)
Policy / Overlay Area:	
Surrounding General Plan Land Uses	
North:	Open Space: Conservation Habitat (OS:CH), Light Industrial (CD:LI)
East:	Open Space: Conservation Habitat (OS:CH), High Density Residential (CD:HDR)
South:	Freeway, City of Palm Desert
West:	Commercial Retail (CD:CR), Light Industrial (CD:LI), Business Park (CD:BP)
Existing Zoning Classification:	Specific Plan (Specific Plan No. 343)
Proposed Zoning Classification:	Specific Plan (Specific Plan No. 343, Planning Areas 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11)
Surrounding Zoning Classifications	
North:	Natural Assets (N-A), Controlled Development Areas (W-2)
East:	Natural Assets (N-A), Controlled Development Areas (W-2)
South:	Rural Residential (R-R)
West:	Scenic Highway Commercial (C-P-S), Controlled Development Areas (W-2), Industrial Park (I-P)
Existing Use:	Golf course, vacant graded land
Surrounding Uses	
North:	Vacant land, industrial
East:	Vacant land
South:	Freeway, rail line
West:	Vacant land

Specific Plan Amendment Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	455.75	N/A
Current Maximum Floor Area	2,068,000 plus 350 Key Hotel	N/A
Proposed Maximum Floor Area	1,544,035 plus 350 Key Hotel	N/A

Plot Plan Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	44.4 (gross)	N/A

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Proposed Building Area (SQFT):	273,879	295,000 (per proposed SP Amendment)
Floor Area Ratio:	0.14	N/A
Building Height (FT):	58'	70'

Tentative Parcel Map Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	101.5 (gross)	N/A
Proposed Minimum Lot Size:	4.22 (gross)	N/A
Total Proposed Number of Lots:	4	N/A
Map Schedule:	E	

Parking:

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Total Seats/Occupancy</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Arena	273,879	1 parking space/ 3 seats	9,198 fixed seats 11,700 (concert max.)	3,066 3,900	3,005 onsite, additional parking planned offsite for large events

Located Within:

City's Sphere of Influence:	Yes – City of Cathedral City
Community Service Area (“CSA”):	No
Special Flood Hazard Zone:	Yes, FEMA 100-year floodplain
Agricultural Preserve:	No
Liquefaction Area:	Yes – Moderate
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat (“SKR”) Fee Area:	No
Airport Influence Area (“AIA”):	No

PROJECT LOCATION MAP



Figure 1: Overall Project Location Map



Figure 2: Detail Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Continuance from April 7, 2021 Planning Commission

Staff recommended continuance from the April 7th Planning Commission meeting to April 21st primarily to allow additional time for the public to have available the staff report, EIR Addendum, and other documents to consider prior to the Planning Commission taking action on the project. Additionally, a comment letter from Lozeau Drury was received that primarily noted concerns on the analysis in the EIR Addendum relative to biological resources, air quality, and on the appropriateness of the EIR Addendum. At the time of writing of this staff report, staff is continuing preparation of responses to the comment letter and those are planned to be provided prior to the April 21st Planning Commission meeting. There were other items that staff and commissioners noted at the meeting where more information was desired by the April 21st Planning Commission meeting and those are detailed below.

County staff, in particular Fire Department staff, have continued to evaluate the design and operation of the arena, its potential demand for public safety services, the services available in the area, the on-site emergency services and procedures proposed by the applicant, impact fees applicable to the arena and overall Specific Plan, as well as information on emergency service responses for comparable facilities. Staff anticipates having an update on the assessment of public safety services by the April 21st Planning Commission meeting.

The findings below in the Environmental Review and Environmental Findings section of the staff report details the required findings for the Addendum and the Initial Study-Addendum and supporting appendices with technical reports provide the details for each CEQA topic for analysis. EIR No. 470, certified in 2006, was prepared to evaluate the environmental impacts of the NorthStar Specific Plan project. The Project, including an amendment to the NorthStar Specific Plan, the preparation of an Addendum to EIR No. 470 CEQA in accordance with CEQA Section 21166 and CEQA Guidelines Section 15162 and 15164 is the appropriate approach to the environmental review of the proposed Project. The applicable standard of review is whether the changes to the NorthStar Specific Plan via the Amendment to incorporate the proposed arena component of the Project will result in any new significant impacts or substantially more severe significant impacts than were identified in EIR No. 470 for the NorthStar Specific Plan Project.

It is important to note that the Addendum does not fully rely on the information in the 2006 EIR. The Addendum contains fully updated current information and analysis for each topic evaluated in EIR No. 470 to support its conclusions that the proposed Specific Plan Amendment to allow the arena project will not result in any new or substantially more severe impacts than identified in EIR No. 470.

The Addendum's approach to transportation impacts is affected by the changes for CEQA that went into effect in 2020 to no longer analyze traffic from a level of service (LOS) or congestion method but from a vehicle miles traveled (VMT) method. Although the original EIR cited some figures for VMT estimates for the Specific Plan, the accuracy of these figures could not be confirmed based on current methods for VMT analysis. Due to this, the Project performed an updated analysis to calculate the projected VMT from the current adopted Specific Plan and the projected VMT from the proposed amended Specific Plan. This analysis included a variety of factors that included the planned operation of the arena and the expected distances to be traveled by visitors to the arena given the wide draw it would be expected to have for certain types of events. The results of the VMT analysis concluded that the buildout of the proposed amended Specific Plan would result in a difference of less than 1% total annual VMT compared to the

Maximum Arena Construction Emissions

Source	VOC	NOx	CO	SOx	PM10	PM2.5
	pounds/day					
Year 2021	70	53	193	<1	16	6
Year 2022	71	33	99	<1	8	2
Maximum	71	53	193	<1	16	6
SCAQMD Mass Daily Threshold	75	100	550	150	150	55
Threshold exceeded?	No	No	No	No	No	No

Although Greenhouse Gas Emissions were not specifically evaluated in the original EIR, similar to the VMT analysis, a Greenhouse Gas Emissions analysis was performed to compare the current Specific Plan to the proposed Specific Plan. The results of the analysis as shown in the tables below show that the proposed amendment to the Specific Plan would result in a reduction in greenhouse gas emissions compared to the current approved Specific Plan. The arena component of the project will incorporate various greenhouse gas emission reduction measures that are listed in the greenhouse gas screening table included in the Addendum to achieve the minimum 100 points required by the Riverside County Climate Action Plan (CAP). One item of particular note is the requirement for the project to provide on-site renewable energy generation that meets 20% of the energy demand of the arena. The project proposes photovoltaic solar panels around the arena building covering some of the pedestrian pathways that are calculated to meet 20% of the annualized energy demand of the arena.

Operational Approved Specific Plan Greenhouse Gas Emissions

Source	MTCO2e per year
Area	14
Energy	21,834
Mobile	58,571
Waste	1,426
Water	4,368
TOTAL	86,213

Operational Proposed Specific Plan Greenhouse Gas Emissions

Source	MTCO2e per year
Construction (amortized)	154
Area	14
Energy	19,422
Mobile	58,750
Waste	920
Water	4,182
TOTAL	83,442

Although traffic impacts from a LOS basis is no longer required for CEQA analysis purposes, the Project does still require a LOS based analysis for General Plan consistency purposes due to General Plan Circulation Element Policy 2.1. The Project performed a traffic analysis to determine the trip generation and VMT of the buildout of the Specific Plan as proposed to be amended and specifically the LOS impacts of the arena on its own. The proposed buildout of the Specific Plan would generally swap in the arena use within Planning Area 11 with a reduction in approximately 800,000 square feet of business park building area in Planning Area 8. Due to the operation of the arena and the anticipated events it would hold starting at 7:00 P.M., most of the pre-event traffic would be outside of the typical P.M. peak period of traffic of 4:00 P.M. to 6:00 P.M. The original EIR already anticipated a once a year special event scenario, the Bob Hope Chrysler Classic with an estimated attendance of 50,000 people that resulted in 8,512 A.M. peak hour trips and 7,837 P.M. peak hour trips maximum from that event on its own. The arena on its own is anticipated to have up to 3,166 pre-event hour trips and 4,199 post-event hour trips that represent a substantial reduction from the event related trips to the original EIR. Although the events for the arena will be more frequent than the once a year as analyzed in the original EIR, the criteria for review for LOS analysis is based on daily and peak hour impacts and not an annualized basis.

The original EIR determined potential significant impacts for the special event scenario at the following intersections. The EIR also included certain measure to help reduce impacts, but did not quantify what reduction in impacts these measures would have on the impacted intersections.

- Monterey Avenue & Varner Road
- Cook Street & Varner Road
- Cook Street & I-10 Eastbound Ramps
- Cook Street & Gerald Ford Drive
- Avenue 38 & Varner Road
- Berkey Drive & Varner Road
- Washington Street & Varner Road

The Project traffic analysis indicates that the below intersections would operate temporarily at LOS F without Traffic Management Plan (TMP) measures for pre-event concert sellout scenario. With the inclusion of recommended TMP measures, these intersections would temporarily operate at LOS E or better as detailed in the traffic analysis. All other arena event scenarios either pre- or post-event result in less impacts that would similarly be adequately addressed from recommended TMP measures.

- Cook Street & Varner Road
- Cook Street & I-10 Westbound Ramps
- Cook Street & I-10 Eastbound Ramps
- Varner Road & Berkey Drive.

Although the arena use may generate a high volume of traffic pre- and post-event, these would largely fall outside of the peak hour of traffic thus not increasing the amount of expected traffic during peak periods compared to the current approved Specific Plan. Despite the Project not resulting in an increase in impacts on LOS compared to the original EIR, the arena use would still present a substantial amount of traffic generated on surrounding roads for limited time periods. The traffic analysis prepared for the project did not include a detailed TMP since that is typically prepared closer to the opening of the arena. A detailed TMP will be developed in coordination with the County of Riverside, City of Palm Desert, CalTrans, and other appropriate agencies prior to occupancy of the arena. This TMP may include but not be limited to the below general measures to accommodate traffic pre- and post-event to minimize impacts on LOS on surrounding roads during these limited timeframes as noted above. The TMP will continue to be re-evaluated depending on real world traffic conditions and patterns to adjust measures to limit traffic impacts. However, a conceptual TMP is in the process of being prepared, including inclusion of certain additional measures based on public feedback received from outreach.

- Modify signal timing, including change cycle length and splits
- Traffic signal or traffic control officer (TCO) operation
- Temporary intersection lane reconfiguration (lane additions and/or lane reassignments and/or channelization's (with traffic cones/delineators and message boards)
- Re-direction/directional management of arena traffic
- Utilize changeable message boards to direct incoming patrons to designated routes/areas.
- Changeable message signs
- Fixed signage program
- Arena website with informational transportation and parking materials for patrons and visitors.

As noted above on greenhouse gas emissions, the arena will incorporate solar panels to meet 20% of the energy demand for the arena component of the project. In addition to that, the design and operation of the arena incorporates a variety of other measures to enhance sustainability. Other design and operation sustainability measures are anticipated to be presented to the Commission at the April 21st meeting.

A comment letter was received from Lozeau Drury the morning of the April 7th Planning Commission meeting. The comments in this letter address whether an Addendum is the appropriate form of documentation for the arena project, and also includes comments on the biology, air quality, and greenhouse gas emission analysis in the Addendum. As addressed above, preparation of an Addendum is consistent with both the CEQA statute and CEQA Guidelines. The comments state that preparation of an Addendum is not appropriate because EIR No. 470 is a Program EIR on the NorthStar Specific Plan project and since the arena was not initially included in the NorthStar Specific Plan. The basis of this comment is that EIR No. 470 was prepared as a Program EIR, which is not correct. EIR No. 470 is a Project EIR prepared for the NorthStar Specific Plan project. Since the Project includes a proposed amendment to this specific plan, updating the analysis in EIR No. 470 in an Addendum is appropriate.

Subsequent to approval of the NorthStar Specific Plan in 2007, the entire specific plan area was mass graded and the Classic Club Golf Course and clubhouse were constructed. The mitigation measures adopted with approval of the NorthStar Specific Plan in 2007 were implemented during this construction

and apply to the arena project. Soil was imported to the site of the proposed arena between 2011 and 2017 and the site has been regularly cleared and maintained and does not contain native habitat for this reason. A biological resource study is appended to the Addendum for an offsite improvement electrical distribution improvement planned by the Imperial Irrigation District (IID) 1.65 miles northwest of the arena site at the northern end of Cook Street. Specifically, approximately 11 new power poles are proposed to close a gap in IID's distribution network in this area. The comments appear to be discussing biological resources that may be present north of the Specific Plan Area as opposed to reflecting the current conditions within the Specific Plan area which reflect land development activities since 2007.

Technical comments were also provided on the air quality emissions modeling and analysis and the greenhouse gas emissions analysis provided in the Addendum. Detailed technical responses to these comments are planned to be provided before the April 21st meeting. These comments do not raise any issues that require substantial revisions to the analysis that would affect the conclusions.

Background:

Current Specific Plan

Specific Plan No. 343 (NorthStar) was originally approved by the Board of Supervisors in 2006. The Specific Plan includes primarily non-residential and resort type uses oriented around a golf course. The land use designations and planned uses include hotels, timeshare units, condominiums, retail, office, and industrial park uses. The Specific Plan and the Environmental Impact Report prepared for it anticipated and analyzed the potential use of the golf course for major golf events that would attract a large number of people.

Since approval of the Specific Plan, the golf course and clubhouse have been constructed and been in operation since 2007. An Amendment No. 1 to the Specific Plan was applied for in 2007 and subsequently withdrawn. No other implementing development projects have been submitted for the other portions of the Specific Plan until the submittal for the current project proposal.

Specific Plan Amendment

The proposed Specific Plan Amendment would incorporate a new Planning Area 11, within the current boundaries of the Specific Plan by primarily reducing the acreage of current Planning Area 8 along with some reductions and boundary changes to Planning Areas 3, 4, 6B, and 7. This new Planning Area 11 is for the purposes of accommodating a sports arena use. Planning Area 8 would reduce from approximately 69 acres with up to 1,200,000 square feet of building area down to 28 acres with up to 381,035 square feet of building area.

TABLE IV-1 LAND USE SUMMARY NORTHSTAR SPECIFIC PLAN					
PLANNING AREA	LAND USE DESCRIPTION	LAND AREA (ACRES)	D.U. /ACRE	DWELLING UNIT TOTAL	MAXIMUM FLOOR AREA (SQ. FT.)
1	18-hole Golf Course	240.00	NIA	NIA	NIA
2	Golf Clubhouse	5.90	NIA	NIA	81,000
3	Golf View Hotel	17.60	NIA	NIA	350 (key), 25,000 square foot spa, 32,000 square feet of meeting rooms
4	Golf View Villas	7.30	7.4	54	NIA
5	Resort Timeshare Units	9.95	21.7	216	NIA
6	Golf View Condominiums	33.20 30.68	16.6	550	NIA
7	Mixed Use Retail Village	36.20	NIA*	150	400,000
8	Industrial Park (Research & Development)	69.60 30.72	NIA	NIA	1,200,000 381,035
9	Executive Office	16.00	NIA	NIA	230,000
10	Community Commercial	20.00	NIA	NIA	100,000
11	Arena & Event Center Hockey Training Facility	41.4	NIA	NIA	260,000 35,000
TOTAL	NIA	455.75	NIA	970	2,068,000 1,544,035 sq. ft. and 350 Key Hotel

Figure 3: Propose Specific Plan Land Use Table

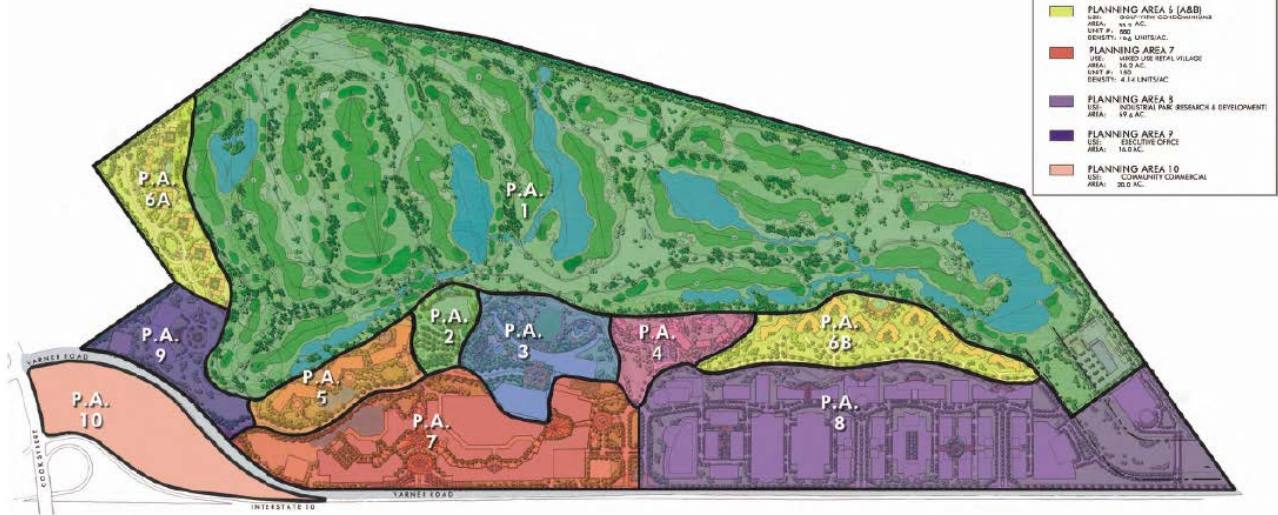


Figure 4: Existing Specific Plan Land Use Plan

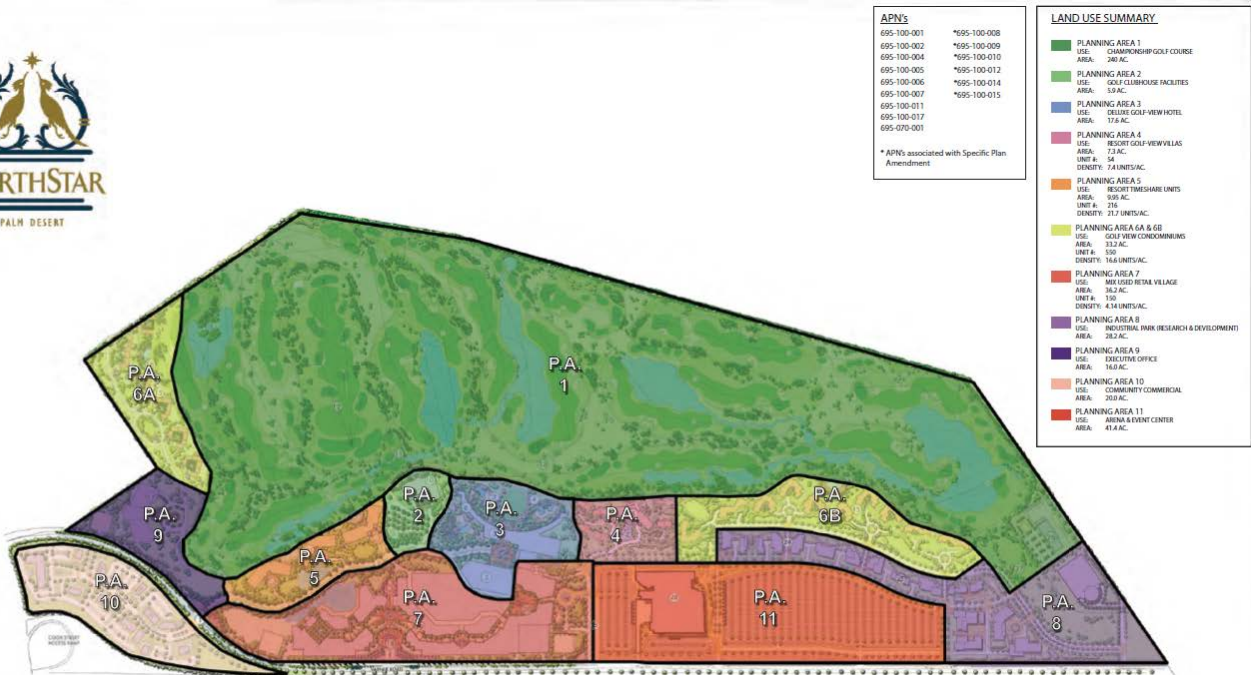


Figure 5: Proposed Specific Plan Land Use Plan

Arena Events

The arena is planned to primarily be used by the future AHL team that is estimated at up to 46 games annually. Other events as detailed in the Initial Study/Addendum for the Project include an estimated 45 concerts, 38 family shows, 10 other non-hockey sporting events, and 20 other events on an annual basis.

Concerts are anticipated to have an average attendance of 7,500 people with a maximum of 11,700 people. Concerts would typically be on Fridays or Saturday evenings between 7:00 p.m. and 11:00 p.m.

Family shows would occur year round with entertainment events intended for children and families. These type of events typically occur over a 3-day block (Friday through Sunday) with up to 3 performances occurring between afternoon (2:00 to 5:00 P.M.) and evening (7:00 to 10:00 P.M.). Average attendance is anticipated at 4,000 people with 5,000 maximum attendance.

Other sports events could include professional, collegiate, amateur, high school or youth at a local, regional, or international level. Average attendance is anticipated at 7,000 people with maximum of 10,000 people.

Other events vary on their type including conventions, conferences, cultural events, and other similar types of events and are anticipated to be smaller scale with an average attendance of 800 people with a maximum of 3,000 people.

In addition to the varying number of people or patrons for an event, the arena is anticipated to have a varying number of employee based on the event or non-event day. The arena is anticipated to have 60 regular employees. For event days the number of additional employees ranges between 20 and 125 depending on the event type.

Parking

The required amount of parking for stadium and sports arenas based on Ordinance No. 348 Section 18.12 is 1 parking space per 30 sq. ft. of net assembly area. Based on a potential concert as a maximum occupancy scenario for the arena that would be 11,700 occupancy with 79,450 sq. ft. of net assembly area, 2,648 parking spaces would be required.

The Plot Plan includes 3,000 total parking spaces provided that is included primarily on parcel 2 of the proposed Tentative Parcel Map with the arena on parcel 1 including some parking spaces. An agreement will be required to be entered between the two properties that ensures parking on parcel 2 serves the arena on parcel 1 prior to or with recordation of the subdivision or prior to occupancy of the building, whichever occurs first. This parking on parcel 2 will also potentially serve future uses elsewhere in the Specific Plan when the parking is not needed to serve the arena.

The 3,000 parking spaces on parcels 1 and 2 would meet the required parking based on Ordinance No. 348 requirements on its own based on maximum occupancy. However, the applicant anticipates for events where maximum occupancy is anticipated, additional parking will be provided via the nearby Xavier High School, Cal State San Bernardino Palm Desert Campus, or other locations within the Specific Plan not yet developed. Prior to occupancy, a more detailed parking program showing the offsite parking location and design, at what level of arena occupancy would the offsite parking be triggered, an agreement for use of offsite parking, and plan for transport of patrons would be required to be reviewed and approved by Planning to address the potential parking demand for maximum occupancy events.

Signs

The Western Coachella Valley Area Plan contains Policy 15.4 that apply specific development criteria for signs for projects located certain scenic corridors, including Interstate-10 along the Project's frontage. The criteria address maximum height and surface area for purposes of minimizing impacts on the scenic corridor. No provisions are currently included that provide direction on how existing or amended Specific Plans that contain sign design criteria that may exceed the criteria from this policy. The specific provision from the policy relative to this site that is within 330 feet of the nearest edge of a freeway but farther than 660 feet from a freeway exit would mean that a single freestanding sign for the arena would be limited to a maximum height of 25 feet and maximum surface area of 150 square feet.

The Project proposes certain on-site advertising signs that would exceed the height and area criteria of Policy 15.4 and would be deemed inconsistent with this policy as currently adopted. These include the primary freeway facing digital sign and other secondary monument signs. For this reason, the applicant proposes including an additional provision to Policy 15.4 that would exclude Specific Plans that contain sign design guidelines or standards from the sign design criteria of the policy area and defer to the sign design guidelines or standards of the Specific Plan.

Although the policy's purpose to apply universal limiting criteria along these scenic corridors is sensible to reduce impacts to these corridors, it does not provide flexibility for areas like Specific Plans that have considered and limited impacts to scenic corridors and provide appropriate design guidelines and criteria compared to other development projects outside of Specific Plans where no such analysis or guidelines are available. Additionally, policies at a General Plan level are better suited to provide general guidance and limitations rather than the detailed design criteria that are currently included in Policy 15.4. This change to the policy has been addressed in the Addendum prepared for the project.

The Project does propose revisions to the Specific Plan's current sign design guidelines to include specific provisions related to sign design for Planning Area 11, including standards for digital signage. These provisions divide Planning Area 11 specifically around the arena into sub areas with their own specific allowed types of signs and standards for each sign type. The provisions for digital signage utilize criteria from CalTrans on digital signage for consistency and to minimize any potential impacts to distract drivers on Interstate-10 and other roadways the sign may be visible as well as to minimize lighting impacts on surrounding properties. The following figures show the different sign zones for the different types and size of signs allowed and following are the conceptual locations and design for the 70' maximum primary freeway sign and 45' maximum secondary monument signs in the freeway zone. The final designs for all signs would be submitted and approved separately as part of a detailed sign plan package that would be approved administratively subject to the criteria included in the proposed Specific Plan sign design guidelines criteria.

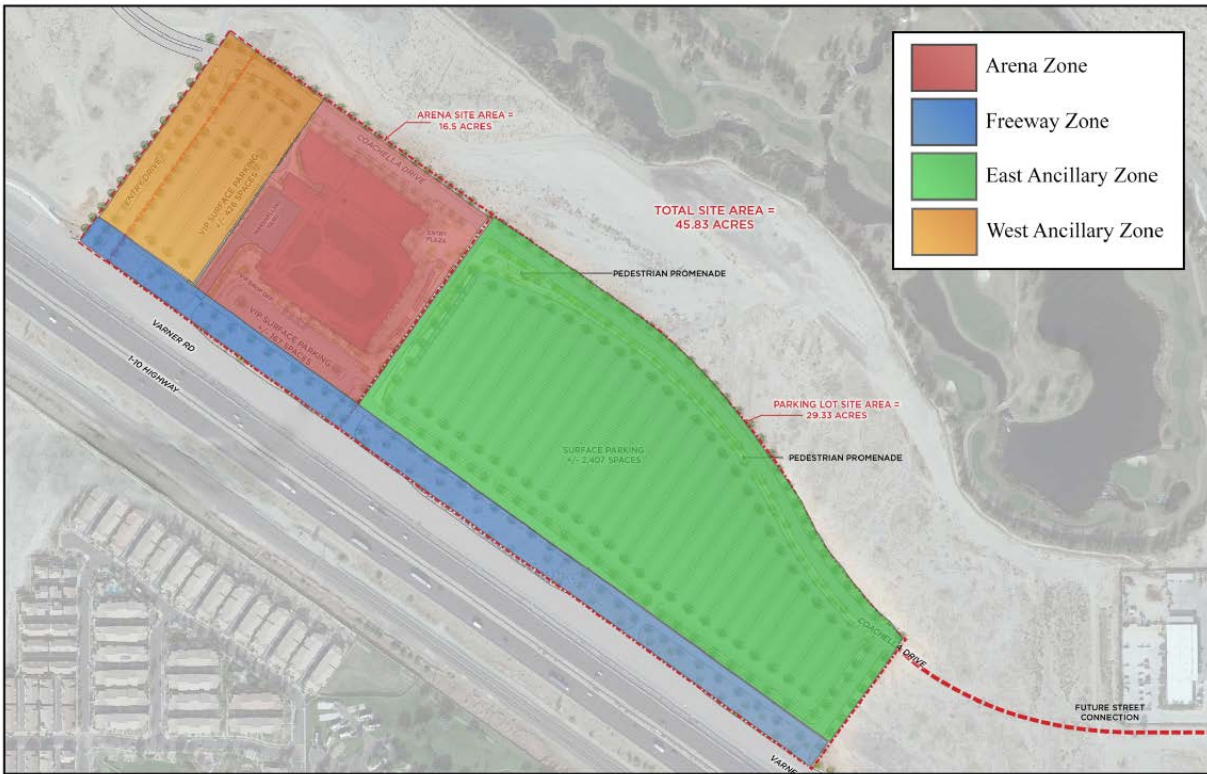


Figure 6: Sign Zones

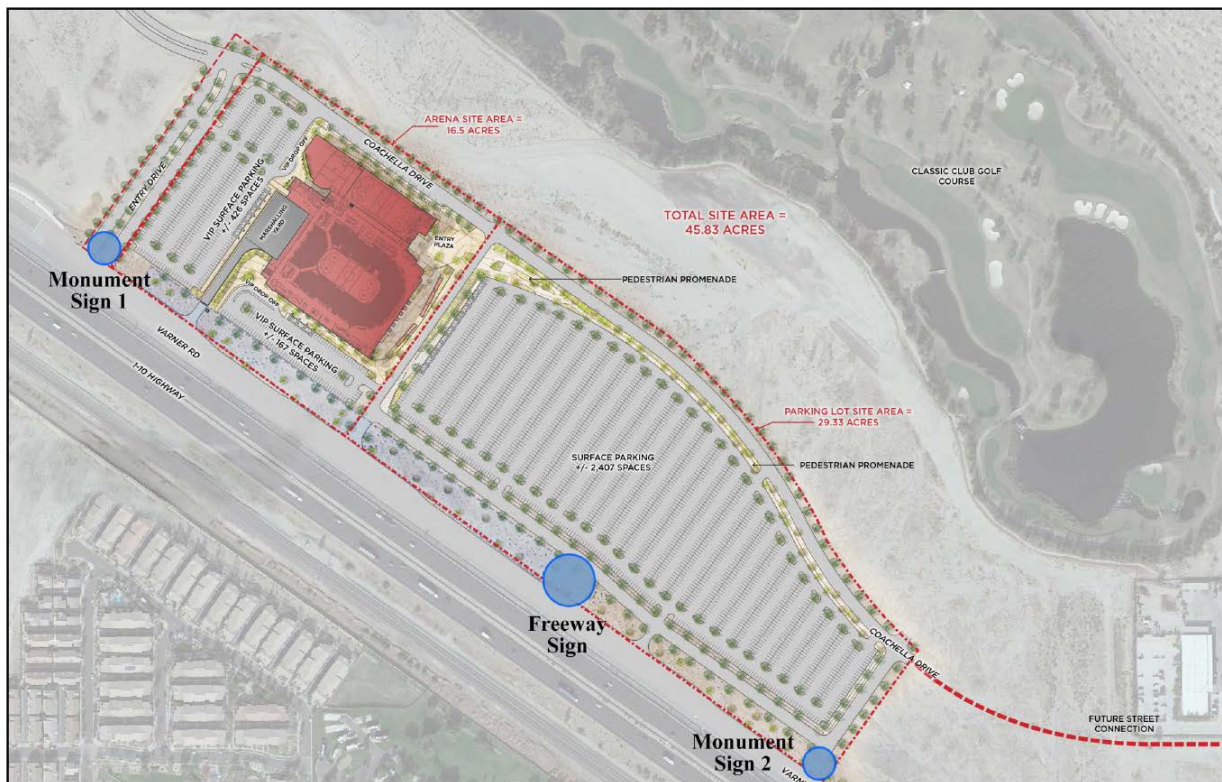


Figure 7: Freeway Zone Planned Sign Locations

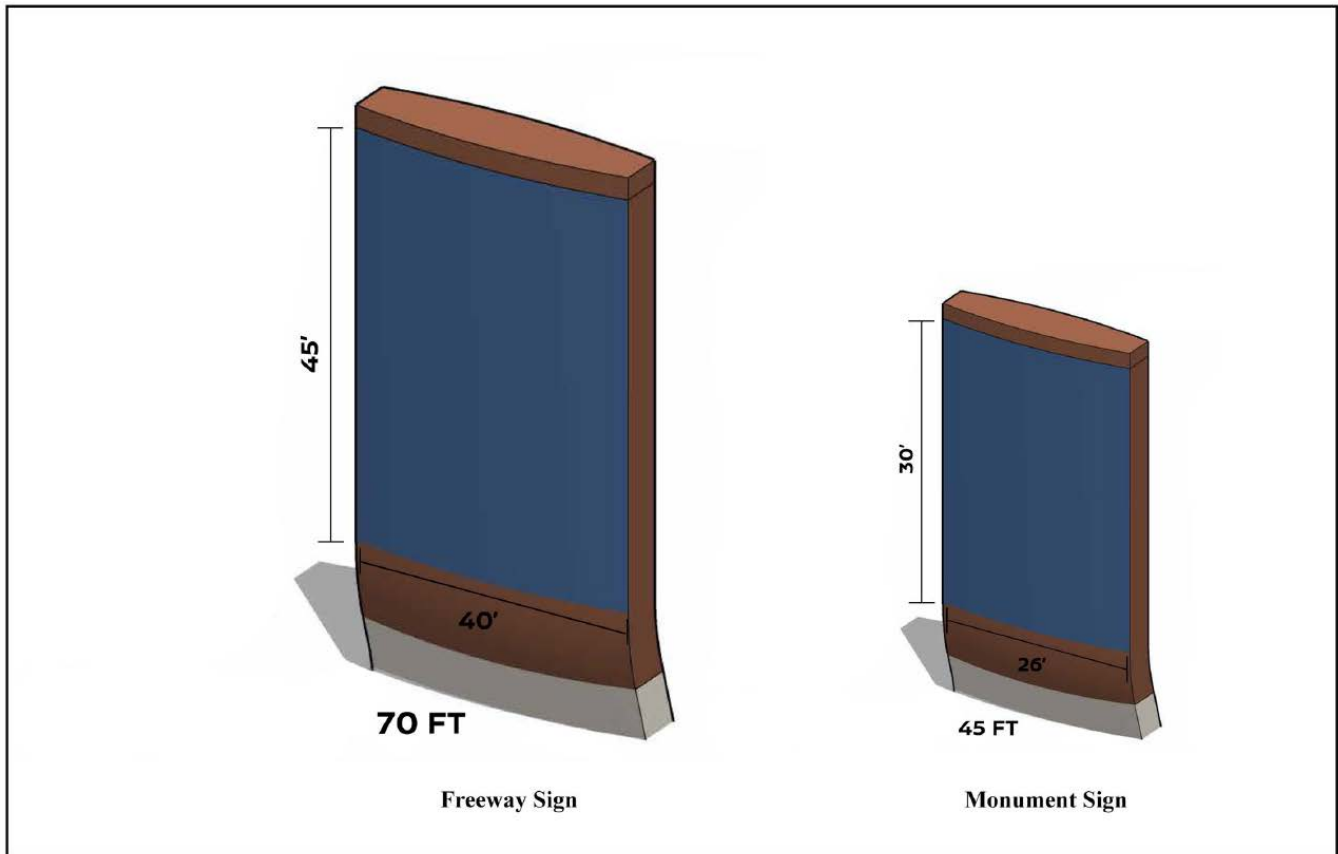


Figure 8: Freeway Zone Sign Conceptual Designs

SP No. 343A2 and General Plan Amendment No. 200005 were submitted to the County of Riverside on September 14, 2020. Change of Zone No. 2000025 was submitted to the County of Riverside On October 19, 2020. Plot Plan No. 200021 was submitted to the County of Riverside on October 21, 2020. Tentative Parcel Map No. 38040 was submitted to the County of Riverside on November 12, 2020.

ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS

State CEQA Guidelines Section 15162 provides that an addendum to an adopted Environmental Impact Report may be prepared if only minor technical changes or additions are necessary or if none of the conditions described below have occurred:

1. *Substantial changes are proposed that would require major revisions to the EIR or negative declaration.*

The proposed Project amends and implements Specific Plan No. 343 (NorthStar Specific Plan) to include a Planning Area 11 within the existing Specific Plan boundaries and reduce and modify the boundaries of other Planning Areas. From the proposed Amendment to the Specific Plan and the development of the arena, the overall impacts of the Specific Plan is either the same or reduced due to a corresponding reduction in development capacity in Planning Areas reduced in size as well as the current EIR analyzing large scale events related to the golf course as is detailed in the

Initial Study/Addendum and supporting technical reports. Therefore, no substantial changes are proposed that would require major revisions to the EIR.

2. *Substantial changes would occur requiring major revision of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.*

As demonstrated in the accompanying Initial Study/Addendum and supporting technical reports, the proposed Project would not require major revisions to the previously-certified EIR No. 470 because the Project would not result in any new significant impacts to the environment, nor would it create substantial increases in the severity of the environmental impacts previously disclosed in the EIR No. 470. In summary, although the Project would accommodate an arena that would attract a substantial number of trips and associated air emissions and noise generation, EIR No. 470 had already analyzed the potential for large events oriented around the golf course from a peak daily impacts perspective, as well as corresponding impacts from the previously approved industrial park use of the site. The Initial Study/Addendum details this prior analysis and how the proposed Project would not increase these daily impacts to result in any greater impacts.

Due to the inclusion of Vehicle Miles Traveled (VMT) as the current threshold for Transportation impacts, an analysis was performed to compare the projected VMT from the current Specific Plan to the proposed Amended Specific Plan. This analysis determined that the Amended Specific Plan is anticipated to result in similar or reduced VMT from what was previously evaluated and approved. Therefore, looking specifically at VMT, as well as annualized traffic delay, air emissions, or noise related to vehicular traffic, the proposed Project would result in similar or reduced impacts from the original project that was analyzed in EIR No. 470. This similar or reduced VMT is primarily due to the offset seen from the reduction in industrial park uses to accommodate the proposed Planning Area 11 (industrial park uses were approximately reduced from 69.60 acres to 30.72 acres) and the higher amount of daily and annual trips from those uses compared to the arena use that is less frequently used for events even if the trips for those events may be longer in distance on average. Thus, the proposed Project would not require major revisions to the previously-certified EIR No. 470.

EIR No. 470 concluded that implementation of the overall Specific Plan would result in significant and unavoidable impacts to air quality, noise, traffic, and conversion of prime farmland and farmland of statewide importance. As demonstrated in the accompanying Initial Study/Addendum and supporting technical reports, there are no components of the proposed Project that would result in new or increased impacts to air quality, noise, traffic, or farmland, as compared to what was previously evaluated under EIR No. 470. As such, the proposed Project would not result in any new significant environmental impacts or substantially increase the severity of impacts identified in EIR No. 470 under the issue areas of air quality, traffic, farmland, or noise.

Subsequent to the certification of EIR No. 470, no substantial changes in the circumstances under which the Project would be undertaken have occurred. The Project site comprises the same boundaries of the Specific Plan as originally approved. Since approval of the Specific Plan, the site has been mass graded pursuant to required grading permits based on the conceptual grading plan for the Specific Plan and implementation of applicable mitigation measures from EIR No. 470. Land uses surrounding the site include primarily vacant land. Areas on the opposite side of Interstate-10 that were previously vacant have been developed, but much of the previous vacant land remains vacant land. Other areas on the opposite side of Interstate-10 developed as residential

when the original EIR was certified have remained residential, although some areas have been redeveloped. The Project would result in a reduction in the amount of traffic generated by uses on the Project site as compared to what was evaluated for the site by EIR No. 470 as is further shown in the Initial Study/Addendum and supporting technical reports; thus, it can be concluded that the Project's impacts to transportation facilities (including local roads and freeways) would be reduced in comparison to the Project evaluated by EIR No. 470. As demonstrated in the accompanying Initial Study/Addendum supporting technical reports, no substantial changes have occurred in the surrounding area that would result in new or more severe impacts to the environment as compared to what was evaluated and disclosed in EIR No. 470.

3. *New information of substantial importance, which was not known and could not have been known at the time the previous EIR was certified as complete or the negative declaration was adopted, which results in any of the following:*
- a) *The Project will have one or more significant effects not discussed in the previous EIR or negative declaration;*
 - b) *Significant effects previously examined will be substantially more severe than shown in the previous EIR;*
 - c) *Mitigation measures or alternatives previously found not to be feasible would become feasible and would substantially reduce one or more of the significant effects of the Project but the Project proponents decline to adopt the mitigation measure or alternative; or,*
 - d) *Mitigation measures or alternatives that are considerably different from those previously analyzed and would substantially reduce one or more significant effect on the environment, but the Project proponent declines to adopt the mitigation measure or alternative.*

Subsequent to the certification of EIR No. 470, no new information of substantial importance has become available which was not known and could not have been known at the time the EIR No. 470 was prepared. Changes in law have occurred since certification of EIR No. 470 that have resulted in more environmentally-protective rules and regulations (e.g., increased energy efficiency, water conservation, fuel efficiency, etc.) to which the Project would be required to comply. Compliance with modern rules and regulations would result in decreased impacts to the environment as compared to what was assumed, evaluated, and disclosed by EIR No. 470.

The proposed Project would not result in any new or substantially more severe significant environmental impacts beyond those disclosed in EIR No. 470.

Subsequent to the certification of EIR No. 470, no new mitigation measures or alternatives have been identified that were infeasible at the time EIR No. 470 was certified and that would substantially reduce impacts to air quality or traffic-related noise, which were identified as significant and unavoidable by EIR No. 470.

Subsequent to the certification of EIR No. 470, no new mitigation measures or alternatives that are considerably different from those analyzed in EIR No. 470 have been identified to reduce the significant unavoidable impacts to air quality or due to traffic-related noise.

The Initial Study/Addendum prepared for this Project analyzed if any of the conditions listed above would occur in light of the proposed Project. No new significant impacts would occur as a result of the proposed Project that were not previously addressed in the EIR. No new impacts would

result in terms of substantial environmental damage, serious public health problems, or substantial and avoidable injury to fish or wildlife of their habitats.

Solar Energy:

Riverside County Climate Action Plan, as revised in 2019, includes Measure R2-CE1 which requires renewable energy generation by projects of a certain size. This measure requires the production of 20% of the energy demand for commercial, office, industrial or manufacturing uses totaling more than 100,000 square feet. This measure has been applied to this Project based on feasibility analysis provided and will be further implemented by the conditions of approval to determine the specific amount of renewable energy generation that is necessary. This is anticipated to be accommodated via solar panels that would cover some of the pedestrian walkways around the arena building.

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 General Plan Land Use Designations of 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). The Plot Plan area currently has a General Plan Land Use Designation of Business Park (CD:BP). SP No. 343A2 would include a new Planning Area 11 with a proposed Commercial Tourist General Plan land use designation as well as modify the boundaries of Planning areas 4, 6b, 7 and 8 to accommodate the creation of Planning Area 11.
2. The Project site has a Zoning Classification of Specific Plan. The Project proposes to change the Specific Plan zoning ordinance to include Planning Area 11 and to establish the allowed uses within Planning Area 11, which includes the arena use and supporting or ancillary uses.

Entitlement Findings:

General Plan Amendment No. 200005:

For an Entitlement/Policy General Plan Amendment, the following findings are required to be made:

Pursuant to Ordinance No. 348, Section 2.4 C.2., the first two findings (C.2.a and C.2.b) are required and one additional finding (C.2.c through C.2.g) is also required. The additional findings selected as the additional finding (C.2.c) is that special circumstances or conditions have emerged that were unanticipated in preparing the General Plan and (C.2.f) that an amendment is required to expand basic employment job opportunities and that would improve the ratio of jobs-to-workers in the County.

1. The proposed changes do not involve a change in or conflict with:
 - a. The Riverside County Vision.

The General Plan Vision Statement, in its introductory discussion on Risk, provides, "We readily acknowledge that there is a certain degree of risk and uncertainty regarding future expectations,

especially as they relate to land resources and how we manage them. At the same time, through the unique planning opportunities present here, we seek to make the risks known and avoid arbitrary and capricious decision making that aggravates the normal risks in human affairs.” The Project as proposed is not without its risks and potential impacts to the environment, but these have been documented in the Addendum to the Environmental Impact Report and made available for the public and for decision makers on the Project to consider.

On the introductory discussion of Employment, the General Plan Vision Statement provides, “We acknowledge gainful employment as one of the most basic individual needs and value a growing and diversified job base within which our residents may find a wide range of income opportunities in the agricultural, commercial, industrial, office, tourism, and institutional sectors of our economy.” The Project would continue directly provide employment onsite through the operation of the arena and is expected to have secondary employment and economic benefits for other businesses in the area.

On the topic of Sustainability and Global Environmental Stewardship, the General Plan Vision Statement provides, “Measures that reduce carbon emissions and increase energy efficiency are now routinely included in all areas of growth within Riverside County – new development, retrofitting of existing structures, as well as new and ongoing operations.” As is shown in the Climate Action Plan screening tables included with the Project Initial Study/Addendum, the Project is providing certain design and operational measures to limit the Project’s contribution to greenhouse gas emissions to be consistent with state reduction goals.

On the topic of Jobs and the Economy, the General Plan Vision Statement provides, “Implementation of the RCIP provides a clear picture of the fiscal implications of land use policies and documents the financial, as well as physical and social viability of communities in Riverside County.” The proposed Project would continue to support employment in the area. Additionally, the Project has been designed in consideration of the surrounding area to design and operate the Project to minimize impacts to the surrounding area, which is detailed in the Project’s Initial Study/Addendum.

This is simply a sampling of the General Plan Vision Statement topics that the General Plan Amendment is consistent with and not an exhaustive list of Vision topics. There are no other provisions or statements within the Riverside County Vision that the General Plan Amendment are inherently inconsistent with. Therefore, the proposed General Plan Amendment would not conflict with the Riverside County Vision.

b. Any General Planning Principle Set forth in General Plan Appendix B:

The General Plan Principle IV.C. provides that “where appropriate, each community should be encouraged to develop a ‘community center’ as the focus and place of concentrated civic activity”. The proposed Project with the inclusion of the arena and planned supporting retail, office, and other uses will represent a primary focal point for civic activity where daily and special activities would be accommodated.

General Plan Principle VII.B.1 and 2 provide, “provide employment-generating uses in Riverside County, with capacity for enough jobs to employ the workers who live in Riverside County to the maximum extent possible” and “stimulate the growth of businesses focused on national and international markets”. These principles are highlighted in the Project through its direct and indirect

employment impacts it is anticipated to have along with the events that will occur with the arena that could attract visitors and businesses to the area.

This is simply a sampling of the Principles that the proposed General Plan Amendment is consistent with and not an exhaustive list of all consistent Principles. There are no Principles that the General Plan Amendment inherently conflicts with. Therefore, the proposed General Plan Amendment would not conflict with the Riverside County General Planning Principles set forth in General Plan Exhibit B.

c. Any Foundation Component designation in the General Plan.

The proposed land use designation would be within the same Foundation Component of the General Plan. Thus, the proposed General Plan Amendment is consistent with the Community Development Foundation.

2. The proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them.

The purposes of General Plan are to set direction for land use and development in strategic locations, provide for the development of the economic base, establish a framework of the transportation system, and ensure the preservation of extremely valuable natural and cultural resources. The Project is strategically located to provide for greatest ease of access to the arena utilizing Interstate-10 and minimizing vehicle travel on other roads through communities. The change to WCVAP Policy 15.4 would continue to protect scenic resources in the area while providing for flexibility for signs within Specific Plans. Therefore, the proposed General Plan Amendment would help contribute to the achievement of the purposes of the General Plan by strategically planning for appropriate land uses in specific locations; the Project therefore is not detrimental to the purposes of the General Plan.

3. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.

The proposed land use designation change for the Planning Area 11 area is from Business Park to Commercial Tourist. The Specific Plan as currently approved is a response to general market demands and projections for non-residential land uses with a Business Park land use designation. The desire and market for an arena that is a unique land use in the area is a new circumstance that was not originally anticipated at the time the Specific Plan was originally approved and the General Plan amended at that time to reflect the land use designations of the Specific Plan. Additionally, the proposed arena use is not wholly inconsistent with the current Business Park land use designation, but the Commercial Tourist land use designation better reflects and provides greater consistency with a tourist oriented use like an arena. So although there is a change in land use designation, it is not a substantial change for context of the circumstances necessary to support the change in land use designation. The remaining land use designation changes due to reduction or changes to other Planning Area boundaries are a result of this creation of Planning Area 11, so these same new circumstances apply for all land use designation changes proposed by the Project.

The current Policy 15.4 of the Western Coachella Valley Area Plan (WCVAP) has the intent of limiting the size and multitude of signs within certain identified scenic corridors. The policy takes a single direction approach to this by simply limiting the size and number of signs to collectively limit impacts to the corridors. The specific provision from the policy relative to this project site, which is within 330

feet of the nearest edge of a freeway but farther than 660 feet from a freeway exit would mean that a single freestanding sign for the arena would be limited to a maximum height of 25 feet and maximum surface area of 150 square feet. As is shown by this limitation, the policy does not provide flexibility to consider how large a site is, the use on a site, the importance of identification of a particular use to vehicles, or the relative impacts of certain size or number of signs on the scenic corridor. The proposed revision to the policy would retain the current standards to apply in the area plan and the applicable scenic corridors, but would allow for more flexibility for Specific Plans to consider their unique locations, uses, signage needs, and impacts to scenic resources to provide alternative sign design guidelines or standards. The current Specific Plan already contains a sign design guidelines section and the Specific Plan Amendment proposes to supplement these guidelines with provisions for signage specific to Planning Area 11 that includes digital signage and provisions to subareas of Planning Area 11 to provide more customized standards appropriate to limit the size, number, and type of signs in certain subareas, while allowing for larger signs in certain areas intended to be directed towards vehicles on Interstate-10. The guidelines have considered and are supplemented with documentation that shows the planned larger signs relative to the views from Interstate-10 and the backdrop of the scenic corridor that show the limited impacts this single, although larger, sign along a long stretch of frontage has on the overall aesthetics of the corridor. Additionally, similar to the land use designation changes, Policy 15.4 did not anticipate a use like an arena that may have more unique and greater need for signage compared to more typical, limited uses that would be expected along Interstate-10 or other listed scenic corridors while still limiting impacts to and preserving the scenic corridors as the intent for the policy. These represent new circumstances that were not anticipated in the creation of Policy 15.4 in the General Plan.

4. An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.

The project site has been vacant since its designation as a Business Park in 2006 by the Specific Plan. In the fifteen years since, the project site has been unable to attract a viable development or project with its current land use designation. The proposed project presents a viable use for the site with a Commercial Tourist land use designation, with jobs created by the construction of the project and additional jobs for the arena use once construction is completed. Additionally, the arena use with events would be anticipated to have economic and employment impacts to complementary serving uses like restaurants and hotels that would serve patrons of the arena.

Specific Plan Amendment

In accordance with Government Code section 65454 and Section 2.9.D. of Ordinance No. 348, SP No. 343A2 is consistent with the Riverside County General Plan for the following reasons:

1. The Project proposes to add Planning Area 11 for the arena use and contract other planning areas along with changes to the sign standards for the Specific Plan. The modifications to the Specific Plan text will not result in changes that will change or intensify the overall development plan for the Specific Plan area as is supported by the Addendum to the EIR. Furthermore, the proposed amendment will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat, because the proposed footprint for development has always been proposed for development and appropriate mitigation measures have been incorporated into EIR No. 470 to ensure protection of these species and habitat where they may exist.

The Project is consistent with the overall Specific Plan, which provides for a variety of recreational and tourist oriented uses with supporting commercial uses within the Specific Plan. The proposed Specific Plan Amendment will also be consistent with the General Plan as proposed to be amended. The Specific Plan and the current amendment to its relationship to the General Plan is addressed in the Specific Plan document. Furthermore, as is detailed in the General Plan Amendment findings,

Change of Zone No. 2000025

1. The Project site is zoned Specific Plan. Change of Zone No. 2000025 proposes to modify the Specific Plan Zoning Ordinance text and zoning map to reflect the new Planning Area 11 and the permitted uses and development standards, as well as the re-configuration of Planning Area boundaries and acreages from the creation of Planning Area 11. The proposed changes to the zoning ordinance remains consistent with the Specific Plan No. 343 Land Use Plan as proposed to be amended and specific plan text with the permitted uses and development standards included in the zoning ordinance and remains consistent with the General Plan as amended based on the previous findings for the General Plan Amendment and Specific Plan Amendment.

Tentative Parcel Map No. 38040

Tentative Parcel Map No. 38040 is a Schedule "E" subdivision to divide 101.5 acres into four parcels at 4.27 gross acres, 16.51 gross acres, 25.34 gross acres, and 52.90 gross acres. The findings required to approve a Map, pursuant to the provisions of the Riverside County Zoning Ordinance No. 460, are as follows:

1. The proposed map, subdivision design and improvements are consistent with the Specific Plan and General Plan, specifically General Plan Principle IV.A.1 which provides that the intent of the General Plan is to foster variety and choice in community development. General Plan Principle I.G encourages efficient use of land by locating more intense development in appropriate areas. The proposed development is located along Varner Road and Interstate-10 to serve traffic to and from the site. The arena is a unique land use that would provide a focal point for the community and help foster local economic development while limiting impacts and being compatible with the surrounding community. The subdivision is consistent with the Specific Plan since the subdivision fosters the development of the arena as is anticipated by the Specific Plan and to set aside other parcels for future development in other planning areas of the Specific Plan. The subdivision is consistent with all development standards from the Specific Plan and proposed Specific Plan Zoning Ordinance as is detailed in the following development standards section.
2. The site of the proposed map is physically suitable for the type of development and density because the site is relatively flat and previously graded and is located along a major roadway, Varner Road, between Cook Street and Washington Street that both access Interstate-10 that is conducive to commercial development that would be fostered by the proposed subdivision. Infrastructure to serve the commercial development including water and sewer are readily available. This subdivision is consistent with the proposed General Plan land use designation of Commercial Tourist as noted in previous findings.
3. The design of the proposed map or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat since the proposed subdivision because any development impacts of the parcels have been previously addressed in the Environmental Impact Report for Specific Plan No. 343 and the current Addendum

to the Environmental Impact Report and any potential impacts of development on the proposed parcels have been addressed in these analyses.

4. The design of the proposed map or the type of improvements are not likely to cause serious public health problems, since the proposed subdivision and the implementing development of the parcels has been detailed in the previous Environmental Impact Report for Specific Plan No. 343 and the current Addendum to the Environmental Impact Report. The current subdivision itself does not propose any further impacts than what is addressed in these analyses.
5. The proposed land division meets the requirements of Ordinance No. 460 for a Schedule 'E' Map. Ordinance No. 460 requires all land divisions to conform to the County's General Plan, applicable specific plans, Ordinance No. 348 and with the requirements of Ordinance No. 460. The Project specifically complies with the Schedule 'E' improvement requirements of Ordinance No. 460 Section 10.10 as listed below:
 - a. Streets. Streets are proposed as shown on the Tentative Map, which include dedication and improvements for roads on the west and north side of the subdivision internal of the Specific Plan with the required street width dedication and improvements consistent with the required street width dedication and improvements consistent with the General Plan Circulation Element. Curb and gutter and sidewalks are included for all proposed improved streets. Varner Road is already dedicated and improved to required standards.
 - b. Domestic Water. Domestic water service will be supplied by Coachella Valley Water District via underground pipes consistent with the requirements set forth in California Administrative Code Title 22, Chapter 16.
 - c. Fire Protection. The subdivision and any future commercial development will be required to comply with Ordinance No. 787. Fire protection measures shall be determined based on specific interior tenant designs and building code requirements.
 - d. Sewage Disposal. Sewer service will be supplied by Coachella Valley Water District, which has sufficient capacity to handle the anticipated waste load.
 - e. Fences. At minimum the Project is required to provide six-foot high chain link fencing along any canal, drain, expressway, or other feature deemed hazardous. No such hazardous feature exists adjacent to the Project. Interstate-10 is located near the Project site across Varner Road, but this boundary already includes a chain link fence.
 - f. Electrical and Communication Facilities. The Project will provide electrical, telephone, street lighting, cable television service with lines place underground
6. The design of the proposed land division or the type of improvements will not conflict with street dedications, acquired by the public at large, for access through, or use of, property within the proposed land division. No such dedications exist on the property that would need to be removed.
7. Tentative Parcel Map No. 38040 is consistent with the minimum lot size allowed by the Project site's Zoning Classification of Specific Plan, Planning Area 11 (based on the C-1/C-P zone) since there is no minimum lot size standard.

Plot Plan No. 200021

The following findings are required to approve the Plot Plan, pursuant to the provisions of Ordinance No. 348:

1. The proposed use conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. The Project site is proposed to be designated as Commercial Tourist in the Riverside County General Plan and as Arena & Event Center Hockey Training Facility within Specific Plan No. 343 (NorthStar Specific Plan) Planning Area 11. The Plot Plan proposes the construction of an arena to be used for sports events, concerts, and other special events. This use is consistent with the Commercial Tourist land use designation of the General Plan as well as the planned land uses of the Specific Plan since these uses are specifically listed as anticipated uses for each of these designations in the General Plan and Specific Plan Planning Area 11.
2. Planning Area 11 of the Specific Plan utilizes Section 9.1 of Ordinance No. 348 to establish the allowed and conditionally allowed uses in Planning Area 11. The proposed use, a sports arena, is an allowed use with an approved plot plan pursuant to Section 9.1(b)(15) of Ordinance No. 348.
3. The overall development of the land shall be designed for the protection of the public health, safety and general welfare. As detailed in the Project's Initial Study and Addendum and the Environmental Impact Report previously prepared for the Specific Plan, all impacts have been reduced to the minimum amount feasible. EIR No. 470 prepared for Specific Plan No. 343 determined that potentially significant and unavoidable impacts to air quality, traffic, noise and farmland are anticipated. These impacts were analyzed and feasible mitigation incorporated in the EIR and through this Project to reduce these impacts to the maximum amount feasible. Conditions of approval incorporated for the Plot Plan will further ensure that public health, safety and general welfare are protected.
4. The proposed use conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property, as areas surrounding the Plot Plan site are located within the Specific Plan and have been designed in coordination to be compatible and complementary land uses. Additionally, the proposed Project would not inhibit development of surrounding areas.
5. The plan for the proposed use shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof. Varner Road along the Plot Plan's frontage is already improved. Other roads extending from Varner Road into the Specific Plan area will be improved by the Project based on applicable road standards that will incorporate sidewalks for pedestrian connectivity. The overall Specific Plan area is located within a FEMA flood hazard area. The overall Specific Plan Master Drainage Plan is designed to protect the development areas in the Specific Plan from the 100-year flood without increasing any flood hazards on neighboring properties. Existing and planned drainage improvements for the arena and overall Specific Plan include the arena being 1.5 feet above the 100-year flood plain, a diversion channel to the golf course, a culvert and channel along Varner Road to collect runoff from Varner Road and onsite runoff, and outlet channel downstream of the Specific Plan to redistribute flows to match existing conditions.

6. The proposed uses are consistent with Ordinance No. 348 and Specific Plan No. 343, in particular with the permitted uses and development standards of the Specific Plan, Planning Area 11 as proposed by the Specific Plan Amendment and Change of Zone as detailed in the following Development Standards Findings section. The Plot Plan proposes an arena and supporting uses that are permitted in the proposed Specific Plan Zoning Ordinance for Planning Area 11 with approval of a Plot Plan.
7. All plot plans which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. The plot plan proposes a single building, so this requirement is not applicable.

Development Standards Findings:

1. The existing Zoning Classification for the Project site is Specific Plan. Development standards for Planning Area 11 of Specific Plan No 343 are established in the proposed Specific Plan Zoning Ordinance. For Planning Area 11, the Specific Plan Zoning Ordinance utilizes Section 9.4 (C-1/C-P Zone) of Ordinance No. 348 to establish development standards for uses along with modifications and additions to those development standards.

With the adoption of the proposed Specific Plan Zoning Ordinance, the following development standards shall apply to Planning Area 11:

- A. *There is no minimum lot area requirement, unless specifically required by zone classification for a particular area.* Since there is no lot minimum, the Project is consistent with this.
- 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 building height is 58 feet, which is 23 feet height greater than the 35 foot height limit. Based on this additional height, it requires a setback of 46 feet. The building design in the Plot Plan provides a minimum setback of 48 feet from any property lines as proposed by the Tentative Parcel Map.
- C. *No building or structure shall exceed seventy (70') feet in height, unless a greater height is approved pursuant to Section 18.34 of Ordinance No. 348. In no event, however, shall a building or structure exceed seventy-five (75') feet in height unless a variance is approved pursuant to Section 18.27 of Ordinance No. 348.* As noted previously, the proposed building height is 58 feet, which meets the maximum height of 70 feet.

- D. *Automobile storage space shall be provided as required by Section 18.12 of Ordinance No. 348.* The required amount of parking for stadium and sports arenas based on Ordinance No. 348 Section 18.12 is 1 parking space per 30 sq. ft. of net assembly area. Based on a potential concert as a maximum occupancy scenario for the arena that would be 11,700 occupancy with 79,450 sq. ft. of net assembly area, 2,648 parking spaces would be required. The Plot Plan includes 3,000 total parking spaces provided that is included primarily on parcel 2 of the proposed Tentative Parcel Map with the arena on parcel 1 including some parking spaces. An agreement will be required to be entered between the two properties that ensures parking on parcel 2 serves the arena on parcel 1 prior to or with recordation of the subdivision or prior to occupancy of the building, whichever occurs first. This parking on parcel 2 will also potentially serve future uses elsewhere in the Specific Plan when the parking is not needed to serve the arena. The 3,000 parking spaces on parcels 1 and 2 would meet the required parking based on Ordinance No. 348 requirements on its own based on maximum occupancy. However, the applicant anticipates for events where maximum occupancy is anticipated, additional parking will be provided via the nearby Xavier High School, Cal State San Bernardino Palm Desert Campus, or other locations within the Specific Plan not yet developed. Prior to occupancy, a more detailed parking program showing the offsite parking location and design, at what level of arena occupancy would the offsite parking be triggered, an agreement for use of offsite parking, and plan for transport of patrons would be required to be reviewed and approved by Planning to address the potential parking demand for maximum occupancy events. The details provided at the time of submittal for the offsite parking plan will be required to meet the requirements of Ordinance No. 348 Section 18.12.f.2 for Alternative programs for shared parking.
- E. *All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet.* All roof mounted equipment is planned to be screened by the proposed architecture. A condition of approval is also included to ensure this is met through final design of the building.

Other Findings:

1. The Project site is not located within a Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan. This Project fulfills the plan requirements.
2. The Project site is located within the City of Cathedral City Sphere of Influence. This Project was provided to the City of Cathedral City for review and comment. No comments were received either in favor or opposition of the Project.
3. The Project site is not located within an Airport Influence Area ("AIA") boundary and is therefore not subject to the Airport Land Use Commission ("ALUC") review.
4. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The Project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
5. The Project site is not located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP").

Fire Findings:

1. The Project site is not located within a designated Fire Hazard Severity Zone and is not located within a Cal Fire State Responsibility Area (“SRA”)

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 and Desert Sun Newspaper. Additionally, public hearing notices were mailed to property owners within 600 feet of the project site. As of the writing of this report, Planning Staff has received a number of written communication in support of the proposed project and are included in the staff report package. Prior to the last Planning Commission meeting, staff received the noted comment letter from Lozeau Drury in opposition to the project. As of the writing of this report, Planning Staff has not received any other written communication or phone calls with comments in opposition to the proposed project.

This project was presented before the Thousand Palms Community Council on January 28, 2021 and March 25, 2021, Jack Ivey Ranch Homeowners Association on September 15, 2020 and March 17, 2021, Sun City Palm Desert Community Association on September 22, 2020 and planned for April 5, 2021, and other government, community, and business organizations in Coachella Valley, and community webinar series with the Desert Sun Newspaper.

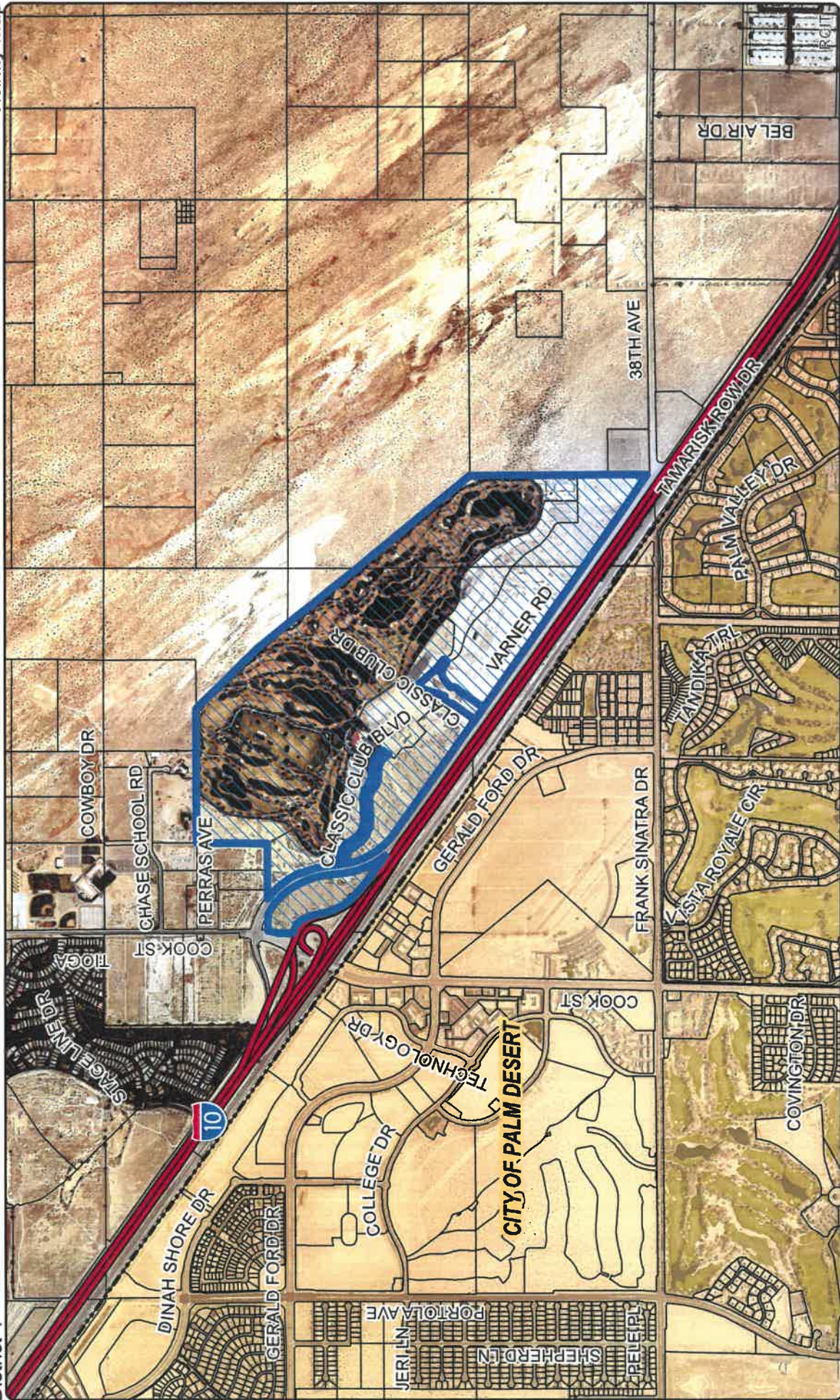
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ2000025 GPA200005 SP00343A02 PPT200021 TPM38040

Supervisor: Perez
District 4

Date Drawn: 03/09/2021
Vicinity Map

VICINITY/POLICY AREAS



Author: Vinnie Nguyen



Zoning Dist: Thousand Palms

DISCLAIMER: On October 7, 2020, the County of Riverside adopted a new General Plan and a new General Plan Map. The new General Plan and General Plan Map are intended to guide the County's future development and growth. The new General Plan and General Plan Map may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department at Riverside, California. For more information, please visit the Riverside County Planning Department website at www.riversidecountyplanning.com or call (951) 955-3333.

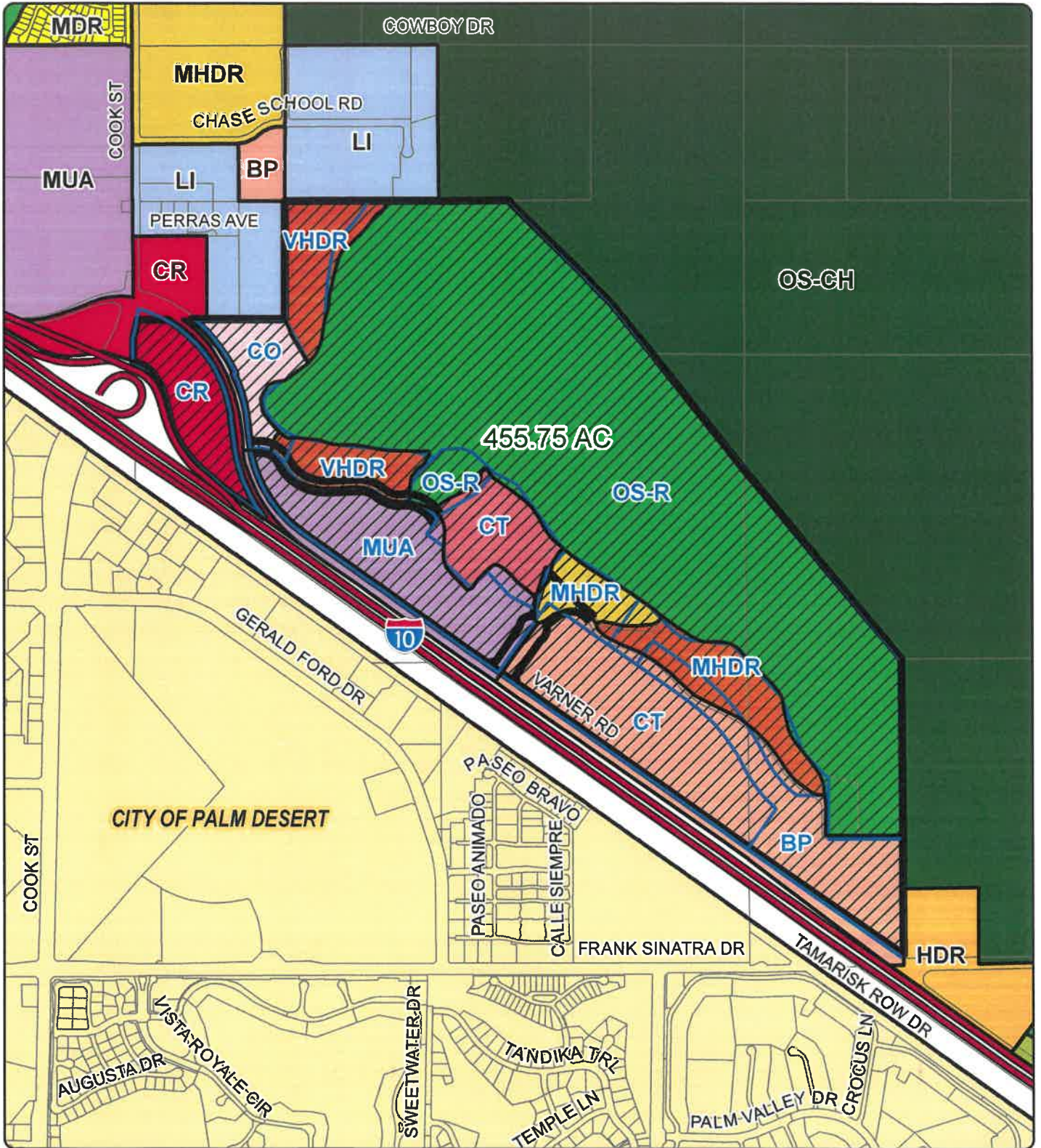
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ2000025 GPA200005 SP00343A02 PPT200021 TPM38040

Supervisor: Perez
District 4

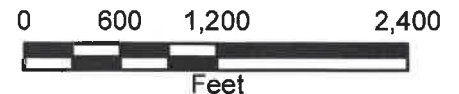
PROPOSED GENERAL PLAN

Date Drawn: 03/09/2021
Exhibit 6



Zoning Dist: Thousand Palms

Author: Vinnie Nguyen



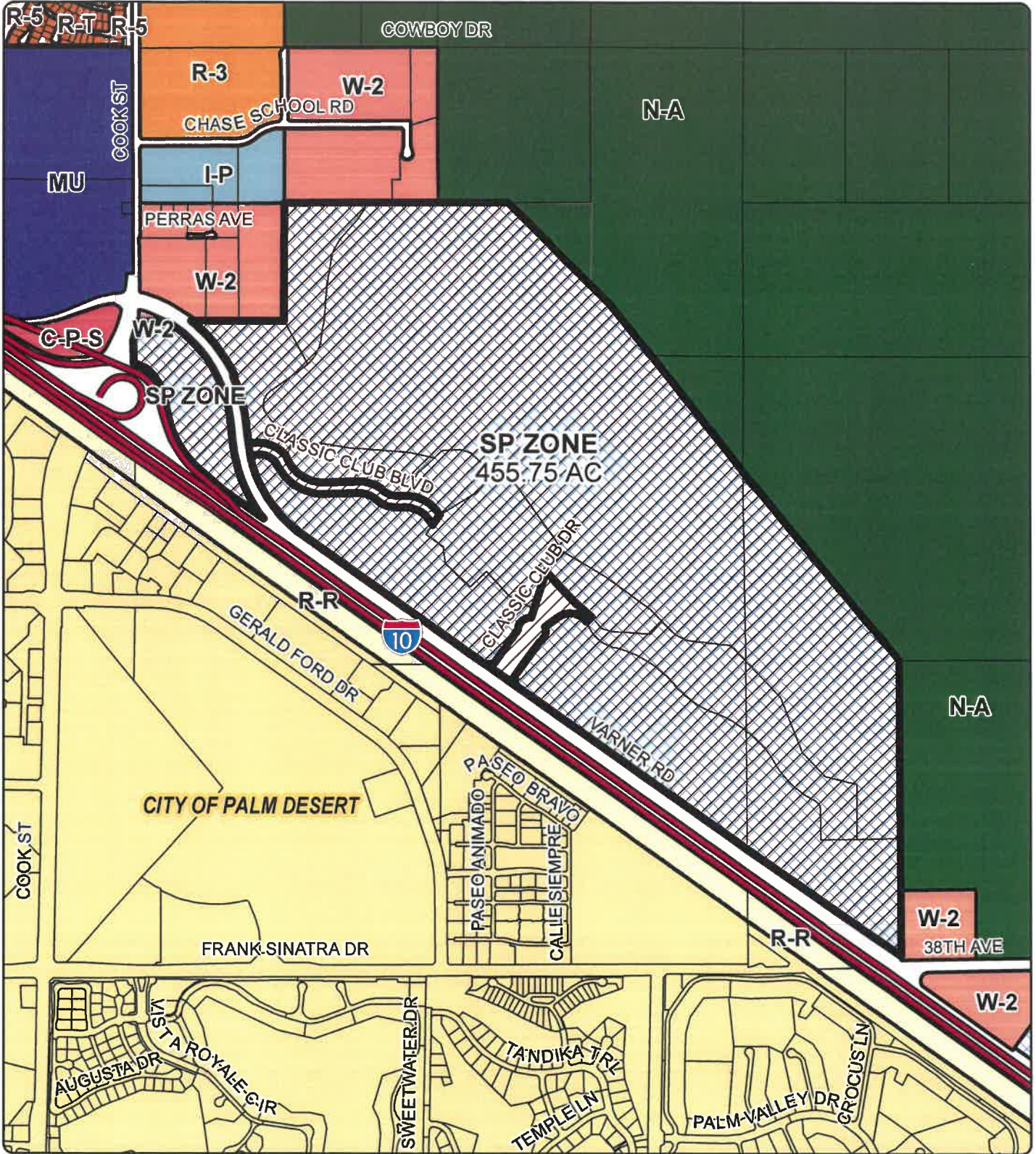
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact 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
 CZ2000025 GPA200005 SP00343A02 PPT200021 TPM38040

Supervisor: Perez
 District 4

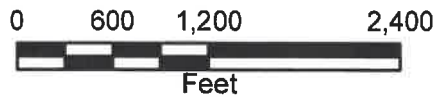
PROPOSED ZONING

Date Drawn: 03/09/2021
 Exhibit 3



Zoning Dist: Thousand Palms

Author: Vinnie Nguyen



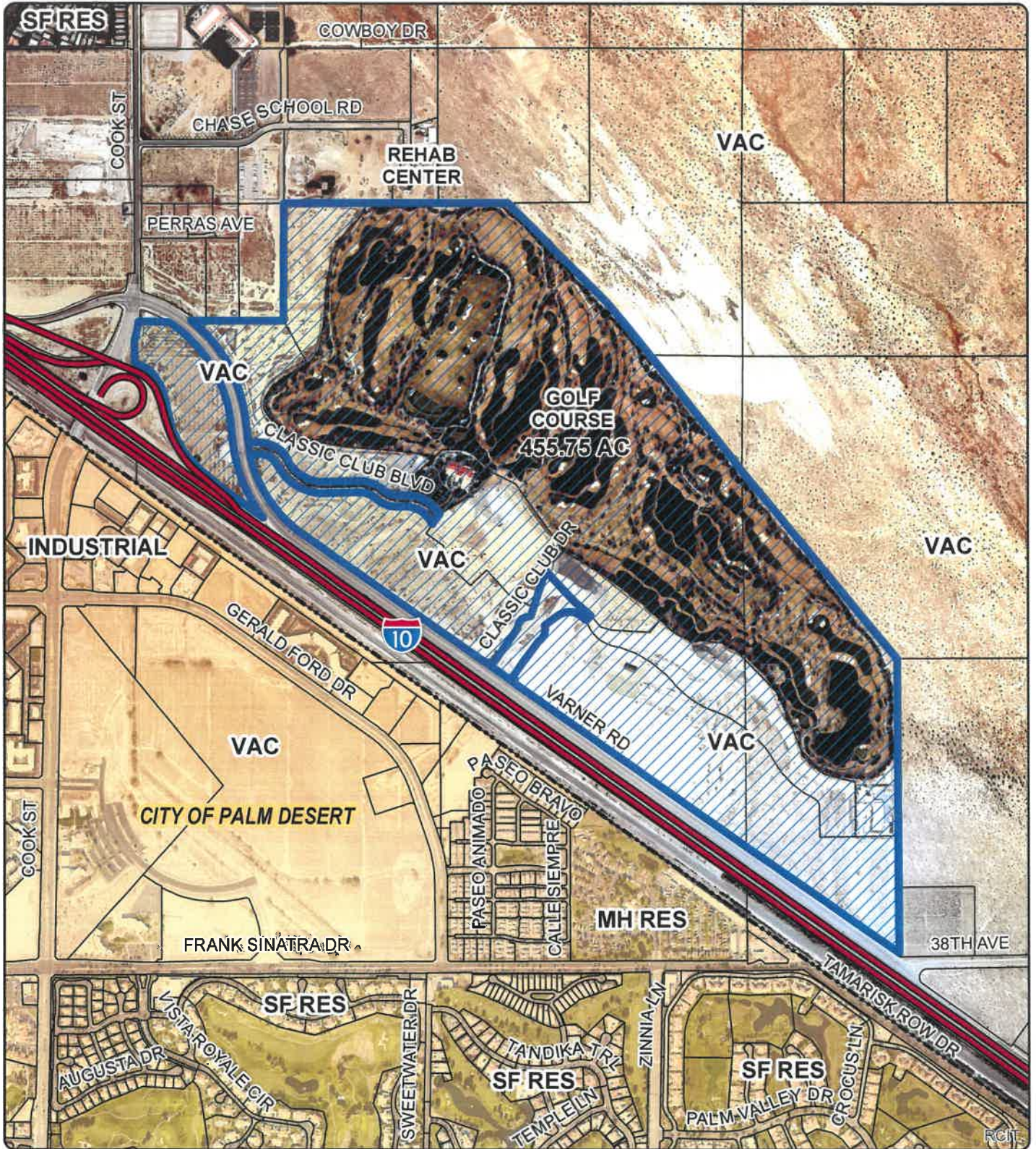
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact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

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ2000025 GPA200005 SP00343A02 PPT200021 TPM38040

Supervisor: Perez
 District 4

LAND USE

Date Drawn: 03/09/2021
 Exhibit 1



Zoning Dist: Thousand Palms

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.rctdmsa.org>

**TABLE IV-1
LAND USE SUMMARY
NORTHSTAR SPECIFIC PLAN**

PLANNING AREA	LAND USE DESCRIPTION	LAND AREA (ACRES)	D.U. /ACRE	DWELLING UNIT TOTAL	MAXIMUM FLOOR AREA (SQ. FT.)
1	18-hole Golf Course	240.00	NIA	NIA	NIA
2	Golf Clubhouse	5.90	NIA	NIA	81,000
3	Golf View Hotel	17.60	NIA	NIA	350 (key), 25,000 square foot spa, 32,000 square feet of meeting rooms
4	Golf View Villas	7.30	7.4	54	NIA
5	Resort Timeshare Units	9.95	21.7	216	NIA
6	Golf View Condominiums	33.20 30.68	16.6	550	NIA
7	Mixed Use Retail Village	36.20	NIA*	150	400,000
8	Industrial Park (Research & Development)	69.60 30.72	NIA	NIA	1,200,000 381,035
9	Executive Office	16.00	NIA	NIA	230,000
10	Community Commercial	20.00	NIA	NIA	100,000
11	Arena & Event Center Hockey Training Facility	41.4	NIA	NIA	260,000 35,000
TOTAL	NIA	455.75	NIA	970	2,068,000 1,544,035 sq. ft. and 350 Key Hotel



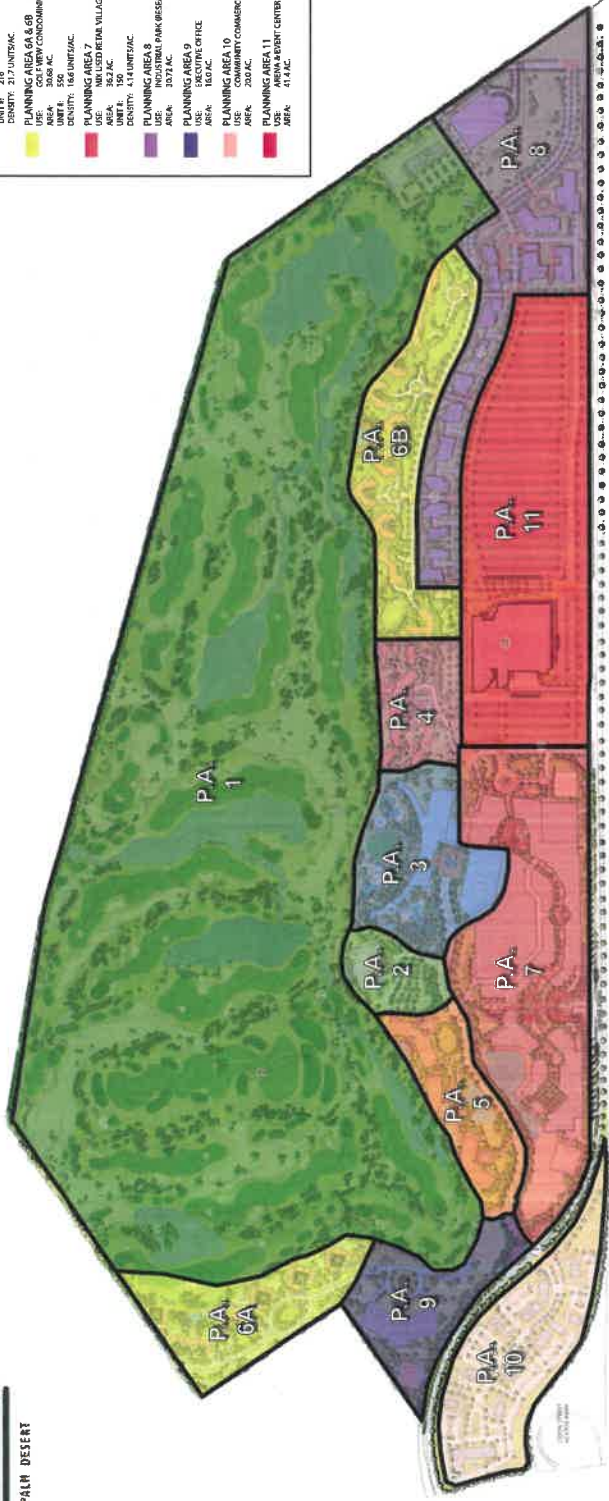
APNs

695-100-001	*695-100-008
695-100-002	*695-100-009
695-100-004	*695-100-010
695-100-005	*695-100-012
695-100-006	*695-100-014
695-100-007	*695-100-015
695-100-011	
695-100-017	
695-270-001	

* APNs associated with Specific Plan Amendment

LAND USE SUMMARY

PLANNING AREA 1	AREA: 249 AC.	USE: RESORT GOLF COURSE
PLANNING AREA 2	AREA: 53 AC.	USE: GOLF CLUBHOUSE FACILITIES
PLANNING AREA 3	AREA: 178 AC.	USE: GOLF-RESORT HOTEL
PLANNING AREA 4	AREA: 24 AC.	USE: RESORT GOLF-VIEW VILLAS
PLANNING AREA 5	AREA: 895 AC.	USE: RESORT/RESIDENCE/AMTS
PLANNING AREA 6	AREA: 216 AC.	USE: RESORT/RESIDENCE/AMTS
PLANNING AREA 6A	AREA: 308 AC.	USE: GOLF-VIEW CONDOMINIUMS
PLANNING AREA 6B	AREA: 150 AC.	USE: GOLF-VIEW CONDOMINIUMS
PLANNING AREA 7	AREA: 150 AC.	USE: MIX-USED RETAIL VILLAGE
PLANNING AREA 8	AREA: 1077 AC.	USE: RECREATION PARK/RESEARCH/DEVELOPMENT
PLANNING AREA 9	AREA: 16.0 AC.	USE: EXECUTIVE OFFICE
PLANNING AREA 10	AREA: 200 AC.	USE: COMMUNITY COMMERCIAL
PLANNING AREA 11	AREA: 61.4 AC.	USE: AREA 8 RESORT CENTER



CONCEPTUAL LAND USE PLAN

NORTHSTAR
40421.03.000 SPECIFIC PLAN
AMENDMENT NO. 2



Figure IV-1

- c. The uses listed in Subsections a. and b. do not include sex-oriented businesses.
- d. Accessory Uses. An accessory use to a permitted use is allowed, provided the accessory use is established on the same lot or parcel of land, and is incidental to, and consistent with the character of the permitted principal use, including but not limited to:
- (1) Limited manufacturing, fabricating, processing, packaging, treating and incidental storage related thereto, provided any such activity shall be in the same line of merchandise or service as the trade or service business conducted on the premises and providing any such related activity does not exceed any of the following restrictions:
- a) The maximum gross floor area of the building permitted to be devoted to such accessory use shall be 25 percent.
- b) The maximum total horsepower of all electric motors used in connection with such accessory use shall be five horsepower.
- c) The accessory use shall be so conducted that noise, vibration, dust, odor, and all other objectionable factors shall be reduced to the extent that there will be no annoyance to persons outside the premises. Such accessory use shall be located not nearer than 50 feet to any residential zone.
- d) Accessory uses shall be conducted wholly within a completely enclosed building.
- e. Any use that is not specifically listed in Subsections a. and b. may be considered a permitted or conditionally permitted use provided that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated subsections. Such a use is subject to the permit process which governs the category in which it fall.

11. Planning Area No. 11: Arena and Event Center

a. Descriptive Summary

The Arena and Event Center is planned to include a multi-purpose arena and event center, hockey training facility with practice ice, retail skate shop, public open space, and surface parking as shown in Figure 1.

This facility will host an American Hockey League team and provide a year-round venue for other events in the Coachella Valley, including concerts, family shows, other sporting events, cultural events, conferences, and conventions.

The Arena and Event Center will be located between the Mixed Use Village and Business Park Planning Areas and south of residential planning areas and integrated into the village concept established by the NorthStar Specific Plan through a network of streets and pedestrian corridors.

b. Land Use and Planning Standards

For planning standards (such as setbacks and building heights), refer to the Development Standards [Table IV-5](#) and the Specific Plan Zoning Ordinance, Section III, herein.

(1) Special treatment buffer areas

- The boundaries between Planning Area No. 11 and the adjacent planning areas shall be designed to provide an appropriate buffer between the uses.
- Setbacks and natural and/or structural buffers (as defined below) will be utilized to separate uses that are not compatible.
 - Natural – A visual screen created by vegetation to present visual separation when viewed from one side to the other.
 - Structural – A visual screen created through either construction of an earthen berm or wall/fence and or a combination of both to present visual separation when viewed from one side to the other.

(2) Parking

- Parking will be principally provided in a surface parking area located on the east side of the Arena complex with additional parking provided adjacent to the Arena. The surface parking area may be redeveloped in the future to include a comparable amount of parking within one or more structured parking facilities. Parking requirements for the Arena complex may be satisfied through a combination of on-site and off-site parking, where off-site parking may consist of a combination of short- and long-term lease and license arrangements, as well as shared parking arrangements within the Specific Plan area. Parking Plans will be submitted during plot plan review to demonstrate that minimum County Parking requirements are being met.

(3) Sign program

- A Sign Program shall be developed and submitted for approval with the Plot Plan submittal.
- The Sign Program for the Arena and Event Center is permitted to include the following types of signs appropriate for a public event venue:
 - LED Monument Sign with a maximum height of 90' along Varner Road. The location of this sign shall be specified on the Sign Program submitted with a development application
 - LED Board at Entry Plaza adjacent to the Arena building. The location of this sign shall be specified on the Sign Program
 - Building Signs with Venue Name
 - Roof Sign with Venue Name
 - Wayfinding Signage

(4) Access

As shown on Figure IV-3 (Conceptual Vehicular Diagram), primary access into the Arena and Event Center will be obtained from Varner Road via streets and driveways. Traffic signals may be installed where shown on this diagram. Secondary access will be provided from the roadway to the north of the Arena and Event Center and adjacent parking area.

c. *Design Standards/Guidelines*

(1) Building layout and arrangement

- The building layout and arrangement of the Arena and Event Center is depicted in Figure IV-54.

(2) Service area

- Service areas shall be located on the sides or rear of the buildings they serve.

(3) Screening

- Service areas and external loading areas shall be screened from view by the general public. Screening may be accomplished by the use of walls, fences, trellises, landscaping or a combination of elements.

(4) Landscaping

(a) Coverage

- The sum of landscaped areas shall be no less than 10% of the total planning area.

(b) Plant selection list

- All landscaped areas within the Arena and Event Center Planning Area shall be planted with plant materials chosen from Landscape Zone 11 of the appropriate plant palette contained in Table IV-2 and Figures IV-8 thru IV-10 of this Specific Plan. All plant material should be chosen from this list or as approved by County Planning Staff. Smooth transitions from landscaped common areas to adjoining properties are encouraged.

(c) Planting guidelines

- Street parkways and common lots, such as retention basins, shall be provided with landscaping consisting of decorative gravels, living ground covers, shrubs and some trees.
- Location of landscaping shall be in accordance with applicable County Ordinances.

- Drought tolerant landscape materials shall be provided in accordance with Ordinance 348.
 - Large planters may be incorporated into seating areas. Such planters should be open to the earth below and should incorporate permanent irrigation systems.
- (d) Special treatments
- Creative project design uses of hardscape, decorative gravels, placement of landscaping for afternoon shade and water efficient irrigation systems are encouraged.
 - Boxed and container plants in planters constructed of materials and finishes compatible with the building may be used to enhance street frontages, plazas, and courtyards.
- (5) Architectural Features
- (a) Basic theme
- The Arena and Event Center is designed to be experienced as an indoor/outdoor facility with access to exterior concessions situated on the main concourse of the Arena and nearest a large outdoor plaza space. Similarly, the clubs at premium level are designed with exterior balconies to offer views of the plaza and mountains beyond.
 - The primary exterior material of the main façade of the Arena and Event Center will be an Exterior Insulation and Finish System (“EIFS”) designed to mimic the forms of windswept rock.
- (b) Building form, mass, and elevations
- The conceptual shape and configuration of the Arena and Event Center is depicted in Figure IV-54.
 - The elevations of the buildings within Planning Area No. 11 shall be provided with the plot plan submittal.
- (c) Shade and shadow
- A perforated/corrugated metal panel shade canopy will be provided over the entry plaza at the northeast corner of the Arena and Event Center.
- (d) Walls and fences
- Walls and fences should be designed as an integral architectural component of the Arena and Event Center building and should be compatible with the natural environment in color and texture.

- (e) Accessory structures
 - Any accessory structures should be designed to be consistent with the architectural style of the primary structure.
- (f) Outside furnishing
 - The design and selection of outside furnishings shall include considerations for the security, safety, comfort and convenience of the user, including accessibility for users with physical disabilities.
 - Outside furnishings shall be conservative in use of sidewalk space, and maintain a clear width sufficient to accommodate pedestrian flows.
 - All outside furnishings shall be constructed of long-wearing, vandal resistant materials, capable of withstanding the desert climatic conditions.
 - The selection, siting, and layout of the different elements of outside furnishings shall ensure that each article or structure is designed and situated to be in harmony with both the surrounding furnishings and the area as a whole.
- (g) Walkways
 - The Pedestrian Sidewalk within the Arena and Event Center planning area should be constructed of materials and finishes compatible with the building to provide consistency throughout the planning area. As depicted on Figure IV-5 (Conceptual Pedestrian Circulation Diagram), the Pedestrian Sidewalk would be designed to provide links to additional pedestrian circulation routes within the project and connectivity to the entire project site.

d. Permitted Uses (PA 11)

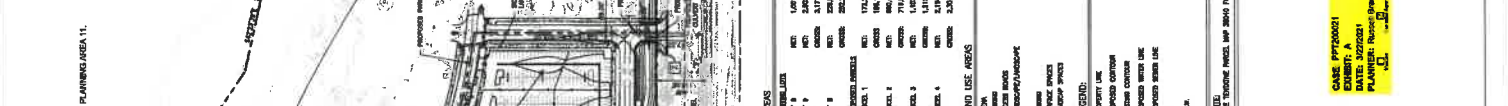
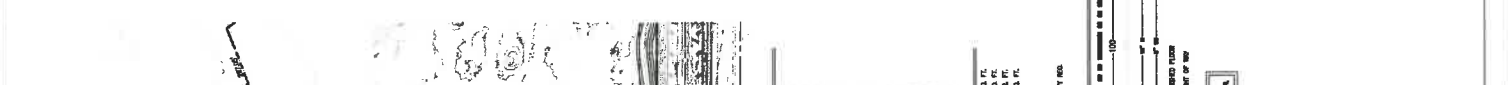
a. The following uses are permitted provided approval of a plot plan shall first have been obtained pursuant to the provisions of Section 18.30 of the Riverside County Zoning Ordinance, No. 348:

(1) Sports and recreation facilities, including a multi-purpose sports arena and event center and practice facility for hockey.

(2) Parking

b. Any use that is not specifically listed in Subsection a. may be considered a permitted or conditionally permitted use provided that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated subsections. Such a use is subject to the permit process which governs the category in which it falls.

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
 PLOT PLAN
 RIVERSIDE COUNTY ARENA
 BEING A SUBDIVISION OF LOTS 3, 4 AND 6 OF TRACT MAP NO. 3464, AS PER MAP BOOK RECORDED IN BOOK 412 PAGES 64 THROUGH 68, INCLUSIVE OF RECORDS FOR RIVERSIDE COUNTY, AS PART OF NORTHEAST BREDRIP PLAN 243, PLANNING AREA 11.



AREAS

AREAS	ACRES	PERCENTAGE OF TOTAL
AREAS 1-4	1.0000	2.22%
AREAS 5-8	1.0000	2.22%
AREAS 9-12	1.0000	2.22%
AREAS 13-16	1.0000	2.22%
AREAS 17-20	1.0000	2.22%
AREAS 21-24	1.0000	2.22%
AREAS 25-28	1.0000	2.22%
AREAS 29-32	1.0000	2.22%
AREAS 33-36	1.0000	2.22%
AREAS 37-40	1.0000	2.22%
AREAS 41-44	1.0000	2.22%
AREAS 45-48	1.0000	2.22%
AREAS 49-52	1.0000	2.22%
AREAS 53-56	1.0000	2.22%
AREAS 57-60	1.0000	2.22%
AREAS 61-64	1.0000	2.22%
AREAS 65-68	1.0000	2.22%
AREAS 69-72	1.0000	2.22%
AREAS 73-76	1.0000	2.22%
AREAS 77-80	1.0000	2.22%
AREAS 81-84	1.0000	2.22%
AREAS 85-88	1.0000	2.22%
AREAS 89-92	1.0000	2.22%
AREAS 93-96	1.0000	2.22%
AREAS 97-100	1.0000	2.22%

LAND USE AREAS

LAND USE AREAS	ACRES	PERCENTAGE OF TOTAL
AREAS 1-4	1.0000	2.22%
AREAS 5-8	1.0000	2.22%
AREAS 9-12	1.0000	2.22%
AREAS 13-16	1.0000	2.22%
AREAS 17-20	1.0000	2.22%
AREAS 21-24	1.0000	2.22%
AREAS 25-28	1.0000	2.22%
AREAS 29-32	1.0000	2.22%
AREAS 33-36	1.0000	2.22%
AREAS 37-40	1.0000	2.22%
AREAS 41-44	1.0000	2.22%
AREAS 45-48	1.0000	2.22%
AREAS 49-52	1.0000	2.22%
AREAS 53-56	1.0000	2.22%
AREAS 57-60	1.0000	2.22%
AREAS 61-64	1.0000	2.22%
AREAS 65-68	1.0000	2.22%
AREAS 69-72	1.0000	2.22%
AREAS 73-76	1.0000	2.22%
AREAS 77-80	1.0000	2.22%
AREAS 81-84	1.0000	2.22%
AREAS 85-88	1.0000	2.22%
AREAS 89-92	1.0000	2.22%
AREAS 93-96	1.0000	2.22%
AREAS 97-100	1.0000	2.22%

LEGEND

LEGEND	DESCRIPTION
...	...

NOTES

1. THE PROPOSED IMPROVEMENTS SHALL BE SHOWN AS SHOWN IN THESE PLANS AND SHALL BE SUBJECT TO THE APPROVAL OF THE LOCAL AGENCIES.
2. THE PROPOSED IMPROVEMENTS SHALL BE SUBJECT TO THE APPROVAL OF THE LOCAL AGENCIES.
3. THE PROPOSED IMPROVEMENTS SHALL BE SUBJECT TO THE APPROVAL OF THE LOCAL AGENCIES.
4. THE PROPOSED IMPROVEMENTS SHALL BE SUBJECT TO THE APPROVAL OF THE LOCAL AGENCIES.
5. THE PROPOSED IMPROVEMENTS SHALL BE SUBJECT TO THE APPROVAL OF THE LOCAL AGENCIES.
6. THE PROPOSED IMPROVEMENTS SHALL BE SUBJECT TO THE APPROVAL OF THE LOCAL AGENCIES.
7. THE PROPOSED IMPROVEMENTS SHALL BE SUBJECT TO THE APPROVAL OF THE LOCAL AGENCIES.
8. THE PROPOSED IMPROVEMENTS SHALL BE SUBJECT TO THE APPROVAL OF THE LOCAL AGENCIES.
9. THE PROPOSED IMPROVEMENTS SHALL BE SUBJECT TO THE APPROVAL OF THE LOCAL AGENCIES.
10. THE PROPOSED IMPROVEMENTS SHALL BE SUBJECT TO THE APPROVAL OF THE LOCAL AGENCIES.

UTILITY CONTACTS

UTILITY CONTACTS	PHONE NUMBER
...	...

TOPOGRAHY SOURCE

...

DATE PREPARED BY

...

ASSessor'S PaNCEL NoS.

...

DATE: 10/20/2021

...

PROJECT SITE

...

PROJECT SITE

...

PROJECT SITE

...

PROJECT SITE

...

PROJECT SITE

...

PROJECT SITE

...

PROJECT SITE

...

PROJECT SITE

...

PROJECT SITE

...

PROJECT SITE

...

PROJECT SITE

...

PROJECT SITE

...

PROJECT SITE

...

POPULOUS

5000 E. Broadway, Suite 200
Denver, Colorado 80202
303.733.8800
www.populous.com

ARCHITECT:
Populous
5000 E. Broadway, Suite 200
Denver, Colorado 80202
303.733.8800
www.populous.com

ENGINEER:
G.H. Hagan & Associates, Inc.
2750 S. Broadway, Suite 100
Denver, Colorado 80202
303.733.8800
www.ghhagan.com

PLANNING:
G.H. Hagan & Associates, Inc.
2750 S. Broadway, Suite 100
Denver, Colorado 80202
303.733.8800
www.ghhagan.com

CONSTRUCTION:
G.H. Hagan & Associates, Inc.
2750 S. Broadway, Suite 100
Denver, Colorado 80202
303.733.8800
www.ghhagan.com

SOILS:
G.H. Hagan & Associates, Inc.
2750 S. Broadway, Suite 100
Denver, Colorado 80202
303.733.8800
www.ghhagan.com

UTILITY:
G.H. Hagan & Associates, Inc.
2750 S. Broadway, Suite 100
Denver, Colorado 80202
303.733.8800
www.ghhagan.com

TRAFFIC:
G.H. Hagan & Associates, Inc.
2750 S. Broadway, Suite 100
Denver, Colorado 80202
303.733.8800
www.ghhagan.com

LANDSCAPE:
G.H. Hagan & Associates, Inc.
2750 S. Broadway, Suite 100
Denver, Colorado 80202
303.733.8800
www.ghhagan.com

ENVIRONMENTAL:
G.H. Hagan & Associates, Inc.
2750 S. Broadway, Suite 100
Denver, Colorado 80202
303.733.8800
www.ghhagan.com

PERMITS:
G.H. Hagan & Associates, Inc.
2750 S. Broadway, Suite 100
Denver, Colorado 80202
303.733.8800
www.ghhagan.com

REVISIONS

NO.	DESCRIPTION	DATE



PROJECT:
RIVERSIDE COUNTY ARENA - PRELIMINARY GRADING PLAN
AS PART OF NORTHSTAR SPECIFIC PLAN AND PLANNING AREA 11

CLIENT:
RIVERSIDE COUNTY
100 N. BROADWAY
DENVER, CO 80202
303.733.8800
WWW.RIVERSIDECO.ORG

DATE:
10/20/2018

SCALE:
AS SHOWN

DRAWN BY:
J.P. GARDNER

CHECKED BY:
M. J. HANCOCK

PROJECT NO.:
18-005

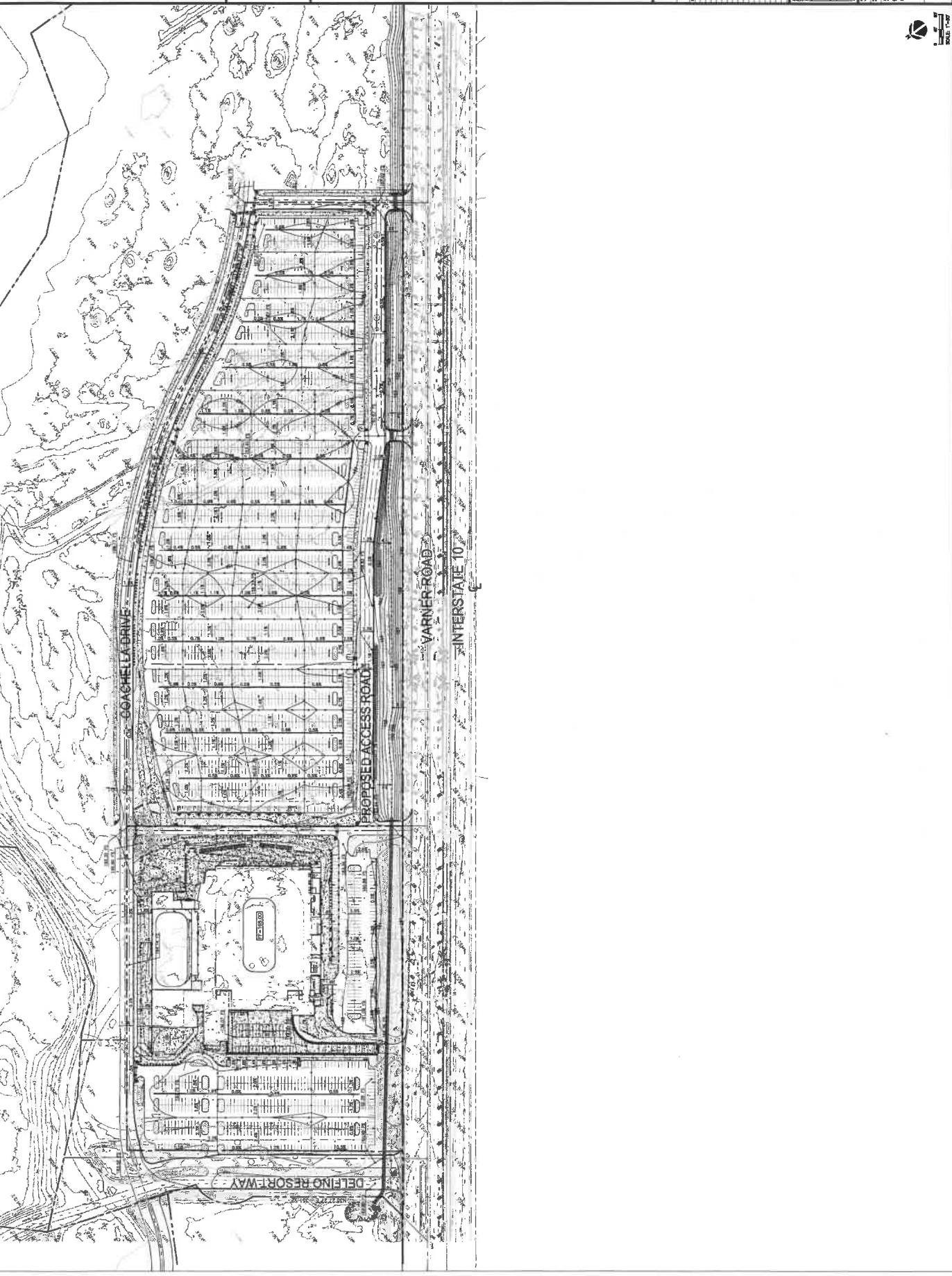
SHEET NO.:
2 OF 4

TITLE:
POPULOUS

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
PLOT PLAN

RIVERSIDE COUNTY ARENA - PRELIMINARY GRADING PLAN

BEING A SUBDIVISION OF LOT 8, AND 9 OF TRACT MAP NO. 3496, AS PER MAP BOOK RECORDED IN BOOK 112 PAGES 61 THROUGH 63, INCLUSIVE OF RECORDS FOR RIVERSIDE COUNTY, AS PART OF NORTHSTAR SPECIFIC PLAN AND PLANNING AREA 11.



Project Template Revision Date: 08/20/15
2 OF 4
Copyright © Populous

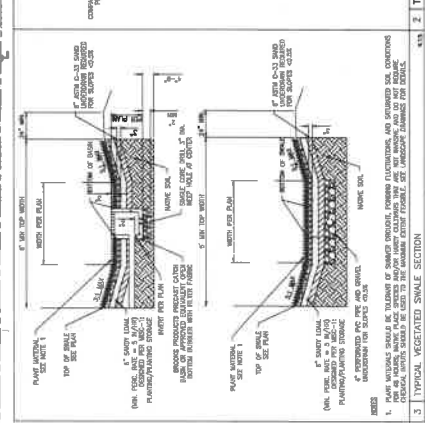
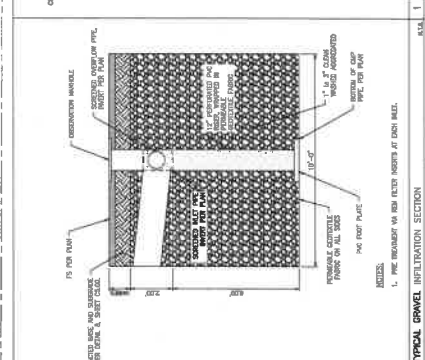
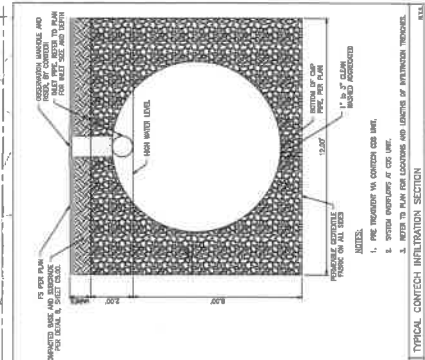
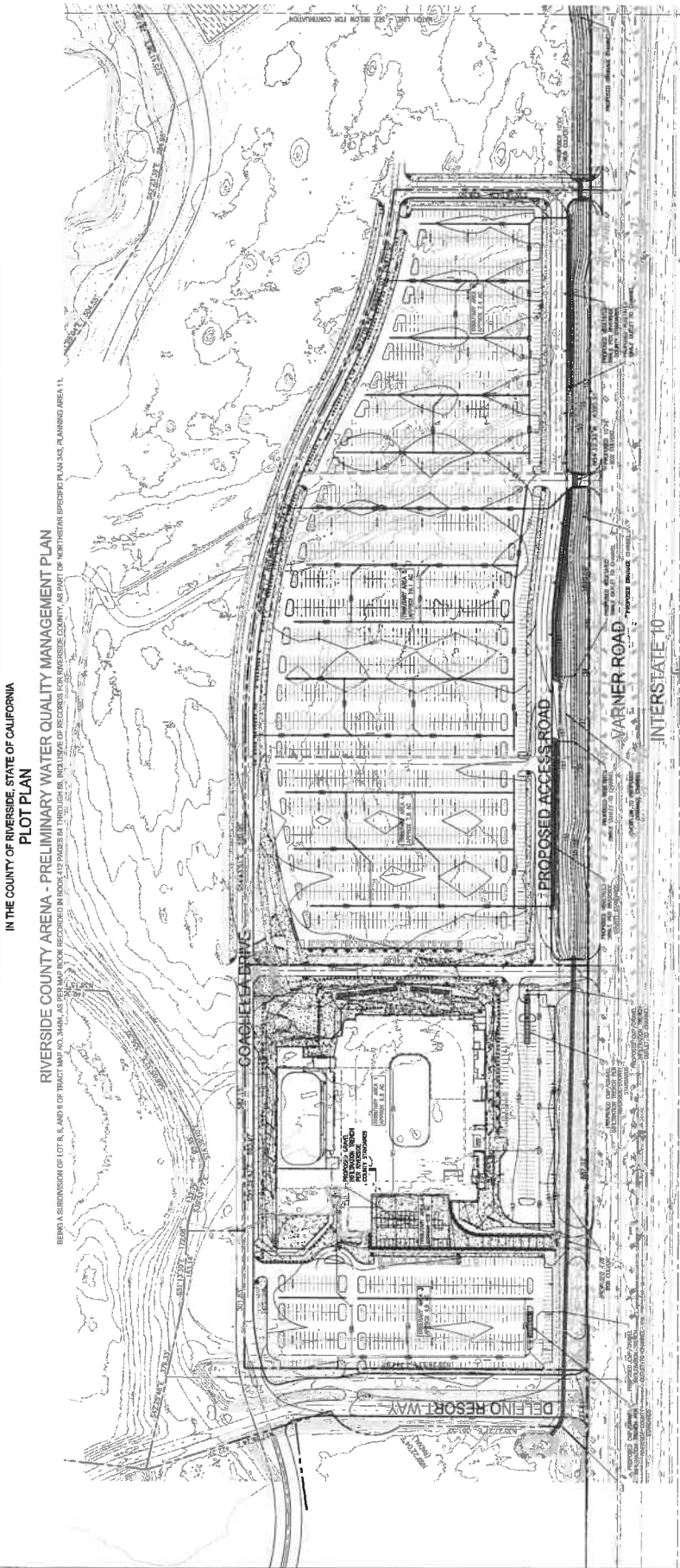
PROJECT: RIVERSIDE COUNTY ARENA - PRELIMINARY WATER QUALITY MANAGEMENT PLAN
 LOCATION: DELFINO RESORT WAY, COACHELLA VALLEY, CALIFORNIA
 DATE: 08/20/2014
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

COACHELLA VALLEY ARENA
 COACHELLA VALLEY, CALIFORNIA

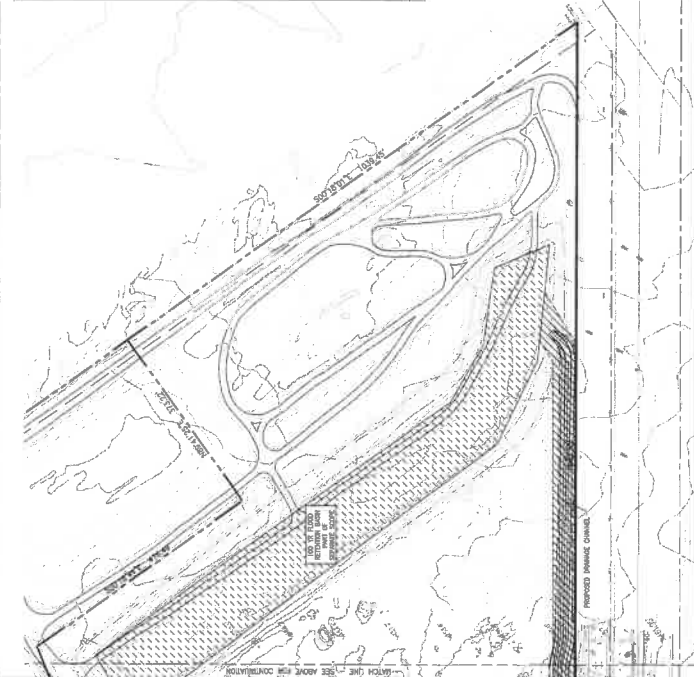
REVISIONS

NO.	DATE	DESCRIPTION

PROJECT PLAN - WORK SHEET
 SHEET NO. 40F4
 SCALE: AS SHOWN



AREA	DESCRIPTION	APPROXIMATE SURFACE AREA	DESIGN VBMP/GBMP	PROPOSED TREATMENT BMP	PROPOSED 100 YR STORM RETENTION
TRIBUTARY AREA 1	ARENA/SOUTH VIP PARKING	9.6 AC	VBMP = 9,060 CF TOTAL (4,940 PROVIDED IN CMP)	GRAVEL AND CMP INFILTRATION TRENCH	OUTLET TO CHANNEL/CULVERT AND DIRECTED TO EASTERN RETENTION BASIN
TRIBUTARY AREA 2	MARSHALLING YARD	0.6 AC	VBMP = 784	GRAVEL INFILTRATION TRENCH	OUTLET TO CHANNEL/CULVERT AND DIRECTED TO EASTERN RETENTION BASIN
TRIBUTARY AREA 3	WEST VIP PARKING	4.9 AC	VBMP = 4,625 CF TOTAL (2,511 PROVIDED IN CMP)	GRAVEL AND CMP INFILTRATION TRENCH	OUTLET TO CHANNEL/CULVERT AND DIRECTED TO EASTERN RETENTION BASIN
TRIBUTARY AREA 4	PARKING LOT/ACCESS ROAD	7.8 AC	GBMP = 0.85 CFS	VEGETATED SWALE	OUTLET TO CHANNEL/CULVERT AND DIRECTED TO EASTERN RETENTION BASIN
TRIBUTARY AREA 5	PARKING LOT/ACCESS ROAD	10.1 AC	GBMP = 1.21 CFS	VEGETATED SWALE	OUTLET TO CHANNEL/CULVERT AND DIRECTED TO EASTERN RETENTION BASIN
TRIBUTARY AREA 6	PARKING LOT/ACCESS ROAD	7.4 AC	GBMP = 0.89 CFS	VEGETATED SWALE	OUTLET TO CHANNEL/CULVERT AND DIRECTED TO EASTERN RETENTION BASIN



1810 N. GARDNER STREET
 SUITE 300
 ANAHEIM, CA 92812
 PHONE: 714.640.0050
 WWW.POPULOUS.COM

ARCHITECTS
 1810 N. GARDNER STREET
 SUITE 300
 ANAHEIM, CA 92812
 PHONE: 714.640.0050
 WWW.POPULOUS.COM

ENGINEERS
 1810 N. GARDNER STREET
 SUITE 300
 ANAHEIM, CA 92812
 PHONE: 714.640.0050
 WWW.POPULOUS.COM

2013

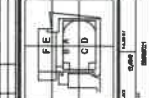
1. PREPARED FOR THE CLIENT BY THE ARCHITECT AND ENGINEERS.
 2. THIS DRAWING IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN.
 3. ANY REVISIONS TO THIS DRAWING MUST BE APPROVED BY THE ARCHITECT AND ENGINEERS.
 4. THE ARCHITECT AND ENGINEERS ARE NOT RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION OBTAINED FROM OTHER SOURCES.
 5. THE ARCHITECT AND ENGINEERS SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF ANY STRUCTURAL, MECHANICAL, ELECTRICAL, OR PLUMBING SYSTEMS.
 6. THE ARCHITECT AND ENGINEERS SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF ANY LANDSCAPE OR SITEWORK.
 7. THE ARCHITECT AND ENGINEERS SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF ANY INTERIOR FINISHES.
 8. THE ARCHITECT AND ENGINEERS SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF ANY SPECIALTY EQUIPMENT.
 9. THE ARCHITECT AND ENGINEERS SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF ANY SPECIALTY MATERIALS.
 10. THE ARCHITECT AND ENGINEERS SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF ANY SPECIALTY SYSTEMS.

1. 1810 N. GARDNER STREET, ANAHEIM, CA 92812
 2. 1810 N. GARDNER STREET, ANAHEIM, CA 92812
 3. 1810 N. GARDNER STREET, ANAHEIM, CA 92812
 4. 1810 N. GARDNER STREET, ANAHEIM, CA 92812
 5. 1810 N. GARDNER STREET, ANAHEIM, CA 92812
 6. 1810 N. GARDNER STREET, ANAHEIM, CA 92812
 7. 1810 N. GARDNER STREET, ANAHEIM, CA 92812
 8. 1810 N. GARDNER STREET, ANAHEIM, CA 92812
 9. 1810 N. GARDNER STREET, ANAHEIM, CA 92812
 10. 1810 N. GARDNER STREET, ANAHEIM, CA 92812

COACHELLA VALLEY, CALIFORNIA
COACHELLA VALLEY ARENA

CONSTRUCTION DOCUMENTS
 REVISIONS

NO.	DATE	DESCRIPTION

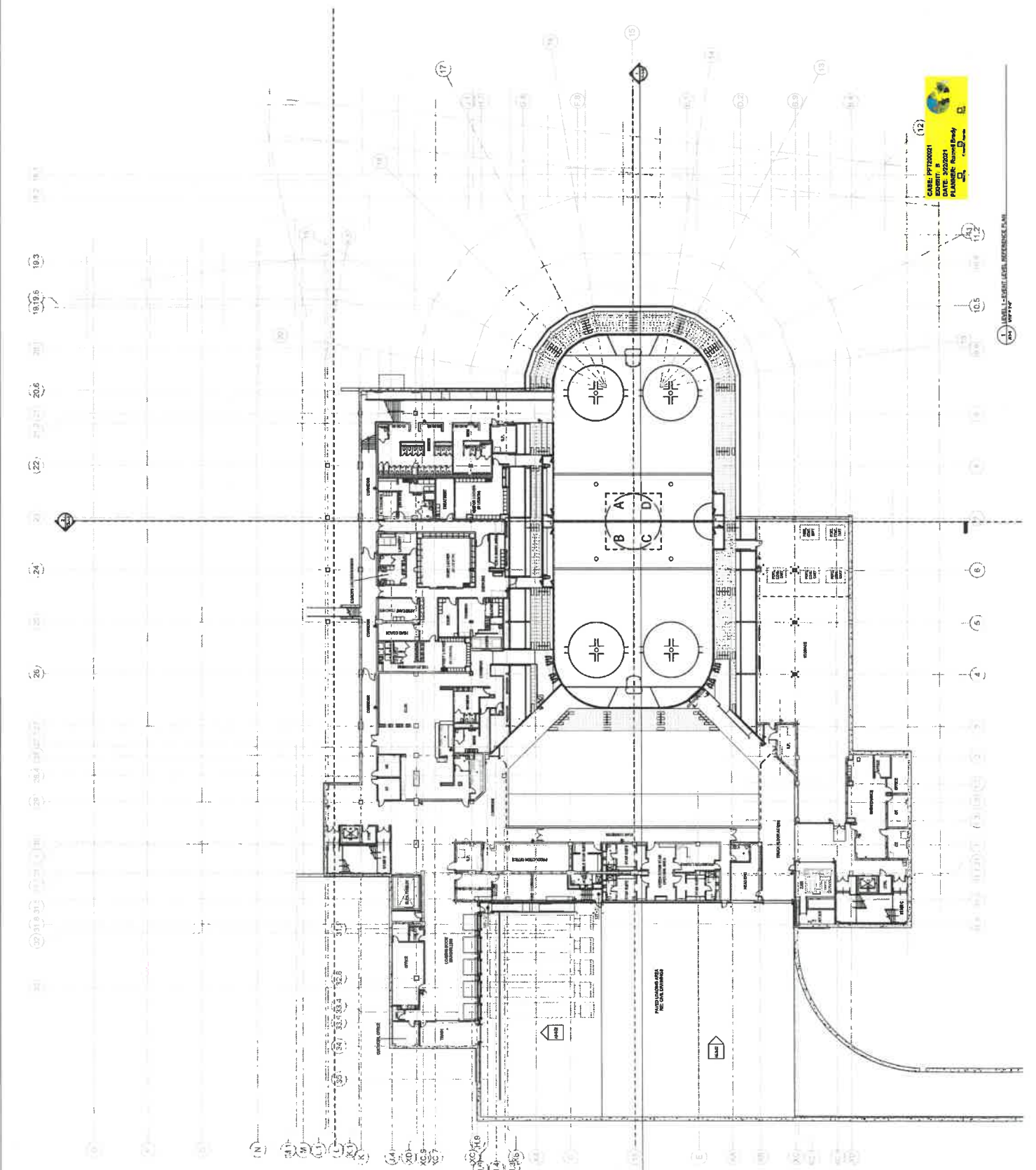


PROJECT NORTH

TRUE NORTH

A1-1

COREL PPT00021
 DATE: 12/20/2011
 PLANNER: Russel Brady
 USER: jrb



POPULOUS

ARCHITECTS
1500 HOWARD STREET, SUITE 200
LOS ANGELES, CALIFORNIA 90015
(213) 688-5900
WWW.POPULOUS.COM

COACHELLA VALLEY ARENA
COACHELLA VALLEY, CALIFORNIA

REVISIONS table with columns for NO., DATE, AND REVISIONS.

PROJECT NORTH and TRUE NORTH logos with a small site plan diagram.

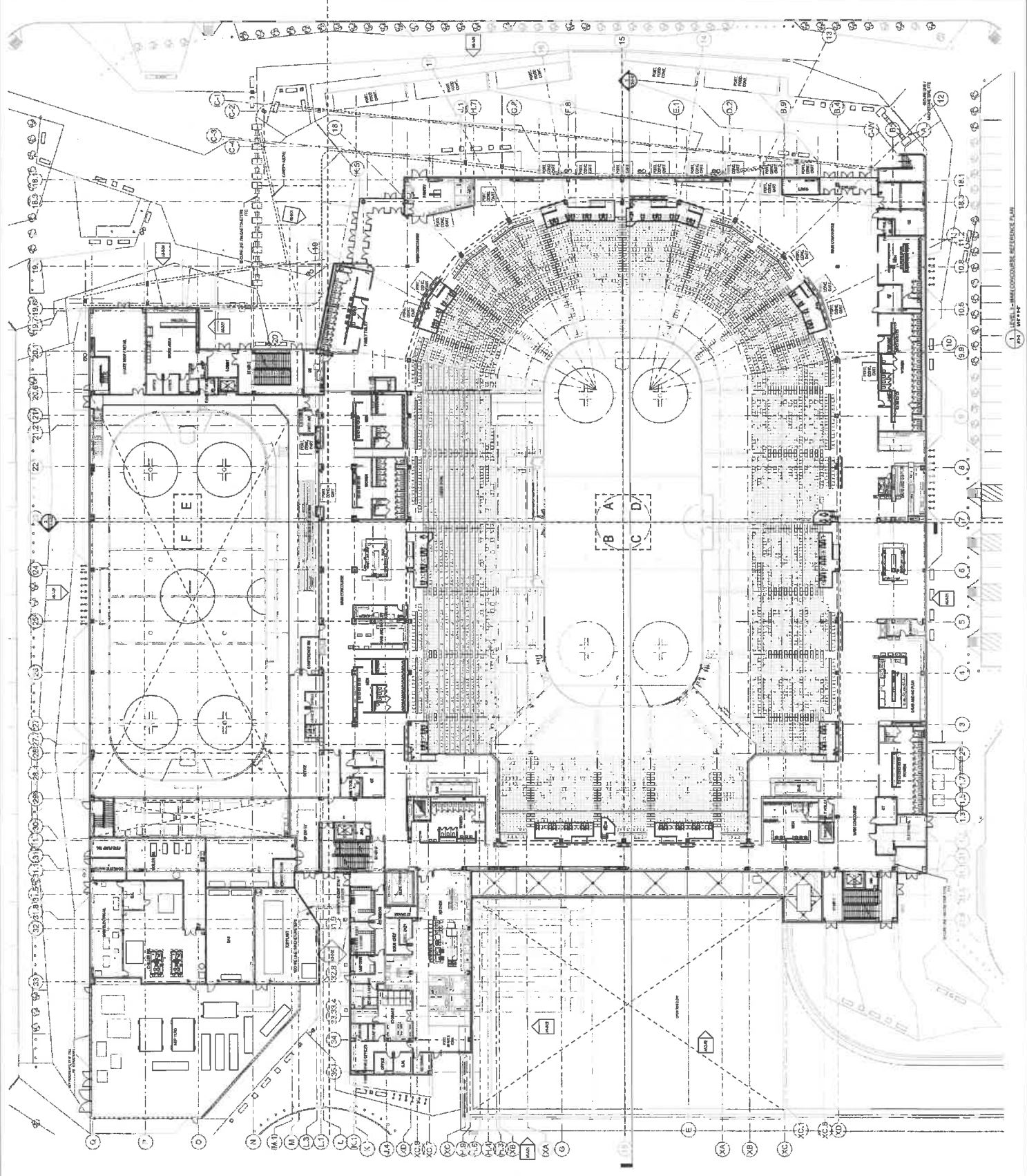
- CONTENTS table listing drawing sheets such as 1.00 MAIN CONCOURSE LEVEL, 1.01 ARENA SEATING PLAN, etc.

GENERAL NOTES
1. REFER TO ALL DRAWINGS FOR INFORMATION ON THE PROJECT AND CONTRACT DOCUMENTS.
2. THE ARCHITECT'S DESIGN INTENT SHALL BE THE GOVERNING AUTHORITY IN THE EVENT OF A DISCREPANCY BETWEEN THE DRAWINGS AND THE CONTRACT DOCUMENTS.

SECTIONAL NOTES
1. REFER TO ALL DRAWINGS FOR INFORMATION ON THE PROJECT AND CONTRACT DOCUMENTS.
2. THE ARCHITECT'S DESIGN INTENT SHALL BE THE GOVERNING AUTHORITY IN THE EVENT OF A DISCREPANCY BETWEEN THE DRAWINGS AND THE CONTRACT DOCUMENTS.

DETAILS
1. REFER TO ALL DRAWINGS FOR INFORMATION ON THE PROJECT AND CONTRACT DOCUMENTS.
2. THE ARCHITECT'S DESIGN INTENT SHALL BE THE GOVERNING AUTHORITY IN THE EVENT OF A DISCREPANCY BETWEEN THE DRAWINGS AND THE CONTRACT DOCUMENTS.

PROJECT NORTH and TRUE NORTH logos with a small site plan diagram.



POPULOUS

ARCHITECTS
 1000 AVENUE OF THE STARS
 SUITE 2000
 FORT MYERS, FL 33901
 TEL: 888-999-2222
 WWW.POPULOUS.COM

ARCHITECTS
 1000 AVENUE OF THE STARS
 SUITE 2000
 FORT MYERS, FL 33901
 TEL: 888-999-2222
 WWW.POPULOUS.COM

ARCHITECTS
 1000 AVENUE OF THE STARS
 SUITE 2000
 FORT MYERS, FL 33901
 TEL: 888-999-2222
 WWW.POPULOUS.COM

ARCHITECTS
 1000 AVENUE OF THE STARS
 SUITE 2000
 FORT MYERS, FL 33901
 TEL: 888-999-2222
 WWW.POPULOUS.COM

ARCHITECTS
 1000 AVENUE OF THE STARS
 SUITE 2000
 FORT MYERS, FL 33901
 TEL: 888-999-2222
 WWW.POPULOUS.COM

ARCHITECTS
 1000 AVENUE OF THE STARS
 SUITE 2000
 FORT MYERS, FL 33901
 TEL: 888-999-2222
 WWW.POPULOUS.COM

ARCHITECTS
 1000 AVENUE OF THE STARS
 SUITE 2000
 FORT MYERS, FL 33901
 TEL: 888-999-2222
 WWW.POPULOUS.COM

ARCHITECTS
 1000 AVENUE OF THE STARS
 SUITE 2000
 FORT MYERS, FL 33901
 TEL: 888-999-2222
 WWW.POPULOUS.COM

ARCHITECTS
 1000 AVENUE OF THE STARS
 SUITE 2000
 FORT MYERS, FL 33901
 TEL: 888-999-2222
 WWW.POPULOUS.COM

ARCHITECTS
 1000 AVENUE OF THE STARS
 SUITE 2000
 FORT MYERS, FL 33901
 TEL: 888-999-2222
 WWW.POPULOUS.COM

ARCHITECTS
 1000 AVENUE OF THE STARS
 SUITE 2000
 FORT MYERS, FL 33901
 TEL: 888-999-2222
 WWW.POPULOUS.COM

ARCHITECTS
 1000 AVENUE OF THE STARS
 SUITE 2000
 FORT MYERS, FL 33901
 TEL: 888-999-2222
 WWW.POPULOUS.COM

COACHELLA VALLEY ARENA
COACHELLA VALLEY, CALIFORNIA

THIS IS AN INFORMATIONAL
 DOCUMENT

REVISIONS

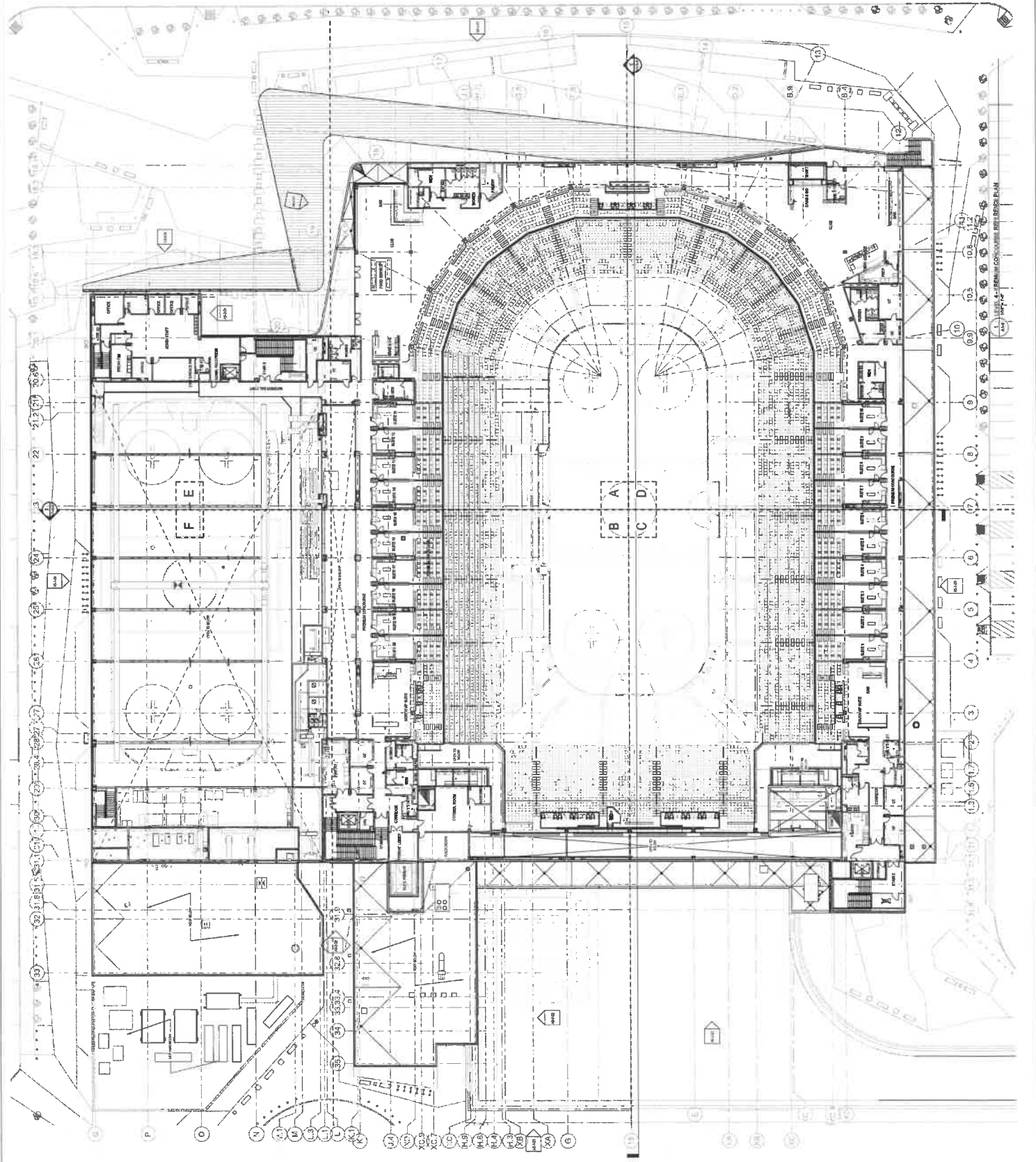
NO.	DATE	DESCRIPTION

PROJECT NORTH

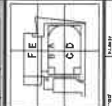
TRUE NORTH

REFERENCE PLAN - PREMIUM CONCOURSE LEVEL

A14



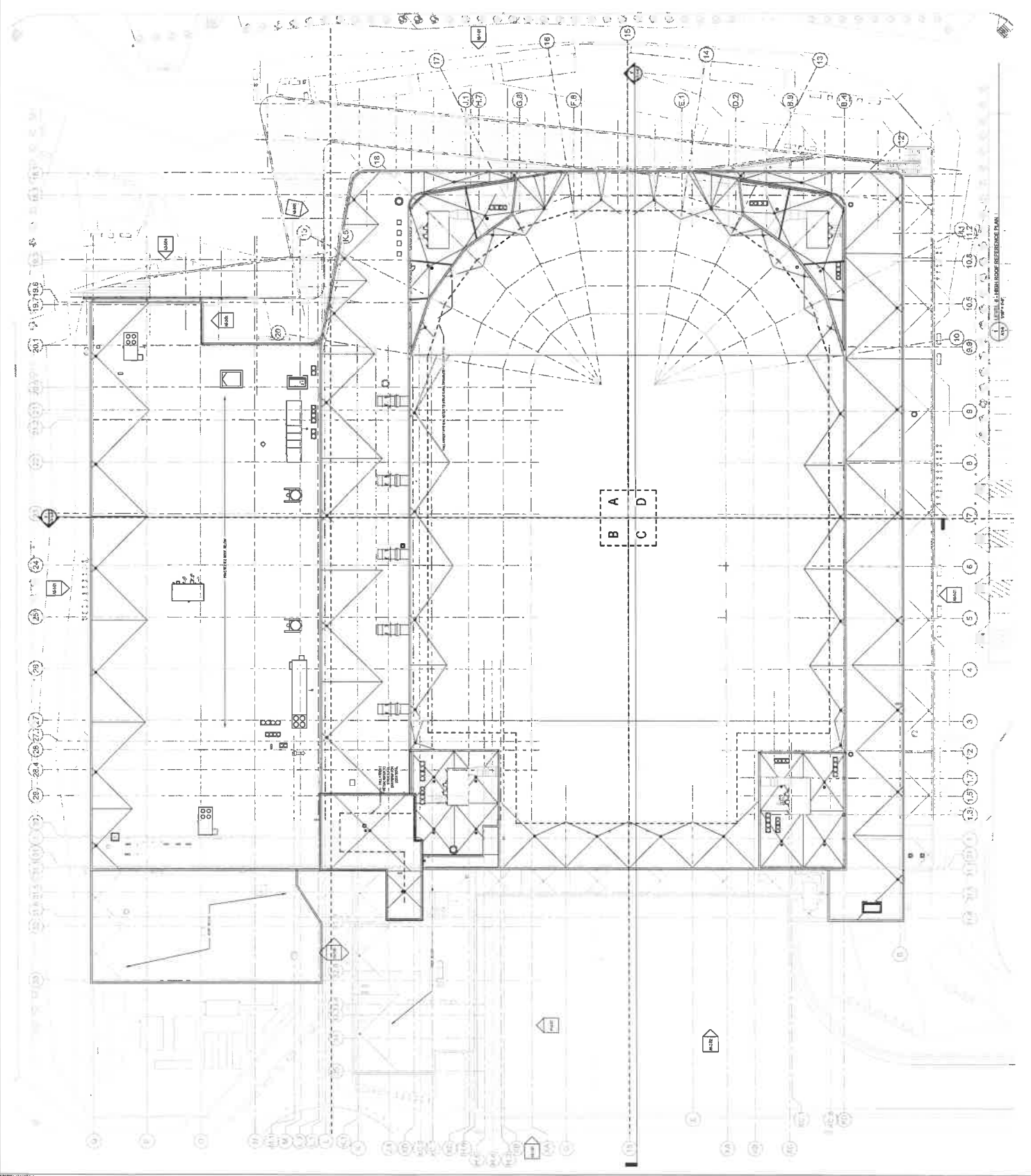
COACHELLA VALLEY ARENA
COACHELLA VALLEY, CALIFORNIA



GENERAL NOTES:
1. REFER TO ALL OTHER DRAWINGS FOR GENERAL NOTES AND SPECIFICATIONS.
2. ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
6. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT AND LOCAL AUTHORITIES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
8. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
9. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.
10. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISPOSAL OF ALL WASTE MATERIALS.
12. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

REVISIONS:
1. REVISION 1: CORRECTED DIMENSIONS AND MATERIALS LIST.
2. REVISION 2: ADDED NOTES REGARDING PERMITTING AND UTILITIES.
3. REVISION 3: UPDATED DRAWING TO REFLECT LATEST CODES AND REGULATIONS.
4. REVISION 4: CORRECTED TYPOGRAPHICAL ERRORS AND CLARIFIED NOTES.
5. REVISION 5: ADDED DETAILS FOR ROOF STRUCTURE AND CONNECTIONS.
6. REVISION 6: UPDATED DRAWING TO REFLECT CHANGES TO THE DESIGN.
7. REVISION 7: CORRECTED DIMENSIONS AND MATERIALS LIST.
8. REVISION 8: ADDED NOTES REGARDING PERMITTING AND UTILITIES.
9. REVISION 9: UPDATED DRAWING TO REFLECT LATEST CODES AND REGULATIONS.
10. REVISION 10: CORRECTED TYPOGRAPHICAL ERRORS AND CLARIFIED NOTES.

NOTES:
1. REFER TO ALL OTHER DRAWINGS FOR GENERAL NOTES AND SPECIFICATIONS.
2. ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
6. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT AND LOCAL AUTHORITIES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
8. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
9. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.
10. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISPOSAL OF ALL WASTE MATERIALS.
12. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.



GENERAL NOTES

1. SEE EXISTING WALL, FLOOR, AND CEILING FINISHES FOR MATERIALS AND FINISHES.
2. ALL NEW WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE CODES.
3. ALL NEW WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE CODES.
4. ALL NEW WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE CODES.
5. ALL NEW WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE CODES.
6. ALL NEW WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE CODES.
7. ALL NEW WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE CODES.
8. ALL NEW WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE CODES.
9. ALL NEW WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE CODES.
10. ALL NEW WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE CODES.

REVISIONS

NO.	DATE	DESCRIPTION
1	08/14/18	ISSUED FOR PERMIT
2	08/14/18	ISSUED FOR PERMIT
3	08/14/18	ISSUED FOR PERMIT
4	08/14/18	ISSUED FOR PERMIT
5	08/14/18	ISSUED FOR PERMIT
6	08/14/18	ISSUED FOR PERMIT
7	08/14/18	ISSUED FOR PERMIT
8	08/14/18	ISSUED FOR PERMIT
9	08/14/18	ISSUED FOR PERMIT
10	08/14/18	ISSUED FOR PERMIT

PROJECT INFORMATION

PROJECT NO: 18-0000
 SHEET NO: 18-0000
 DATE: 08/14/18

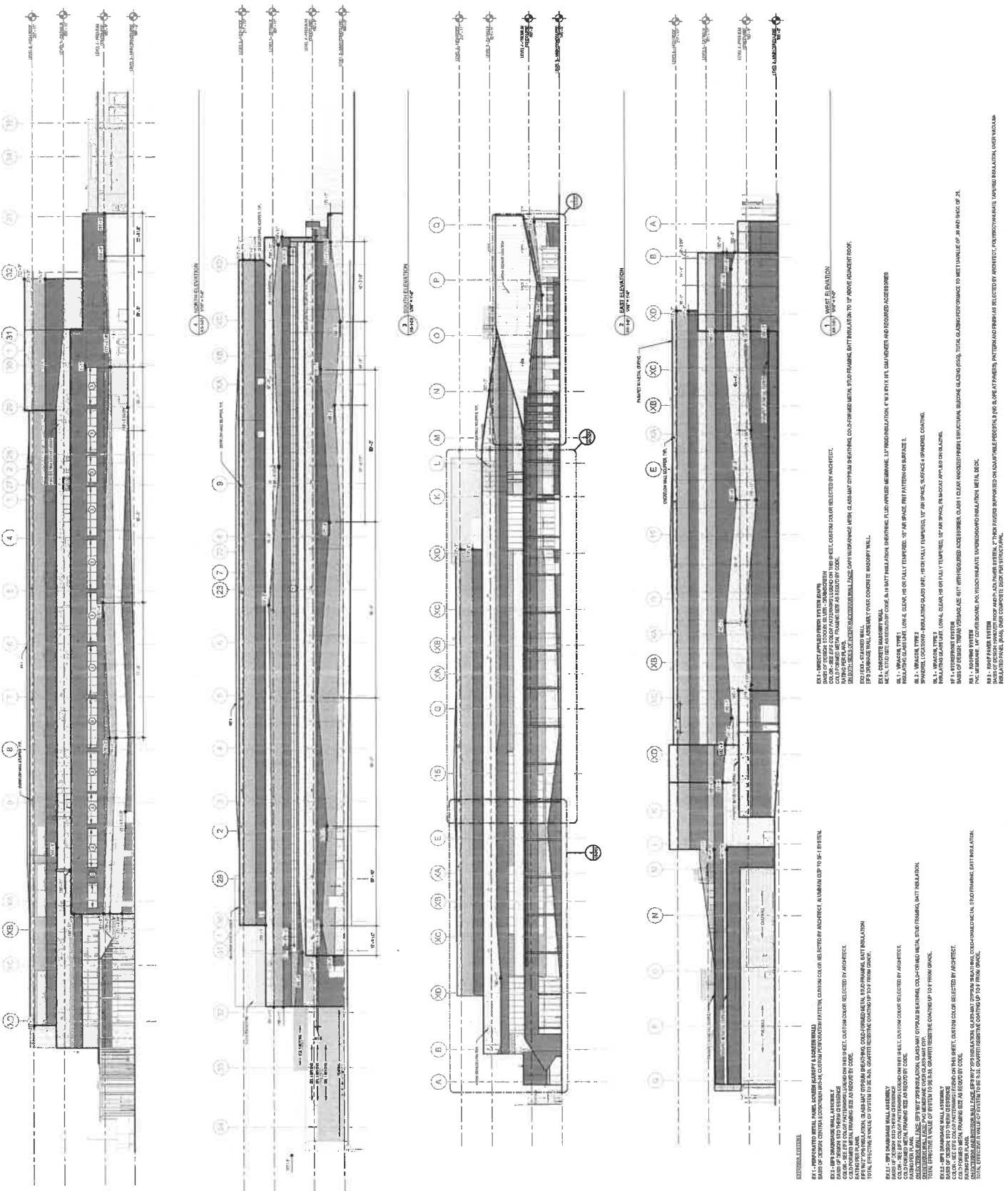
COACHELLA VALLEY ARENA
COACHELLA VALLEY, CALIFORNIA

ARCHITECT
 POPULOUS
 1000 PLYMOUTH AVENUE
 SUITE 100
 CINCINNATI, OH 45202
 PH: 513.533.8800
 WWW.POPULOUS.COM



SECTION
 SECTION NO: 18-0000
 DATE: 08/14/18

AS-1-01
 EXTERIOR BUILDING ELEVATIONS



EXTERIOR ELEVATION

1. FINISHED EXTERIOR WALL, CEILING & FLOOR FINISHES SHALL BE AS SELECTED BY ARCHITECT. ALUMINUM CURTAIN WALL SYSTEM SHALL BE AS SELECTED BY ARCHITECT.

2. ALL NEW WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE CODES.

3. ALL NEW WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE CODES.

4. ALL NEW WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE CODES.

5. ALL NEW WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE CODES.

6. ALL NEW WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE CODES.

7. ALL NEW WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE CODES.

8. ALL NEW WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE CODES.

9. ALL NEW WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE CODES.

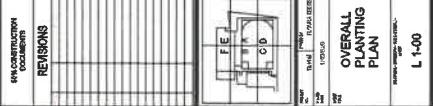
10. ALL NEW WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE CODES.

POPULOUS
 10000 Wilshire Blvd, Suite 1000
 Los Angeles, CA 90024
 Tel: 310.271.4000
 Fax: 310.271.4001
 www.populous.com

PROJECT INFORMATION
 PROJECT NAME: PALM SPRINGS ARENA
 PROJECT LOCATION: COACHELLA VALLEY, CALIFORNIA
 PROJECT NUMBER: L 1-00

REVISIONS

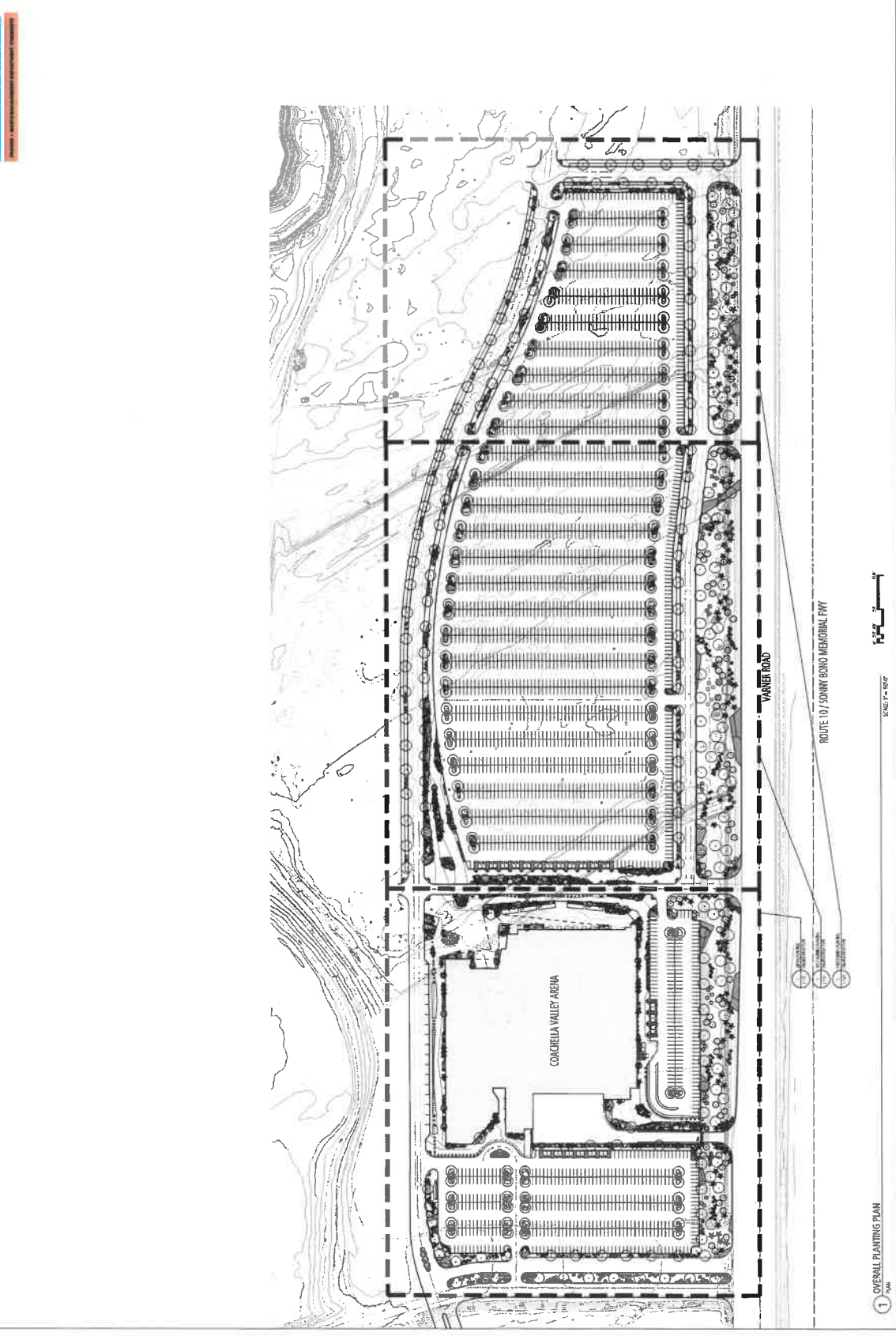
NO.	DATE	DESCRIPTION



PLANTING NOTES:
 1. ALL PLANTING IS TO BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLANTING STANDARDS SPECIFICATION (CPSS) AND THE CALIFORNIA PLANTING STANDARDS SPECIFICATION (CPSS) - PLANTING AND MAINTENANCE MANUAL. ALL PLANTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLANTING STANDARDS SPECIFICATION (CPSS) AND THE CALIFORNIA PLANTING STANDARDS SPECIFICATION (CPSS) - PLANTING AND MAINTENANCE MANUAL.
 2. ALL PLANTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLANTING STANDARDS SPECIFICATION (CPSS) AND THE CALIFORNIA PLANTING STANDARDS SPECIFICATION (CPSS) - PLANTING AND MAINTENANCE MANUAL.
 3. ALL PLANTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLANTING STANDARDS SPECIFICATION (CPSS) AND THE CALIFORNIA PLANTING STANDARDS SPECIFICATION (CPSS) - PLANTING AND MAINTENANCE MANUAL.
 4. ALL PLANTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLANTING STANDARDS SPECIFICATION (CPSS) AND THE CALIFORNIA PLANTING STANDARDS SPECIFICATION (CPSS) - PLANTING AND MAINTENANCE MANUAL.
 5. ALL PLANTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLANTING STANDARDS SPECIFICATION (CPSS) AND THE CALIFORNIA PLANTING STANDARDS SPECIFICATION (CPSS) - PLANTING AND MAINTENANCE MANUAL.
 6. ALL PLANTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLANTING STANDARDS SPECIFICATION (CPSS) AND THE CALIFORNIA PLANTING STANDARDS SPECIFICATION (CPSS) - PLANTING AND MAINTENANCE MANUAL.
 7. ALL PLANTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLANTING STANDARDS SPECIFICATION (CPSS) AND THE CALIFORNIA PLANTING STANDARDS SPECIFICATION (CPSS) - PLANTING AND MAINTENANCE MANUAL.
 8. ALL PLANTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLANTING STANDARDS SPECIFICATION (CPSS) AND THE CALIFORNIA PLANTING STANDARDS SPECIFICATION (CPSS) - PLANTING AND MAINTENANCE MANUAL.
 9. ALL PLANTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLANTING STANDARDS SPECIFICATION (CPSS) AND THE CALIFORNIA PLANTING STANDARDS SPECIFICATION (CPSS) - PLANTING AND MAINTENANCE MANUAL.
 10. ALL PLANTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLANTING STANDARDS SPECIFICATION (CPSS) AND THE CALIFORNIA PLANTING STANDARDS SPECIFICATION (CPSS) - PLANTING AND MAINTENANCE MANUAL.

LEGEND

Symbol	Description
[Red Line]	PLANTING TO BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLANTING STANDARDS SPECIFICATION (CPSS) AND THE CALIFORNIA PLANTING STANDARDS SPECIFICATION (CPSS) - PLANTING AND MAINTENANCE MANUAL.
[Green Line]	PLANTING TO BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLANTING STANDARDS SPECIFICATION (CPSS) AND THE CALIFORNIA PLANTING STANDARDS SPECIFICATION (CPSS) - PLANTING AND MAINTENANCE MANUAL.
[Blue Line]	PLANTING TO BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLANTING STANDARDS SPECIFICATION (CPSS) AND THE CALIFORNIA PLANTING STANDARDS SPECIFICATION (CPSS) - PLANTING AND MAINTENANCE MANUAL.
[Yellow Line]	PLANTING TO BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLANTING STANDARDS SPECIFICATION (CPSS) AND THE CALIFORNIA PLANTING STANDARDS SPECIFICATION (CPSS) - PLANTING AND MAINTENANCE MANUAL.
[Purple Line]	PLANTING TO BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLANTING STANDARDS SPECIFICATION (CPSS) AND THE CALIFORNIA PLANTING STANDARDS SPECIFICATION (CPSS) - PLANTING AND MAINTENANCE MANUAL.



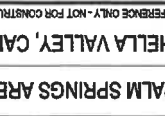
POPULOUS
 10000 Wilshire Blvd
 Suite 1000
 Los Angeles, CA 90024
 (310) 279-4600
 www.populous.com

PROJECT INFORMATION
 PROJECT NAME: PALM SPRINGS ARENA
 PROJECT NUMBER: PS-2021-001
 DATE: 10/15/2021
 DRAWING NUMBER: OVERBALL PLANTING PLAN
 DRAWING SCALE: L 1-00

FOR REFERENCE ONLY - NOT FOR CONSTRUCTION
COACHELLA VALLEY, CALIFORNIA
PALM SPRINGS ARENA

REVISIONS

NO.	DATE	DESCRIPTION

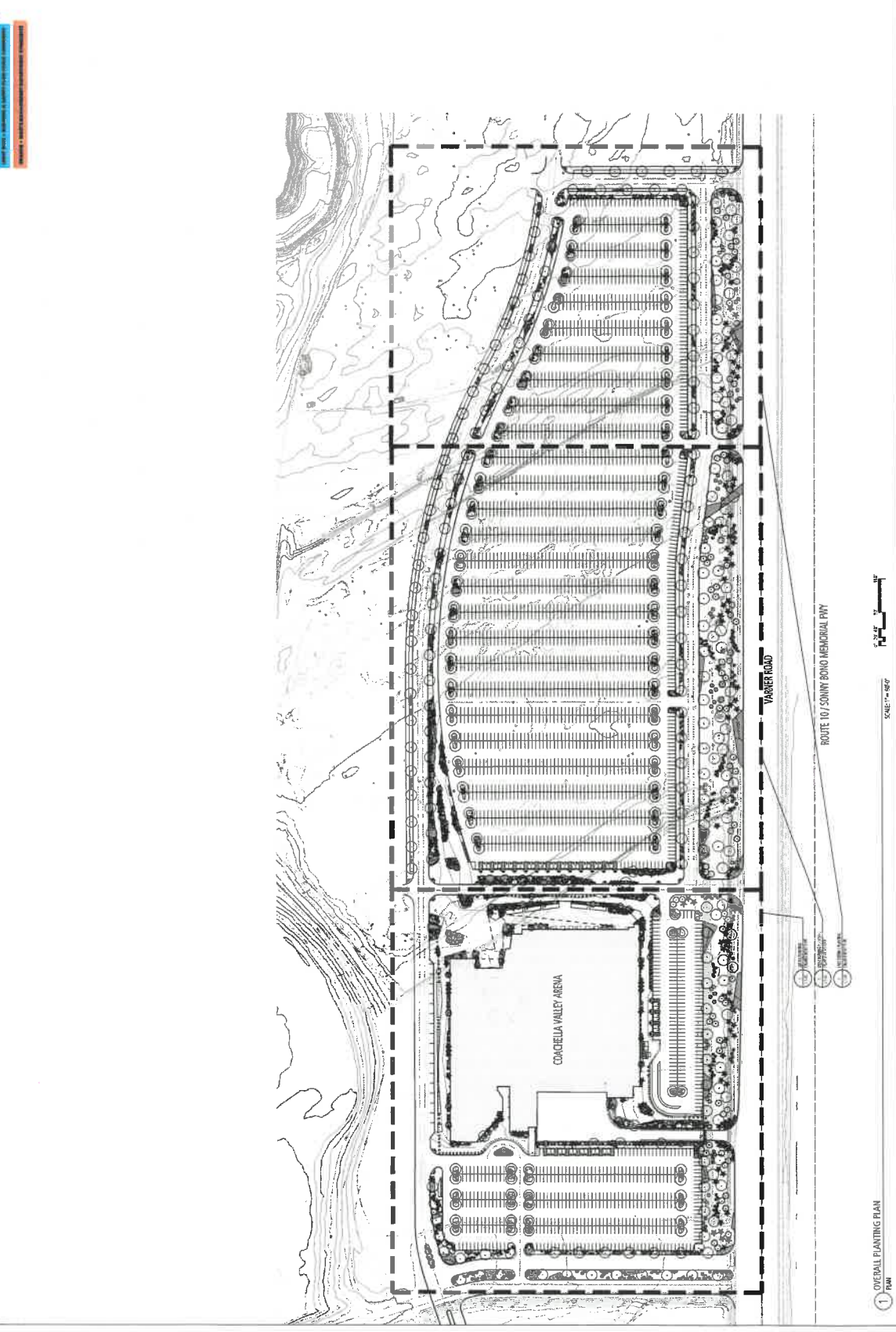


PROJECT NORTH
TRUE NORTH

POPULOUS
 10000 Wilshire Blvd
 Suite 1000
 Los Angeles, CA 90024
 (310) 279-4600
 www.populous.com

CARE: 897700021
DATE: 10/15/2021
PLAYER: H. B. B. B.

- LEGEND**
- 1. PLANTING SPECIFICATIONS
 - 2. PLANTING SPECIFICATIONS
 - 3. PLANTING SPECIFICATIONS
 - 4. PLANTING SPECIFICATIONS
 - 5. PLANTING SPECIFICATIONS
 - 6. PLANTING SPECIFICATIONS
 - 7. PLANTING SPECIFICATIONS
 - 8. PLANTING SPECIFICATIONS
 - 9. PLANTING SPECIFICATIONS
 - 10. PLANTING SPECIFICATIONS



1 OVERBALL PLANTING PLAN
 RW

SCALE: 1" = 60'

PROJECT NORTH
 TRUE NORTH

CONCEPT

POPULOUS
 1000 15th Street, Suite 300
 San Francisco, CA 94103
 415.774.8888
 www.populous.com

PROJECT: PALM SPRINGS ARENA
 LOCATION: PALM SPRINGS, CA
 DATE: 08/2015

COACHELLA VALLEY, CALIFORNIA
PALM SPRINGS ARENA

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT NORTH

TRUE NORTH

SCALE: 1" = 30'-0"

DATE: 08/2015

PROJECT: PALM SPRINGS ARENA

LOCATION: PALM SPRINGS, CA

DATE: 08/2015

PROJECT NORTH

TRUE NORTH

LEGEND

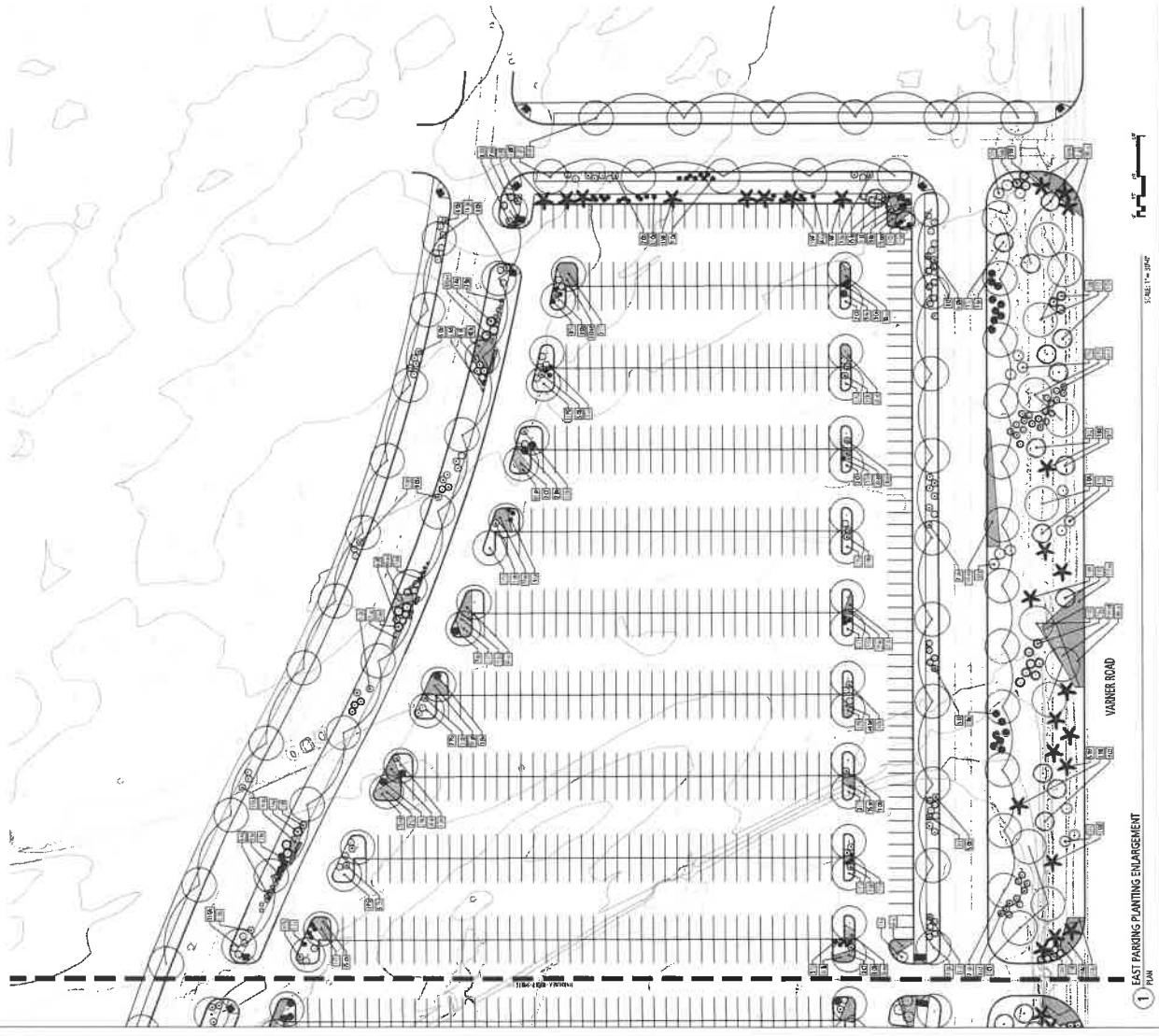
- 10" - 12" DB PLANT
- 12" - 14" DB PLANT
- 14" - 16" DB PLANT
- 16" - 18" DB PLANT
- 18" - 20" DB PLANT
- 20" - 22" DB PLANT
- 22" - 24" DB PLANT
- 24" - 26" DB PLANT
- 26" - 28" DB PLANT
- 28" - 30" DB PLANT
- 30" - 32" DB PLANT
- 32" - 34" DB PLANT
- 34" - 36" DB PLANT
- 36" - 38" DB PLANT
- 38" - 40" DB PLANT
- 40" - 42" DB PLANT
- 42" - 44" DB PLANT
- 44" - 46" DB PLANT
- 46" - 48" DB PLANT
- 48" - 50" DB PLANT
- 50" - 52" DB PLANT
- 52" - 54" DB PLANT
- 54" - 56" DB PLANT
- 56" - 58" DB PLANT
- 58" - 60" DB PLANT
- 60" - 62" DB PLANT
- 62" - 64" DB PLANT
- 64" - 66" DB PLANT
- 66" - 68" DB PLANT
- 68" - 70" DB PLANT
- 70" - 72" DB PLANT
- 72" - 74" DB PLANT
- 74" - 76" DB PLANT
- 76" - 78" DB PLANT
- 78" - 80" DB PLANT
- 80" - 82" DB PLANT
- 82" - 84" DB PLANT
- 84" - 86" DB PLANT
- 86" - 88" DB PLANT
- 88" - 90" DB PLANT
- 90" - 92" DB PLANT
- 92" - 94" DB PLANT
- 94" - 96" DB PLANT
- 96" - 98" DB PLANT
- 98" - 100" DB PLANT

PLANTING NOTES:

1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CALIFORNIA PLANTING MANUAL (CALPLANT) AND THE PALM SPRINGS ARENA PLANTING MANUAL.
2. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CALIFORNIA PLANTING MANUAL (CALPLANT) AND THE PALM SPRINGS ARENA PLANTING MANUAL.
3. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CALIFORNIA PLANTING MANUAL (CALPLANT) AND THE PALM SPRINGS ARENA PLANTING MANUAL.
4. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CALIFORNIA PLANTING MANUAL (CALPLANT) AND THE PALM SPRINGS ARENA PLANTING MANUAL.
5. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CALIFORNIA PLANTING MANUAL (CALPLANT) AND THE PALM SPRINGS ARENA PLANTING MANUAL.
6. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CALIFORNIA PLANTING MANUAL (CALPLANT) AND THE PALM SPRINGS ARENA PLANTING MANUAL.
7. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CALIFORNIA PLANTING MANUAL (CALPLANT) AND THE PALM SPRINGS ARENA PLANTING MANUAL.
8. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CALIFORNIA PLANTING MANUAL (CALPLANT) AND THE PALM SPRINGS ARENA PLANTING MANUAL.
9. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CALIFORNIA PLANTING MANUAL (CALPLANT) AND THE PALM SPRINGS ARENA PLANTING MANUAL.
10. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CALIFORNIA PLANTING MANUAL (CALPLANT) AND THE PALM SPRINGS ARENA PLANTING MANUAL.

PLANTING SCHEDULE (THIS SHEET ONLY):

NO.	PLANT SPECIES	QUANTITY	PLANT SIZE	PLANTING DATE
1	AGAVE	10	10" - 12" DB	08/2015
2	AGAVE	10	12" - 14" DB	08/2015
3	AGAVE	10	14" - 16" DB	08/2015
4	AGAVE	10	16" - 18" DB	08/2015
5	AGAVE	10	18" - 20" DB	08/2015
6	AGAVE	10	20" - 22" DB	08/2015
7	AGAVE	10	22" - 24" DB	08/2015
8	AGAVE	10	24" - 26" DB	08/2015
9	AGAVE	10	26" - 28" DB	08/2015
10	AGAVE	10	28" - 30" DB	08/2015
11	AGAVE	10	30" - 32" DB	08/2015
12	AGAVE	10	32" - 34" DB	08/2015
13	AGAVE	10	34" - 36" DB	08/2015
14	AGAVE	10	36" - 38" DB	08/2015
15	AGAVE	10	38" - 40" DB	08/2015
16	AGAVE	10	40" - 42" DB	08/2015
17	AGAVE	10	42" - 44" DB	08/2015
18	AGAVE	10	44" - 46" DB	08/2015
19	AGAVE	10	46" - 48" DB	08/2015
20	AGAVE	10	48" - 50" DB	08/2015
21	AGAVE	10	50" - 52" DB	08/2015
22	AGAVE	10	52" - 54" DB	08/2015
23	AGAVE	10	54" - 56" DB	08/2015
24	AGAVE	10	56" - 58" DB	08/2015
25	AGAVE	10	58" - 60" DB	08/2015
26	AGAVE	10	60" - 62" DB	08/2015
27	AGAVE	10	62" - 64" DB	08/2015
28	AGAVE	10	64" - 66" DB	08/2015
29	AGAVE	10	66" - 68" DB	08/2015
30	AGAVE	10	68" - 70" DB	08/2015
31	AGAVE	10	70" - 72" DB	08/2015
32	AGAVE	10	72" - 74" DB	08/2015
33	AGAVE	10	74" - 76" DB	08/2015
34	AGAVE	10	76" - 78" DB	08/2015
35	AGAVE	10	78" - 80" DB	08/2015
36	AGAVE	10	80" - 82" DB	08/2015
37	AGAVE	10	82" - 84" DB	08/2015
38	AGAVE	10	84" - 86" DB	08/2015
39	AGAVE	10	86" - 88" DB	08/2015
40	AGAVE	10	88" - 90" DB	08/2015
41	AGAVE	10	90" - 92" DB	08/2015
42	AGAVE	10	92" - 94" DB	08/2015
43	AGAVE	10	94" - 96" DB	08/2015
44	AGAVE	10	96" - 98" DB	08/2015
45	AGAVE	10	98" - 100" DB	08/2015



POPULOUS
 1000 17th Street, Suite 100
 San Francisco, CA 94103
 Tel: 415.774.8888
 www.populous.com

FOR REFERENCE ONLY - NOT FOR CONSTRUCTION
COACHELLA VALLEY, CALIFORNIA
PALM SPRINGS ARENA

REVISIONS

NO.	DATE	DESCRIPTION

WEST PARKING PLANTING PLAN

SCALE: 1" = 20'-0"

DATE: 11/15/17

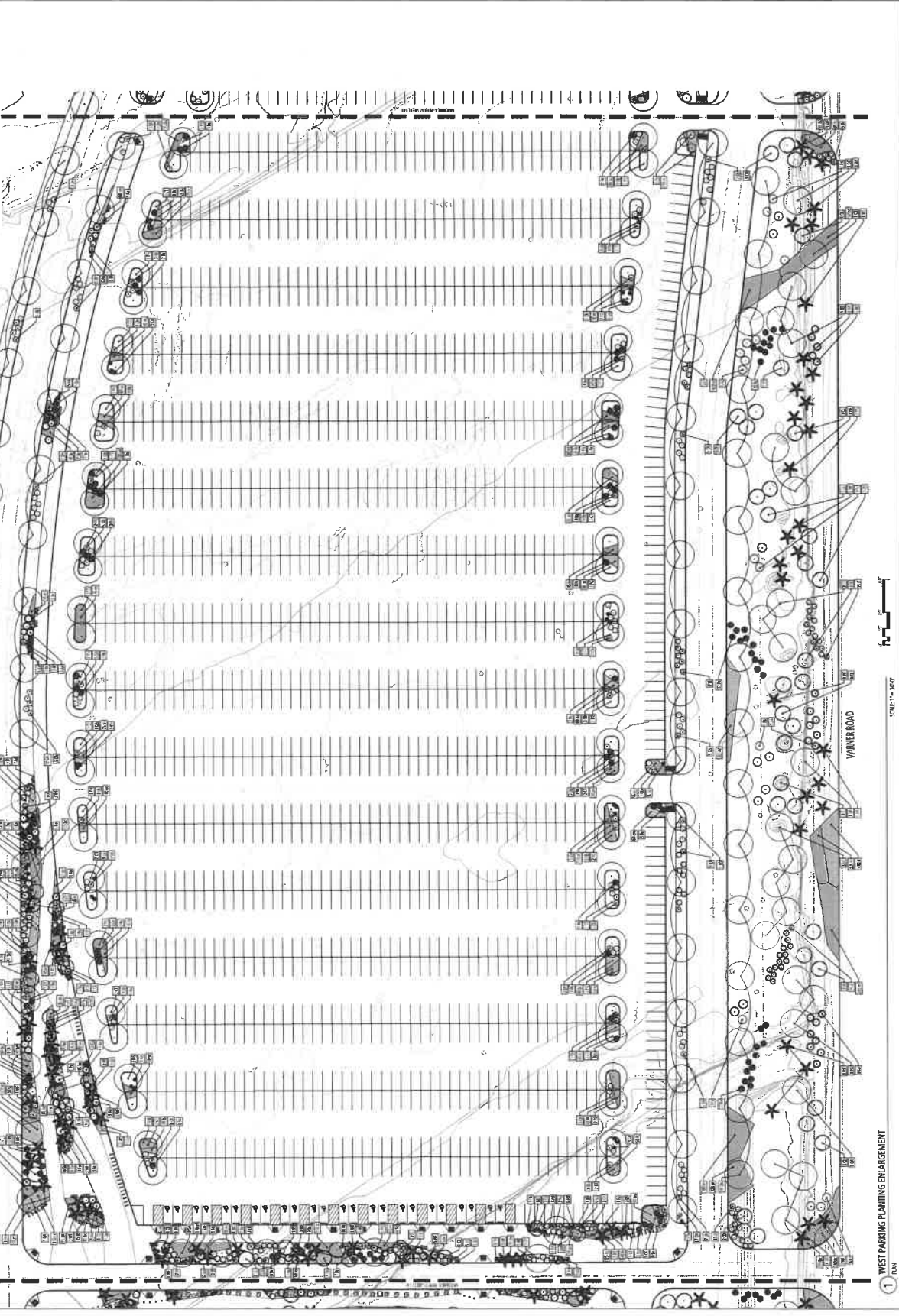
PROJECT: PALM SPRINGS ARENA

PROJECT NORTH

TRUE NORTH

PLANTING SCHEDULE (THIS SHEET ONLY):

NO.	PLANT	QTY	NOTES
1	ACACIA	10	10' x 10' PLANTER
2	AGAVE	20	10' x 10' PLANTER
3	ALBIZIA	15	10' x 10' PLANTER
4	ANEMONE	5	10' x 10' PLANTER
5	ARIZONA SANDALWOOD	10	10' x 10' PLANTER
6	ARTISTOPHYLLON	10	10' x 10' PLANTER
7	BAOBAB	5	10' x 10' PLANTER
8	BANKSYA	10	10' x 10' PLANTER
9	BARBERRY	10	10' x 10' PLANTER
10	BAYONNETT PALM	10	10' x 10' PLANTER
11	BEECH	10	10' x 10' PLANTER
12	BIRCH	10	10' x 10' PLANTER
13	BURRO'S BRUSH	10	10' x 10' PLANTER
14	CACTUS	10	10' x 10' PLANTER
15	CANARY BIRD PLANT	10	10' x 10' PLANTER
16	CANARY BUSH	10	10' x 10' PLANTER
17	CANARY WREN	10	10' x 10' PLANTER
18	CANARY WREN	10	10' x 10' PLANTER
19	CANARY WREN	10	10' x 10' PLANTER
20	CANARY WREN	10	10' x 10' PLANTER
21	CANARY WREN	10	10' x 10' PLANTER
22	CANARY WREN	10	10' x 10' PLANTER
23	CANARY WREN	10	10' x 10' PLANTER
24	CANARY WREN	10	10' x 10' PLANTER
25	CANARY WREN	10	10' x 10' PLANTER
26	CANARY WREN	10	10' x 10' PLANTER
27	CANARY WREN	10	10' x 10' PLANTER
28	CANARY WREN	10	10' x 10' PLANTER
29	CANARY WREN	10	10' x 10' PLANTER
30	CANARY WREN	10	10' x 10' PLANTER
31	CANARY WREN	10	10' x 10' PLANTER
32	CANARY WREN	10	10' x 10' PLANTER
33	CANARY WREN	10	10' x 10' PLANTER
34	CANARY WREN	10	10' x 10' PLANTER
35	CANARY WREN	10	10' x 10' PLANTER
36	CANARY WREN	10	10' x 10' PLANTER
37	CANARY WREN	10	10' x 10' PLANTER
38	CANARY WREN	10	10' x 10' PLANTER
39	CANARY WREN	10	10' x 10' PLANTER
40	CANARY WREN	10	10' x 10' PLANTER
41	CANARY WREN	10	10' x 10' PLANTER
42	CANARY WREN	10	10' x 10' PLANTER
43	CANARY WREN	10	10' x 10' PLANTER
44	CANARY WREN	10	10' x 10' PLANTER
45	CANARY WREN	10	10' x 10' PLANTER
46	CANARY WREN	10	10' x 10' PLANTER
47	CANARY WREN	10	10' x 10' PLANTER
48	CANARY WREN	10	10' x 10' PLANTER
49	CANARY WREN	10	10' x 10' PLANTER
50	CANARY WREN	10	10' x 10' PLANTER



LEGEND:

- 10' x 10' PLANTER
- 15' x 15' PLANTER
- 20' x 20' PLANTER
- 25' x 25' PLANTER
- 30' x 30' PLANTER
- 35' x 35' PLANTER
- 40' x 40' PLANTER
- 45' x 45' PLANTER
- 50' x 50' PLANTER
- 60' x 60' PLANTER
- 70' x 70' PLANTER
- 80' x 80' PLANTER
- 90' x 90' PLANTER
- 100' x 100' PLANTER

PLANTING NOTES:

1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE PALM SPRINGS ARENA PLANTING SCHEDULE.
2. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE PALM SPRINGS ARENA PLANTING SCHEDULE.
3. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE PALM SPRINGS ARENA PLANTING SCHEDULE.
4. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE PALM SPRINGS ARENA PLANTING SCHEDULE.
5. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE PALM SPRINGS ARENA PLANTING SCHEDULE.
6. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE PALM SPRINGS ARENA PLANTING SCHEDULE.
7. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE PALM SPRINGS ARENA PLANTING SCHEDULE.
8. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE PALM SPRINGS ARENA PLANTING SCHEDULE.
9. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE PALM SPRINGS ARENA PLANTING SCHEDULE.
10. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE PALM SPRINGS ARENA PLANTING SCHEDULE.

POPULOUS
 POPULOUS LANDSCAPE ARCHITECTURE
 1555 AVENUE OF THE STARS, SUITE 100
 COSTA MESA, CALIFORNIA 92626
 PHONE: 949.440.1500
 FAX: 949.440.1501
 WWW.POPULOUS.COM
 PROJECT: PALM SPRINGS ARENA
 DATE: 01/15/2016
 DRAWING NO.: L-2-00

REVISIONS

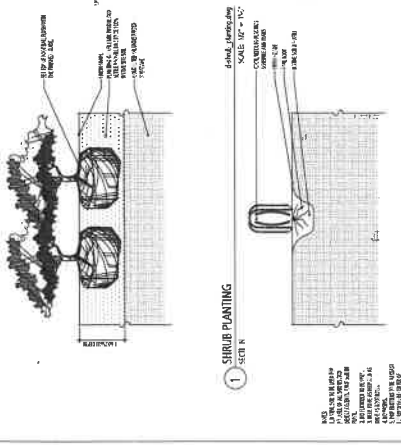
NO.	DATE	DESCRIPTION

CONSTRUCTION DOCUMENTS

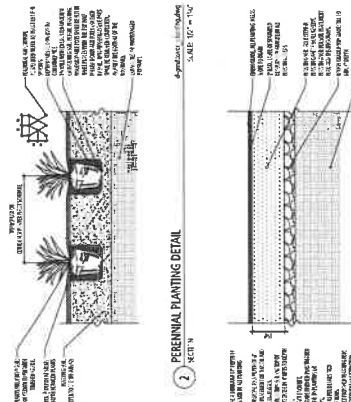
REVISIONS

PALM SPRINGS ARENA
 COACHELLA VALLEY, CALIFORNIA
 FOR REFERENCE ONLY - NOT FOR CONSTRUCTION

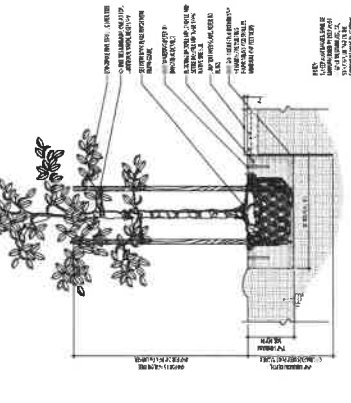
LANDSCAPE DETAILS
 L-2-00



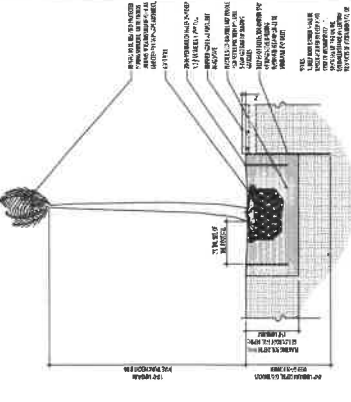
3 CACTI PLANTING
 SCALE: 1/2" = 1'-0"



4 SOIL PLACEMENT - NEW PLANTING BEDS
 SCALE: 1/2" = 1'-0"



6 PALM TREE PLANTING
 SCALE: 1/2" = 1'-0"



7 PALM TREE PLANTING
 SCALE: 1/2" = 1'-0"

**Addendum to the
NorthStar Specific Plan**

**Final Environmental
Impact Report No. 470
SCH #2005011054**

Prepared for:

Riverside County Planning Department
4080 Lemon Street, 9th Floor
Riverside, California 92502

Prepared by:

Meridian Consultants, LLC
910 Hampshire Road, Suite V
Westlake Village, California 91361

March 2021

TABLE OF CONTENTS

Section	Page
1.0 Introduction.....	1
2.0 Project Description	8
3.0 Environmental Checklist.....	36
4.0 Environmental Analysis.....	43
5.0 References.....	220
6.0 Mitigation Monitoring Program	223

List of Figures

Figure	Page
1 NorthStar Specific Plan Regional Location Map	10
2 NorthStar Specific Plan Vicinity Location Map	11
3 Approved NorthStar Specific Plan Conceptual Land Use Map	12
4 Proposed NorthStar Specific Plan Conceptual Land Use Map	15
5 Arena Plot Plan	16
6 Arena Renderings.....	17
7 Exterior Building Elevations	21
8 Arena Building Sections.....	22
9 Arena Planting Plan.....	28
10 Solar Photovoltaic Array Location	29
11 Arena Sign Program Zones	30
12 Freeway Zone Signs	31
13 Arena Freeway Sign Location	32
14 Site & Signage Rendering – East Aerial	47
15 Site & Signage Rendering – West Aerial.....	48
16 Site & Signage Rendering – Westbound	49

List of Tables

Table	Page
1 Approved Land Use Summary NorthStar Specific Plan.....	9
2 Proposed Land Use Summary NorthStar Specific Plan	13
3 Arena Proposed Seating Program.....	17
4 Arena Building Levels	19
5 Maximum Arena Construction Emissions	64
6 Maximum Proposed Specific Plan Operational Emissions	65
7 Proposed Specific Plan and Adopted Specific Plan Operational Emissions	66
8 Description of Identified Greenhouse Gases.....	111
9 Arena Construction GHG Emissions.....	119
10 Operational Approved Specific Plan Greenhouse Gas Emissions	120
11 Operational Proposed Specific Plan Greenhouse Gas Emissions	121
12 Proposed NorthStar Specific Plan Greenhouse Gas Screening Table	123
13 Construction Maximum Noise Estimates.....	159
14 Construction Vibration Level Estimates—Building Damage	163

15 Annual VMT Forecasts 187
16 Approved NorthStar Specific Plan Total Water Demand 202
17 Proposed NorthStar Specific Plan Total Water Demand..... 203
18 Estimated Waste Generation from Proposed NorthStar Specific Plan..... 208

1.0 INTRODUCTION

This document is an addendum (the Addendum) to Final Environmental Impact Report No. 470 (EIR No. 470) (SCH No. 2005011054) (as used herein, the Final EIR or EIR No. 470), prepared in accordance with the California Environmental Quality Act and its implementing guidelines and regulations (CEQA). This Addendum was prepared by the Planning Department of the Riverside County Transportation & Land Management Agency, serving as the Lead Agency for the proposed Project, as defined in CEQA Guidelines Sections 15050- 15051. The Lead Agency is defined as the agency with primary responsibility for approving and carrying out the proposed project (the Project).

The following information is provided in this Introduction: 1) the principal requirements of CEQA; 2) the history of the NorthStar Specific Plan No. 343 and associated approvals (collectively, the Approved Specific Plan); 3) a summary of the proposed amendment to the Approved Specific Plan (the Amendment); 4) the purpose of this Addendum in relation to the certified Final EIR; 5) the standards for adequacy of an addendum to an EIR pursuant to the State CEQA Guidelines; 6) a description of the format and content of this Addendum; and 7) Riverside County's processing requirements to consider the proposed Amendment to the Approved Specific Plan and related actions for approval. Following this introductory information is Riverside County's Environmental Assessment Form, which serves as the CEQA Initial Study for the proposed Project and that provides conclusive evidence that all potentially significant environmental effects of the proposed Project were previously adequately analyzed the Final EIR.

The County of Riverside (County) received an application from SoCal Arena Company, LLC (Applicant) for the following actions: (1) Specific Plan Amendment (SP00343A02), (2) General Plan Amendment (GPA200005 and OAPL2001271), (3) Plot Plan (PPT200021), (4) Tentative Parcel Map (38040), and (5) Change of Zone (CZ2000025). These proposed actions include a Specific Plan Amendment to reduce the size of Planning Area 8 as established by the Approved Specific Plan and make minor adjustments to the boundaries of Planning Areas 4, 6, and 7 in order to accommodate the addition of a new Planning Area 11, which would allow the development a new multi-purpose arena, event center, and hockey training facility with practice ice, surface parking, and a retail skate shop (all such uses collectively referred to in this Addendum as the "Arena"), on approximately 44.41-acres gross (the "Project Site")¹ as described in more detail in **Section 2.0: Project Description**.

¹ Proposed Planning Area 11 encompasses a total of approximately 41.4 acres. The gross acreage for the Project Site in the Tentative Parcel Map (38040) includes additional land that is not required to be accounted for in specific plan purposes. Thus, the Project Site gross acreage is approximately 44.41 acres.

1.1 Project Background and Summary of Environmental Impact Report No. 470

In 1981, the County approved the “Oasis” project (Specific Plan No. 151), which was a mixed-use residential (mobile homes) and commercial development that included a 27-hole golf course and maintenance facility. A name change occurred, and what was renamed the NorthStar Specific Plan was amended to facilitate a similar mixed-use concept as the “Oasis” Specific Plan, but modified to include single-family detached residential dwellings instead of mobile homes. The commercial area was also changed to accommodate a business park in 1988. The County approved a second amendment to Specific Plan No. 151, then referred to as the “NorthStar Commerce Center and Golf Club,” in 1998. The mixed-use development concept remained, but the plan was modified to include additional business park, commercial and recreational oriented land uses. The second amendment also resulted in the elimination of all permanent dwelling units.

NorthStar Specific Plan No. 343, which replaced Specific Plan No. 151, was approved and Final Environmental Impact Report (EIR No. 470) was certified by the Riverside County Board of Supervisors on April 4, 2006. Concurrently therewith, the County also approved General Plan Amendment No. 707 and Change of Zone No. 7002. The adopted NorthStar Specific Plan allows a golf course on approximately 240 acres, a golf clubhouse on approximately 5.9 acres, a golf hotel on approximately 17.6 acres, golf villas on approximately 7.3 acres, resort timeshare units on approximately 9.95 acres, golf view condominiums on approximately 33.2 acres, mixed use development on approximately 36.2 acres, industrial park uses on approximately 69.6 acres, executive office uses on approximately 16 acres, and community commercial uses on approximately 20 acres.

The entitlements previously adopted for the NorthStar Specific Plan include the following: SP 151, SP 151 A#1, SP151 A#2, DA 16, GPA707, CZ7002, PP19740, PP20570, PP19050, PP19242, and TR34484.

1.2 Project Summary

The proposed Arena Project consists of, and is more particularly described in, Specific Plan Amendment SP00343A02, General Plan Amendment GPA200005 and OAPL2001271, Plot Plan PPT200021, Tentative Parcel Map 38040 and Change of Zone CZ2000025. Together these proposed actions would affect Planning Areas previously designated for development of other uses within the NorthStar Specific Plan. The proposed Project would include a Specific Plan Amendment to reduce the size of Planning Area 8 and make minor adjustments to the boundaries of Planning Area 4, 6, and 7 in order to accommodate the addition of a new Planning Area 11, which would allow the development a new multi-purpose arena, event center, and training facility with practice ice, public open space, surface parking, and a retail skate shop on the approximately 44.41-gross acre Project Site. Refer to **Section 2.0: Project Description** for a comprehensive description of the proposed Project.

1.3 California Environmental Quality Act

CEQA is a Statewide environmental law codified in the California Public Resources Code §§ 21000-21 177. CEQA applies to most public agency decisions to carry out, authorize, or approve actions that have the potential to adversely affect the environment. CEQA requires that public agencies analyze and acknowledge the environmental consequences of their discretionary actions and consider alternatives and mitigation measures that could avoid or reduce significant adverse impacts to the environment when avoidance or reduction is feasible. The CEQA compliance process also gives other public agencies and the general public an opportunity to comment on a proposed project's environmental effects.

1.4 CEQA Standards for an Addendum

Under Section 15164 of the State CEQA Guidelines, when an EIR has been prepared and certified, and new information becomes available, it is appropriate to prepare an Addendum to the EIR when only minor technical additions or changes to an EIR are required. The changes to the EIR are considered minor if the new information being addressed does not result either in the identification of any new significant impacts or a substantial increase in the severity of significant impacts previously identified in the EIR.

1.5 Type of CEQA Compliance Document and Level of Analysis

This Addendum is an addendum to the certified Final EIR for the Approved Specific Plan for the proposed Amendment. This Addendum was prepared to provide information regarding the potential effects associated with implementation of the proposed Project. Section 15161 of the State CEQA Guidelines states that a project EIR, "should focus primarily on the changes in the environment that would result from the development project." In addition, a project EIR must "examine all phases of the project including planning, construction, and operation." This Addendum (EA No. CEQ200074) provides the environmental information necessary for the County to consider the environmental effects of the proposed Project prior to considering approval of the proposed discretionary actions.

The County determined that an Addendum should be prepared, rather than a Supplemental or Subsequent EIR, based on the following facts:

- The proposed Project would not require "major revisions" to the certified Final EIR, since the proposed Project would not involve any substantial increases in the severity of the previously identified significant impacts. The effects of the proposed Project would occur within portions of the Project Site that were previously evaluated for physical impacts and no new significant on-site or off-site impacts would occur.
- No substantial changes in circumstances under which the proposed Project is undertaken would occur that would require major revisions of the certified Final EIR due to the occurrence of new significant environmental effects or a substantial increase in the severity of previously identified effects; and

- No new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the Final EIR was prepared and certified shows any of the following:
 - The proposed Project would have one or more significant effects not discussed in the Final EIR;
 - Significant effects previously examined would be substantially more severe than shown in the Final EIR;
 - 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 proposed Project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - Mitigation measures or alternatives that are considerably different from those analyzed in the Final EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.
- Overall, the proposed Project would result in impacts that are equal to those already addressed in the Final EIR. As demonstrated in this Addendum, changes proposed as part of the proposed Project would not generate new significant impacts or substantially increase the severity of impacts to the environment as compared to impacts that were evaluated and disclosed as part of the Final EIR.
- Reports were prepared for transportation, vehicle miles traveled (VMT), air quality, noise, geotechnical, conceptual drainage summary and hydrology, water and wastewater hydraulic modeling, biological and cultural resources (for the off-site improvements necessary for the Imperial Irrigation District (IID) to provide adequate power to the Project Site) greenhouse gas model outputs, and lighting (for the proposed signage) (contained within the appendices of this document). These technical reports did not identify any new impacts or substantial increases in impacts to the environment beyond that which was disclosed in the Final EIR.

Based on these facts, the County, acting as Lead Agency, determined that this Addendum to the previously certified Final EIR would be prepared for the proposed Project. The analysis of the proposed Project in this Addendum supports the conclusion that the reduction of Planning Area 8 and minor adjustments to the boundaries for Planning Area 4, 6, and 7 to accommodate the addition of new Planning Area 11 and development of the Arena within the NorthStar Specific Plan Area will neither result in any new significant impacts nor any substantial increase in the severity of any of the significant impacts identified in the certified Final EIR. Additionally, no new information of substantial importance has been identified that indicates the Project as currently proposed would result in any new significant impacts nor any substantial increase in the severity of the significant impacts identified in the Final EIR.

This Addendum provides an update to the environmental information in the Final EIR, analysis of the impacts of the proposed Project, and presents a comparison of the environmental impacts of this proposal with the impacts identified in the Final EIR.

This Addendum provides a summary of impacts identified in is the Final EIR, followed by an analysis of the proposed Project and a comparison with the impacts identified in the Final EIR.

1.6 Initial Study Checklist

Riverside County prepared an Initial Study (IS) Checklist/Environmental Assessment as suggested by CEQA Guidelines §§ 15063(d)(3). The checklist is found in **Sections 3.0** and **4.0** and includes an explanation and discussion of each answer on the form.

There are four possible responses to each of the environmental issues included on the checklist:

1. **New Significant Impact.** This response is used to indicate when the Project has changed to such an extent that major revisions to the Final EIR are required due to the presence of new significant environmental effects.
2. **More Severe Impacts.** This response is used to indicate when the circumstances under which the Project is undertaken have changed to such an extent that major revisions to the Final EIR are required due to the fact that the severity of previously identified significant effects would substantially increase.
3. **New Ability to Substantially Reduce Significant Impact.** This response is used to indicate when 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 Final EIR was adopted, indicates that there are new mitigation measures or alternatives available to substantially reduce significant environmental impacts of the Project. If the Project Applicant agrees to the new mitigation measure(s) or alternative(s), then a subsequent EIR would not be required.
4. **No Substantial Change from Previous Analysis.** This response is used to indicate that the proposed Project would not create a new impact or substantially increase the severity of the previously identified environmental impact.

1.7 Format and Content of this Addendum

This Addendum is organized to facilitate a basic understanding of the existing setting and environmental implications of the proposed Project, and contains the following sections:

Section 1.0: Introduction identifies the purpose of this IS Checklist/Environmental Assessment, provides an overview of relevant CEQA requirements, and provides an overview of the organizational format of this IS Checklist/Environmental Assessment.

Section 2.0: Project Description describes the proposed Project and provides a description of proposed discretionary actions required for Project implementation.

Section 3.0: Environmental Checklist presents a summary of the results of the environmental evaluation for the proposed Project and identifies whether the Project would result in any potentially significant environmental impacts.

Section 4.0: Environmental Analysis evaluates each response provided in the environmental checklist form. Each response checked is briefly discussed and supported by substantial evidence. As appropriate, each response discussion describes and identifies specific effects anticipated with Project implementation and provides a conclusion as to whether the Project would result in any significant impacts to the environment.

Section 5.0: References provides a list of references that were consulted in preparation of this document.

Section 6.0: Mitigation Monitoring Program identifies all mitigation measures contained in the Final EIR that would continue to apply to the proposed Project and that would be enforced as part of the conditions of approval for the proposed Project.

Appendices contain technical reports and other documentation that evaluate the proposed Project which are attached as Addendum Technical Appendices A through J.

- Appendix A Air Quality Study for the Addendum to the NorthStar Specific Plan, prepared by Meridian Consultants, LLC and dated February 2021;
- Appendix B1 Geotechnical Exploration Report Proposed Ice Hockey Arena Varner Road Between Cook Street and Washington Street, Coachella Valley, Riverside County, California, prepared by Leighton Consulting, Inc. and dated October 30, 2020 (Revised November 10, 2020);
- Appendix B2 Addendum to Geotechnical Exploration Report Proposed Ice Hockey Arena Varner Road between Cook Street and Washington Street, Coachella Valley, Palm Desert, Riverside County, California, prepared by Leighton Consulting, Inc. and dated October 30, 2020 (Revised November 10, 2020);
- Appendix C Greenhouse Gas Model Outputs;
- Appendix D1 Conceptual Drainage Summary, NorthStar Specific Plan 343 Amendment, prepared by Pacific Advanced Civil Engineering, Inc. and dated February 2021;
- Appendix D2 NorthStar Specific Plan – Updated Hydrology, Hydraulics, and Flood Control Improvement Plan Concept Study, prepared by Pacific Advanced Civil Engineering, Inc. and dated February 2021;
- Appendix E Noise Study for the Addendum to the NorthStar Specific Plan, prepared by Meridian Consultants, LLC and dated March 2021;

- Appendix F1 Riverside County Arena Project Transportation Analysis Report, prepared by The Mobility Group and dated March 2021;
- Appendix F2 Draft Memorandum NorthStar Specific Plan EIR Addendum Vehicles Miles Traveled (VMT) Analysis Memo, prepared by Fehr & Peers and dated March 12, 2021;
- Appendix G Coachella Valley Water District Water and Wastewater Hydraulic Modeling;
- Palm Springs Arena – Sanitation Hydraulic Modeling Results, prepared by CVWD and dated December 17, 2020;
- Parcel Map No. 38040, Palm Springs Arena Hydraulic Modeling Results, Project No. ST0197, prepared by CVWD and dated January 6, 2021;
- Riverside County NorthStar Specific Plan Amendment Water Supply Assessment Review, prepared by Meridian Consultants, LLC dated February 16, 2021;
- Appendix H Sign Lighting Report, prepared by Jon E. Muse, P.E. and dated February 2, 2021;
- Appendix I Imperial Irrigation District Distribution Line Extension, City of Palm Desert, Riverside County, California, Habitat Assessment Coachella Valley Multiple Species Habitat Conservation Plan Consistency Analysis, prepared by ELMT Consulting, dated February 2021.
- Appendix J Phase 1 Cultural Resources Assessment of a 1,600-Foot Extension of the Imperial Irrigation District Distribution Line in Support of the Coachella Valley Arena Project, near Thousand Palms, Riverside County, California prepared by Statistical Research, Inc., dated February 17, 2021.
- Appendix K Will Serve Letters
- Will Serve Letter Request for Palm Springs Arena APNs 695-100-010 and 695-100-015, prepared by Imperial Irrigation District and dated February 26, 2021;
- Northstar Specific Plan 343 Amendment Project, prepared by CVWD and dated February 19, 2021.

2.0 PROJECT DESCRIPTION

2.1 Project Description

The proposed Amendment to the Approved Specific Plan would reduce the size of Planning Area 8 and make minor adjustments to the boundaries of Planning Area 4, 6, and 7, each as defined in the Approved Specific Plan to accommodate the addition of new Planning Area 11, which would allow the development of the proposed Arena on the Project Site. Collectively, the Amendment, the related proposed actions and the Arena are referred to as the “proposed Project” in this Addendum.

Approved NorthStar Specific Plan

The County adopted and approved the Approved Specific Plan in 2006 to guide development of the approximately 456-acre NorthStar Specific Plan Area. The NorthStar Specific Plan Area is located in the Western Coachella Valley within the unincorporated portion of Riverside County as shown in **Figure 1: NorthStar Specific Plan Regional Location Map**. The NorthStar Specific Plan Area is located north of Interstate I- 10 and east of the Cook Street Interchange. Access is provided via Varner Road, which is situated parallel to the southern boundary of the NorthStar Specific Plan Area as depicted in **Figure 2: NorthStar Specific Plan Vicinity Location Map**. Surrounding land uses include the Coachella Valley Preserve (the “Preserve”) to the east and northeast, Cook Street to the west, and Varner Road to the south. I-10 is located immediately south of Varner Road. The City of Palm Desert, the California State University San Bernardino Desert Campus, and additional commercial and industrial uses are situated across I-10, further south of the NorthStar Specific Plan Area.

As shown in **Figure 3: Approved NorthStar Specific Plan Conceptual Land Use Map** and **Table 1: Approved Land Use Summary NorthStar Specific Plan**, the Approved Specific Plan allows a mix of commercial, light industrial, residential, and recreational uses within ten (10) planning areas established by the Approved Specific Plan. Since approval of the Approved Specific Plan in 2006, only the golf course and the golf clubhouse (Classic Club Golf Course and Club House) have been developed within the NorthStar Specific Plan Area.

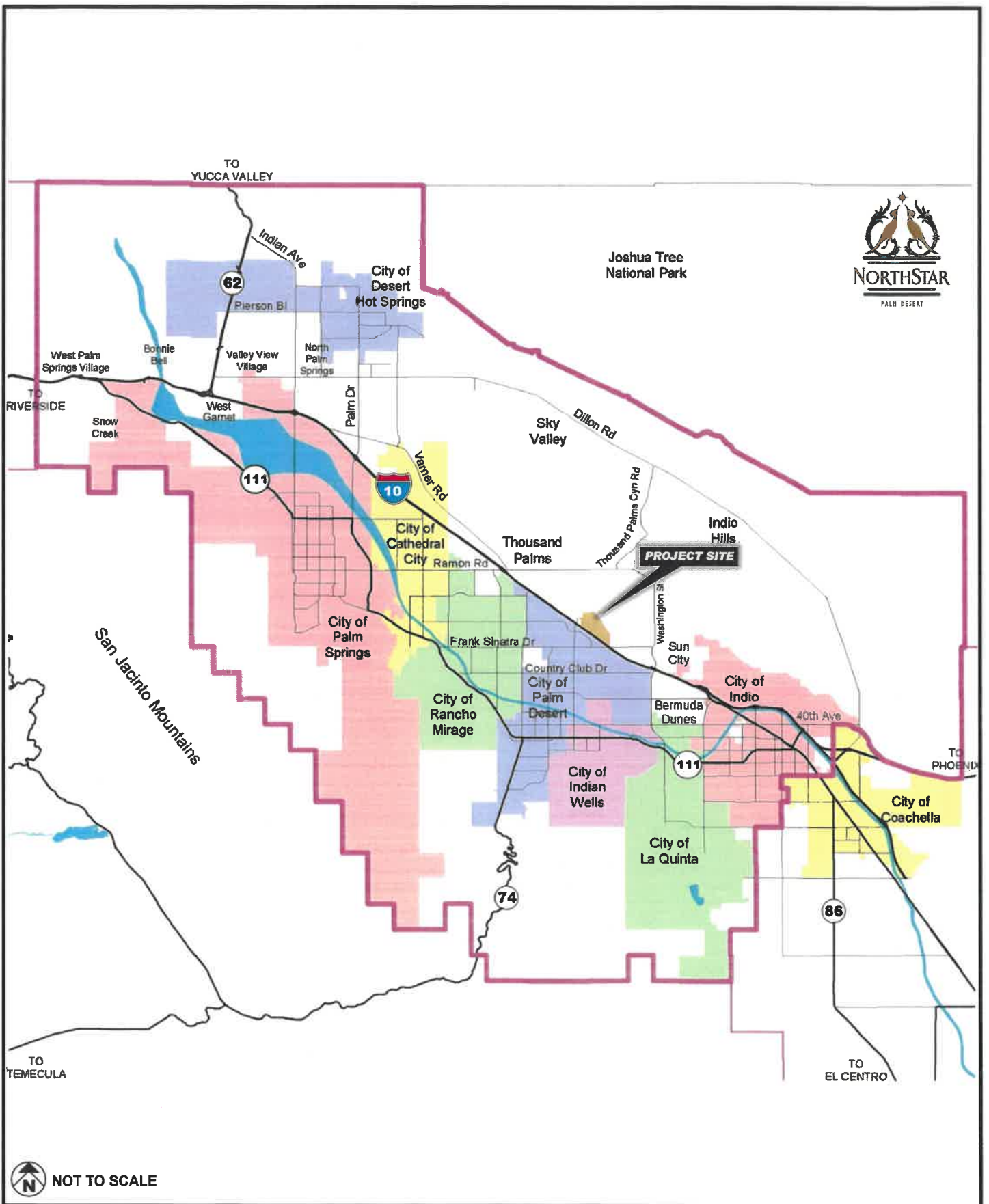
Table 1
Approved Land Use Summary
NorthStar Specific Plan

Planning Area	Land Use Description	Land Area (Acres)	D.U. / Acre	Dwelling Unit Total	Maximum Floor Area (SQ. FT.)
1	18-hole Golf Course	240.00	NIA	NIA	NIA
2	Golf Clubhouse	5.90	NIA	NIA	81,000
3	Golf View Hotel	17.60	NIA	NIA	350 (key), 25,000 square foot spa, 32,000 square feet of meeting rooms
4	Golf View Villas	7.30	7.4	54	NIA
5	Resort Timeshare Units	9.95	21.7	216	NIA
6	Golf View Condominiums	33.20	16.6	550	NIA
7	Mixed Use Retail Village	36.20	NIA*	150	400,000
8	Industrial Park (Research & Development)	69.60	NIA	NIA	1,200,000
9	Executive Office	16.00	NIA	NIA	230,000
10	Community Commercial	20.00	NIA	NIA	100,000
TOTAL	NIA	455.75	NIA	970	2,068,000 sq. ft. and 350 Key Hotel

* Due to the integration of residential uses into this mixed use planning area, a density per acre is not applicable.

Proposed NorthStar Specific Plan Amendment / Proposed Project

The proposed Amendment to the Approved Specific Plan would create a new planning area, Planning Area 11—Arena and Event Center, within the NorthStar Specific Plan Area. This Amendment would allow the development of the Arena on the Project Site. The Project Site is located south of the existing Classic Club golf course and north of Varner Road and the I-10, approximately 1.5 miles east of the Cook Street/I-10 Interchange and 2 miles west of the Washington Street/I-10 Interchange.

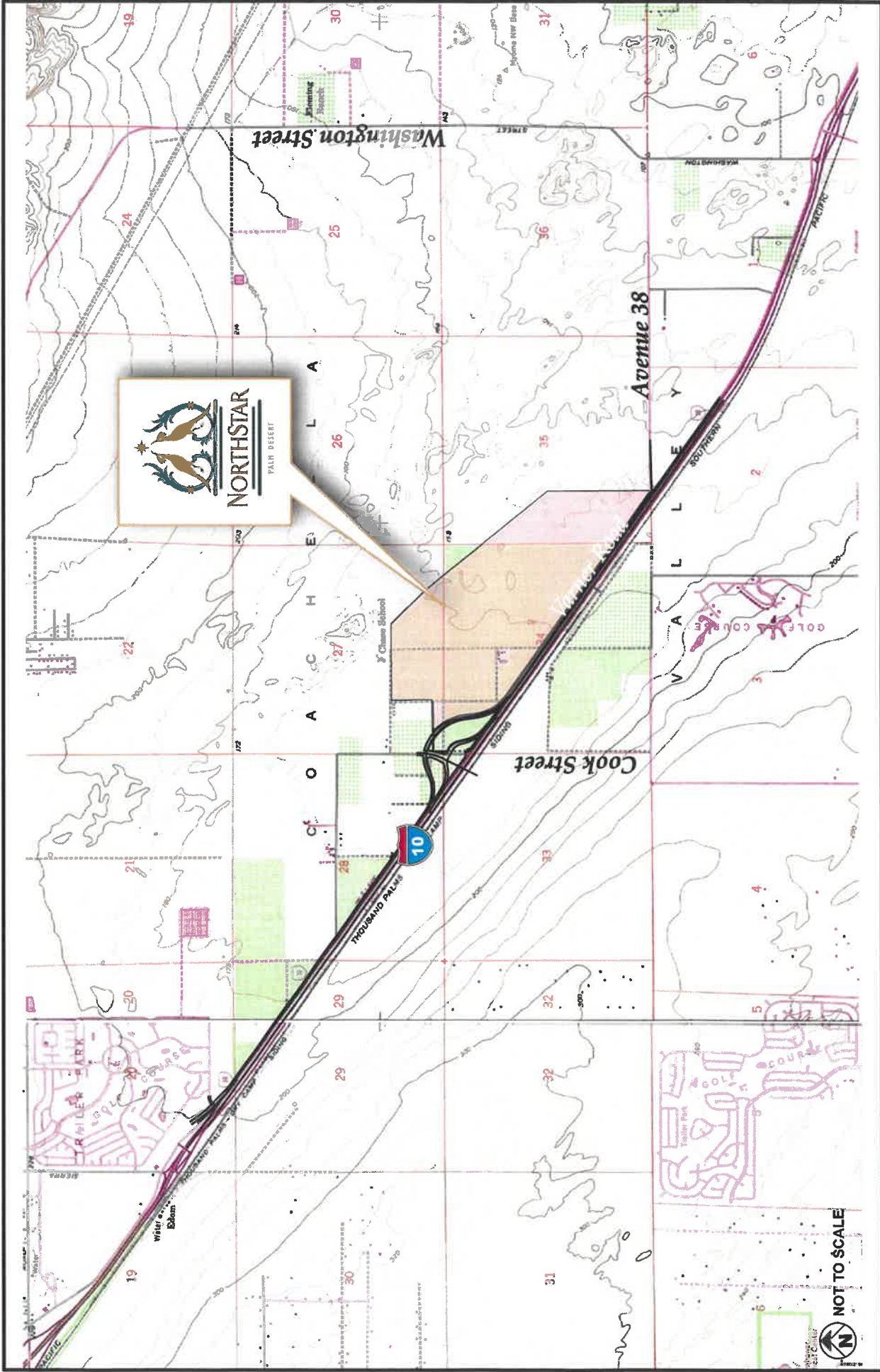


SOURCE: The Altum Group - 2020

FIGURE 1



NorthStar Specific Plan Regional Location Map



SOURCE: The Altum Group - 2020

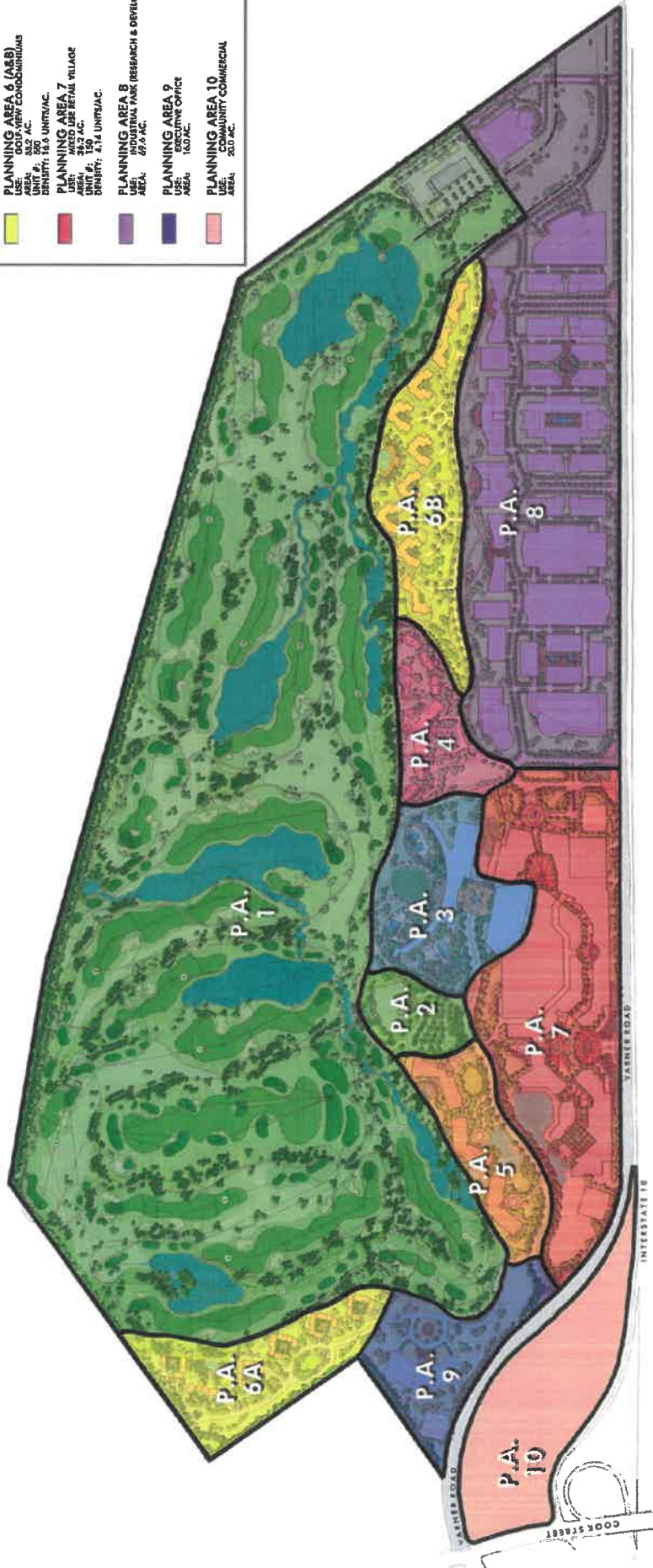
FIGURE 2

NorthStar Specific Plan Vicinity Location Map



LAND USE SUMMARY

	PLANNING AREA 1 USE: CLUBHOUSE GOLF COURSE AREA: 200 AC.
	PLANNING AREA 2 USE: GOLF CLUBHOUSE FACILITIES AREA: 5.7 AC.
	PLANNING AREA 3 USE: DULUX GOLFVIEW HOTEL AREA: 17.4 AC.
	PLANNING AREA 4 USE: 200 GOLFVIEW VILLAS UNIT #1: 54 AREA: 7.9 AC. DENSITY: 7.4 UNITS/AC.
	PLANNING AREA 5 USE: 200 TOWNHOUSE UNITS UNIT #1: 216 AREA: 9.9 AC. DENSITY: 21.6 UNITS/AC.
	PLANNING AREA 6 (A&B) USE: 200 CONDOMINIUMS AREA: 82.2 AC. DENSITY: 16.4 UNITS/AC.
	PLANNING AREA 7 USE: MIXED USE RESIDENTIAL VILLAGE AREA: 38.7 AC. DENSITY: 11.4 UNITS/AC.
	PLANNING AREA 8 USE: INDUSTRIAL PARK (RESEARCH & DEVELOPMENT) AREA: 87.6 AC.
	PLANNING AREA 9 USE: EXECUTIVE OFFICE AREA: 100 AC.
	PLANNING AREA 10 USE: MIXED USE COMMERCIAL AREA: 20.0 AC.



NOT TO SCALE

SOURCE: The Altum Group - 2020

FIGURE 3

Approved NorthStar Specific Plan Conceptual Land Use Map



As shown in Table 2: Proposed Land Use Summary NorthStar Specific Plan, Planning Area 8 would be reduced from approximately 69.6 acres to approximately 28.2 acres to accommodate the new, approximately 41.4-acre Planning Area 11. Minor adjustment to the boundaries for Planning Area 4, Golf View Villas; 6, Golf View Condominiums; and 7, Mixed Use Retail Village are also proposed to accommodate Planning Area 11.

**Table 2
Proposed Land Use Summary
NorthStar Specific Plan**

Planning Area	Land Use Description	Land Area (Acres)	D.U. / Acre	Dwelling Unit Total	Maximum Floor Area (SQ. FT.)
1	18-hole Golf Course	240.00	NIA	NIA	NIA
2	Golf Clubhouse	5.90	NIA	NIA	81,000
3	Golf View Hotel	17.60	NIA	NIA	350 (key), 25,000 square foot spa, 32,000 square feet of meeting rooms
4	Golf View Villas	7.30	7.4	54	NIA
5	Resort Timeshare Units	9.95	21.7	216	NIA
6	Golf View Condominiums	33.20	16.6	550	NIA
7	Mixed Use Retail Village	36.20	NIA*	150	400,000
8	Industrial Park (Research & Development)	28.2	NIA	NIA	381,035
9	Executive Office	16.00	NIA	NIA	230,000
10	Community Commercial	20.00	NIA	NIA	100,000
11	Arena & Event Center Hockey Training Facility	41.4	NIA	NIA	260,000 35,000
TOTAL	NIA	455.75	NIA	970	1,544,035 sq. ft. and 350 Key Hotel

* Due to the integration of residential uses into this mixed use planning area, a density per acre is not applicable.

As shown in **Figure 4: Proposed NorthStar Specific Plan Conceptual Land Use Map**, Planning Area 11 would be located between Planning Area 7 – Mixed Use Village and Planning Area 8 – Industrial Park (Research and Development) and south of residential planning areas and integrated into the village concept established by the Approved Specific Plan through a network of streets and pedestrian corridors.

Planning Area 11 would include the Arena, as shown in **Figure 5: Arena Plot Plan**. The Arena would consist of an approximately 260,000 square foot arena event center, an approximately 35,000 square foot hockey training facility, surface parking, and loading areas. A drainage channel is also proposed on the north side of Varner Road within the Project Site. Illustrations of the Arena are shown in **Figure 6: Arena Renderings**.

Arena & Event Center – Operational Characteristics

The Arena will host an American Hockey League (“AHL”) team and provide a venue for other events in the Coachella Valley, including concerts, family shows, other sporting events, cultural events, conferences, and conventions. The Arena would contain an array of facilities and services, including spectator seating and suites, concessions/bars, clubs and meeting/community rooms; spectator support facilities such as food service/kitchens, merchandising and restrooms; team practice facilities and management offices; media support facilities; and event center operations support uses such as loading, staging, and marshalling areas, mechanical/electrical/plumbing space, and storage and maintenance facilities. The Arena event center and practice facilities for hockey would be located on the western portion of the Project Site.

The Arena would host the AHL team during the AHL season (historically running from September to May, but subject to adjustment), as well as provide a venue for other events outside of AHL season, such as ice shows, from June to September. As shown in **Table 3: Arena Proposed Seating Program**, 9,918 seats are programmed for hockey games, approximately eighty-four percent (84%) of which would be general seating. The remaining seating would consist of club and suite seating, rink-side seating, and seating for media and officials.

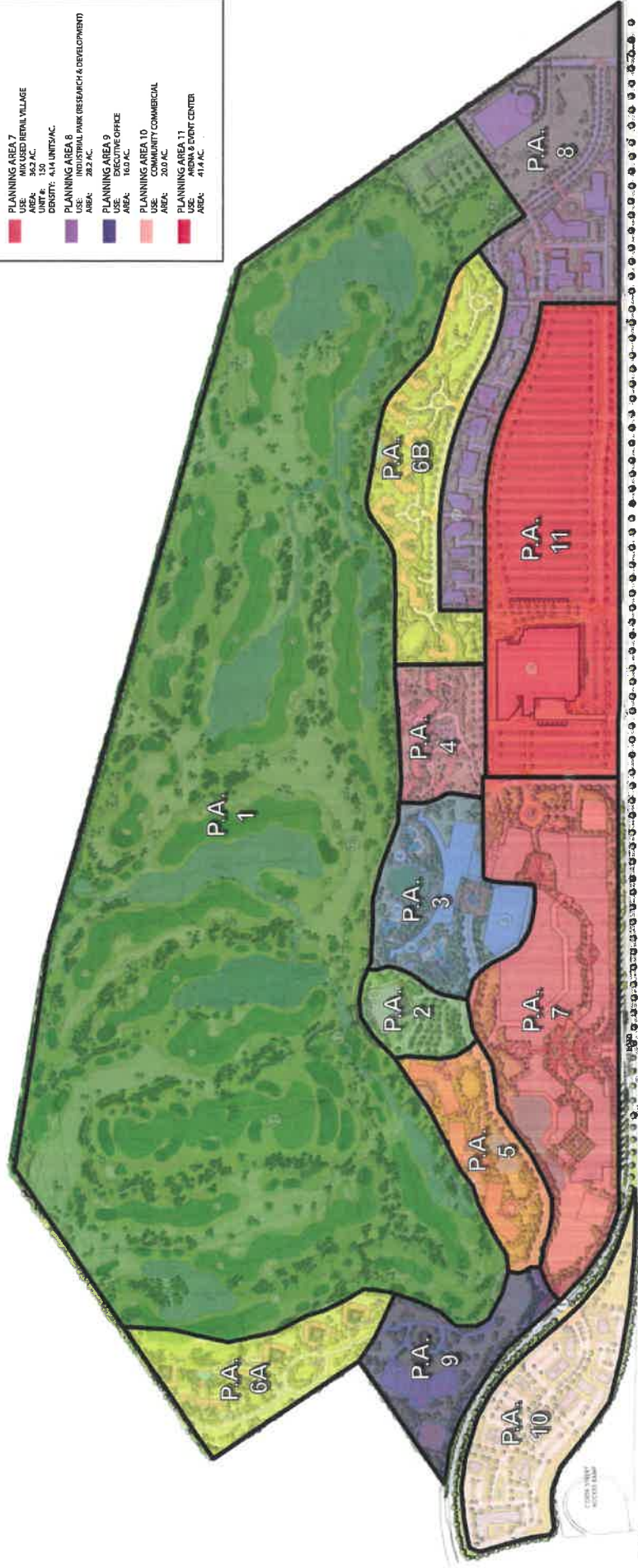
A portion of the Arena would contain retractable seating to accommodate non-AHL events requiring a larger floor area. In addition, for non-AHL events with smaller attendance, the Arena performance and seating areas could be re-configured, and event patron access managed, to create a smaller venue space and more intimate experience for the performances.



- APNs**
- 695-100-001
 - 695-100-002
 - 695-100-004
 - 695-100-005
 - 695-100-006
 - 695-100-007
 - 695-100-011
 - 695-100-017
 - 695-070-001
- *695-100-008
 - *695-100-009
 - *695-100-010
 - *695-100-012
 - *695-100-014
 - *695-100-015
- * APNs associated with Specific Plan Amendment

LAND USE SUMMARY

PLANNING AREA 1	USE: CHAMPIONSHIP GOLF COURSE	AREA: 240 AC.
PLANNING AREA 2	USE: GOLF CLUBHOUSE FACILITIES	AREA: 53 AC.
PLANNING AREA 3	USE: SPA USE GOLF-VIEW HOTEL	AREA: 174 AC.
PLANNING AREA 4	USE: RESORT GOLF-VIEW VILLAS	AREA: 73 AC.
PLANNING AREA 5	USE: RESORT TIMESHARE UNITS	AREA: 9.95 AC.
PLANNING AREA 6A & 6B	USE: GOLF-VIEW CONDOMINIUMS	AREA: 50.4 AC.
PLANNING AREA 7	USE: MIX USED RETAIL VILLAGE	AREA: 362 AC.
PLANNING AREA 8	USE: INDUSTRIAL PARK RESEARCH & DEVELOPMENT	AREA: 28.2 AC.
PLANNING AREA 9	USE: EXECUTIVE OFFICE	AREA: 16.0 AC.
PLANNING AREA 10	USE: COMMUNITY COMMERCIAL	AREA: 200 AC.
PLANNING AREA 11	USE: ADMIN & EVENT CENTER	AREA: 474 AC.



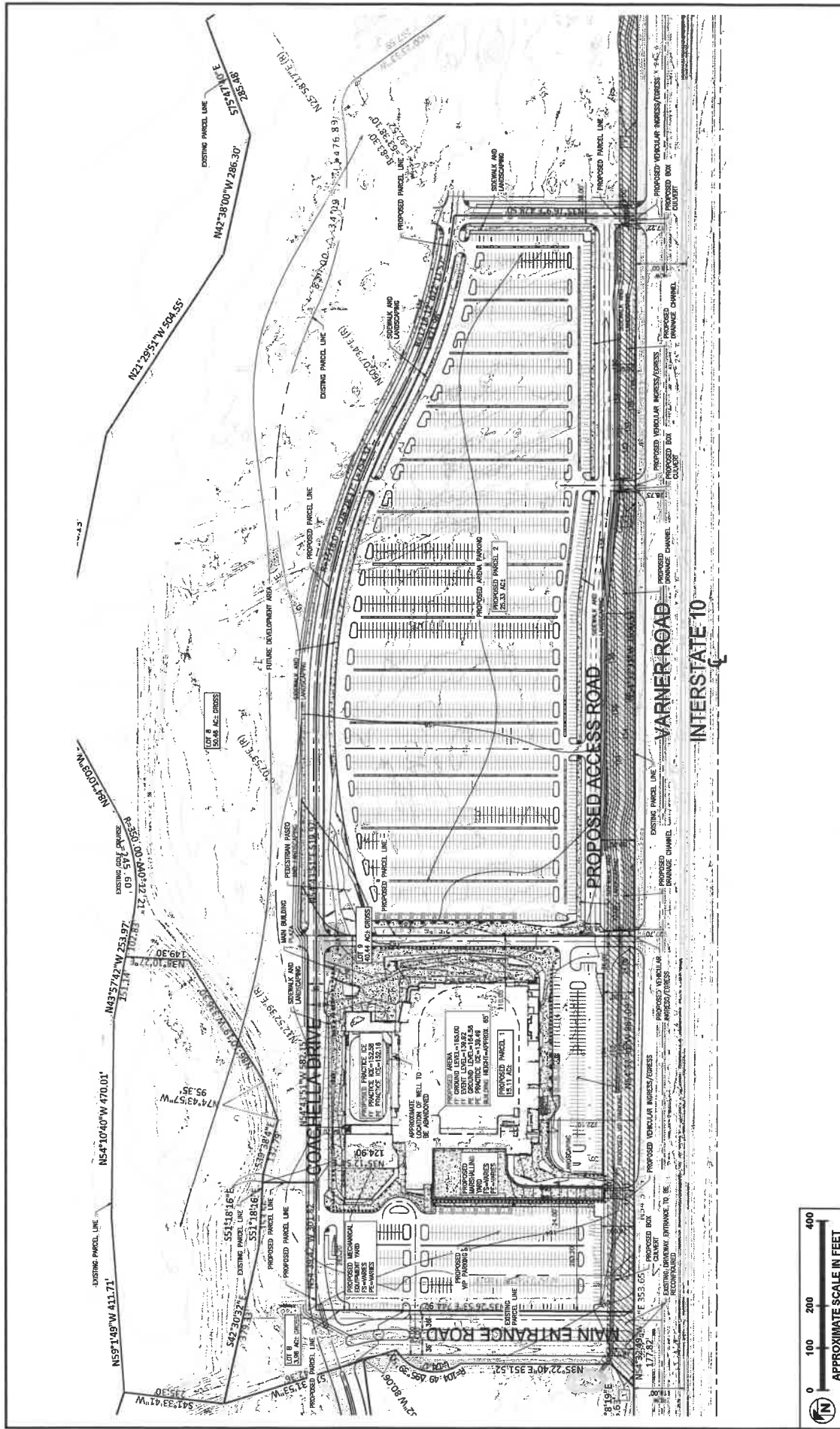
NOT TO SCALE

SOURCE: The Altum Group - 2020

FIGURE 4

Proposed NorthStar Specific Plan Conceptual Land Use Map





0 100 200 400
 APPROXIMATE SCALE IN FEET

SOURCE: POPULOUS - December 2020



298-001-20

FIGURE 5

Arena Plot Plan



SOURCE: POPULOUS - December 2020

FIGURE 6

Arena Renderings

The Arena would include an ice slab designed to meet AHL ice requirements that could accommodate a range of ice-related events. The ice slab would consist of an ice floor, ice pits and trenches, and refrigeration equipment. For non-ice related events at the arena, insulated fiberglass panels would first be installed above the ice layer, after which appropriate flooring would be installed depending on the type of event.

Table 3
Arena Proposed Seating Program

Location	Seats
Premium Level Bowl	
Club Fixed Seating	591
Club Americans with Disabilities Act (ADA)/Companion Seating	14
Club Standing Room Only (SRO)	142
VIP Club Fixed Seating	116
VIP Club ADA/Companion Seating	16
VIP Club SRO	28
Subtotal	907
Suite	
Fixed Seating	352
Barstools	84
Subtotal	436
Lower Bowl Club	
Fixed Seating	251
ADA/Companion Seating	8
Subtotal	259
Lower Bowl General	
Fixed Seating	6,619
Retractable Seating	1,351
SRO	222
ADA/Companion Seating	124
Subtotal	8,316
TOTAL	9,918

Source: 100% CD Design, Populous.

Up to forty-six (46) AHL games would be held annually at the Arena, comprised of one to four pre-season games, thirty-four (34) regular season games, and, if the team reaches the post-season, between one to eight playoff games. As discussed above, maximum hockey seating capacity at the Arena would be 9,918 seats. The average game day attendance is estimated to be approximately 7,500 patrons during the regular season. A sellout attendance of 9,918 is anticipated approximately five times per year. The majority of home games would start at 7:00 P.M. and run approximately 2-1/2 hours in duration. Home games would be evenly split between weekdays and weekends.

Additionally, up to 138 non-AHL game events could occur annually at the Arena as described below:

- **Concerts:** There would be an estimated 45 annual concerts, which would occur throughout the year. They would vary in attendance levels, depending on the artist and stage configuration. The estimated average attendance level would be approximately 7,500 patrons, with a maximum attendance of approximately 11,700 patrons.² Concerts would typically occur on Friday and Saturday evenings within a 7:00 P.M. to 11:00 P.M. window.
- **Family Shows:** There would be an estimated thirty-eight (38) annual family shows which would account for approximately twenty-eight percent (28%) of non-AHL events. Family shows would occur year round and would provide theatrical entertainment geared towards children and families. Family show series would typically occur over a 3-day block of time (Friday through Sunday) during which time as many as 3 performances would occur in the daytime and evening periods (2:00- 5:00 P.M., and 7:00 – 10:00 P.M.). The estimated average attendance at a family show would be 4,000 patrons, and maximum attendance would be 5,000 patrons.
- **Other Sporting Events:** There would be an estimated ten (10) other sporting events annually, which would occur throughout the year. These events could be professional, collegiate, amateur, high school/youth, local, regional, or international competitions. The estimated average attendance for other sporting events would be 7,000 patrons, with the estimated maximum attendance the same as maximum seating capacity for concerts (10,000) about twice per year.
- **Other Events:** There would be an estimated twenty (20) rental uses of the Arena annually, which could occur throughout the year. This would include conventions, conferences, cultural events, and other events, with an estimated average attendance level of 800 patrons and maximum attendance for 3,000 patrons.

As part of the Arena, an approximately 35,000 square foot hockey training facility would also be located on the north side of the main Arena building. The hockey training center would be utilized by the AHL hockey team as well as the community at certain times. The hockey training facility would be open seven (7) days per week for six to eight (6-8) hours per day. The hockey training facility is anticipated to be used half of the time by the AHL team and, when not in use by the AHL team, would be available as a community ice facility on non-event days (135 days a year). When open to the community, it is expected an average of twenty (20) to forty (40) people would use the facility per hour. It is anticipated the hockey training facility could be used for public skating sessions, skate/hockey lessons, or by local recreational hockey leagues.

Overall, there would be approximately 184 events per year at the Arena. Of these, about thirty (30) events would have an attendance of between 10,000 and 11,000 patrons, about 71 would have an attendance

² The Arena would provide 9,918 seats for hockey games. For non-AHL events with a maximum attendance of 11,700 patrons and requiring a larger floor area, a portion of the Arena would contain retractable seating.

of 7,000 to 7,500 patrons, and 83 events would have an attendance of 5,000 patrons or less. There would be approximately 181 days per year when there would be no events.

There would be both regular employees and event employees at the arena event center. On non-event days there would be up to sixty (60) regular employees. On event days there would be both regular and event employees. There would be a minimum of twenty (20) event employees and a maximum of 125 event employees in addition to the regular employees depending on the event type.

Arena Design

The Arena building would be approximately 65 feet in height and extend approximately 25 feet below ground. It is designed to be an indoor/outdoor facility with access to exterior concessions situated on the main concourse and near a large outdoor plaza space. The Arena floor Level 1 – Event Level would be 25 feet below ground with the Level 3 – Main Concourse Level at existing grade. The training center building with practice ice would be approximately 12.5 feet below ground. The building level elevations are shown in **Table 4: Arena Building Levels** with building elevations and cross sections shown in **Figure 7: Exterior Building Elevations** and **Figure 8: Arena Building Sections**.

**Table 4
Arena Building Levels**

Levels	Elevations Related to Existing Grade
Level 1 – Event Level	-25’ – 1”
Level 2 – Practice Ice Level	-12’ – 5”
Level 3 – Main Concourse Level	0’ – 0”
Level 4 – Premium Concourse Level	15’ – 9”
Level 5 – Catwalk Level	36’ -11”
Level 6 – High Roof Level	52’ -11”

Source: 100% CD Design, Populous.

The clubs at Level 4 - Premium Concourse Level are designed with exterior balconies to offer views of the plaza and mountains beyond. The main façade of the arena event center would be clad with Exterior Insulation and Finish System (EIFS) with a perforated/corrugated metal panel shade canopy designed to mimic the forms of windswept rock. All of these features are enhanced by a shade canopy that covers the plaza and exterior concourse. The canopy would be equipped with both building and plaza lighting that can change colors for concerts or hockey events. Walls and fences would be designed as an integral architectural component of the building and compatible with the natural environment in color and texture. VIP entries have been located nearest parking that allows quick and private access up to the premium level.

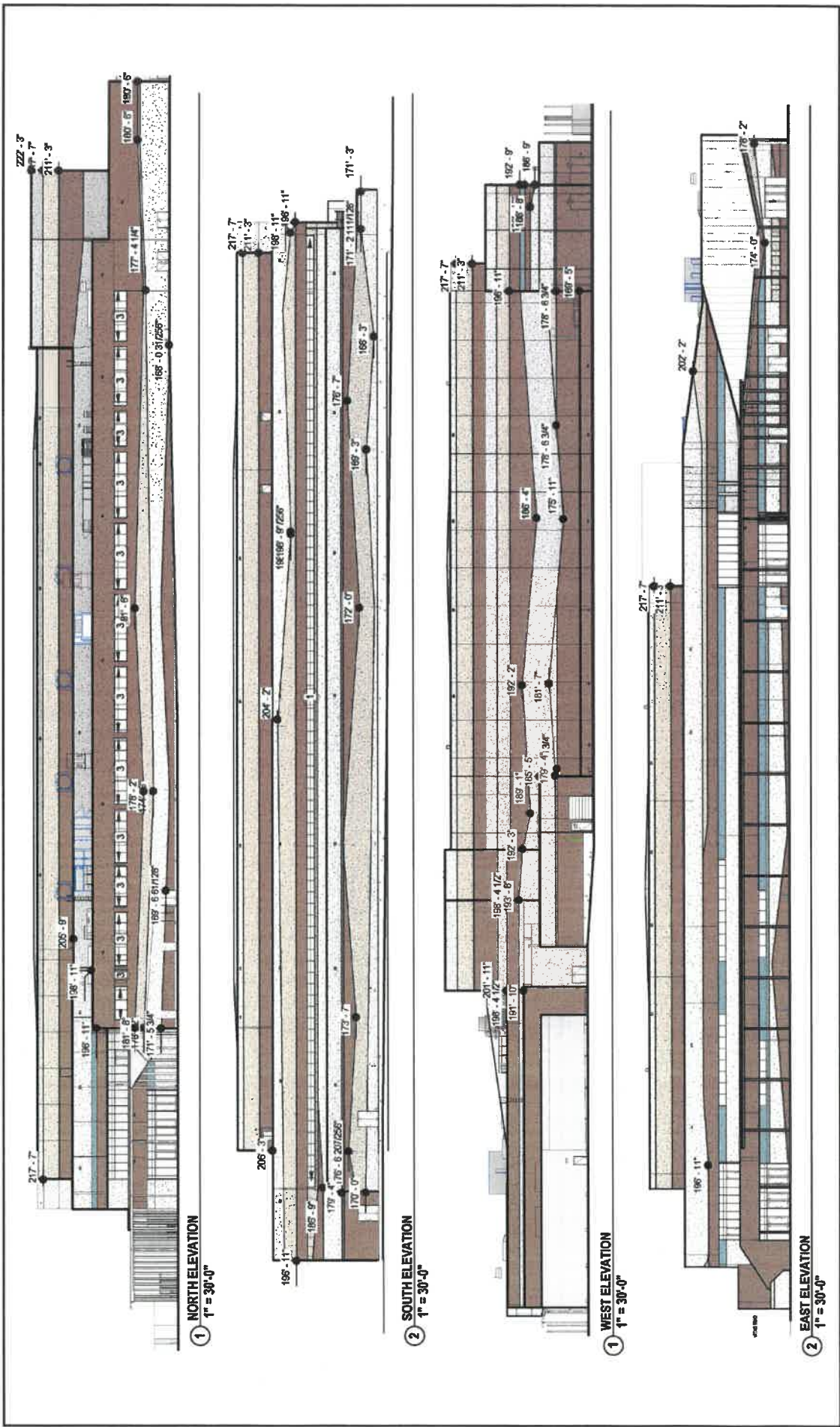
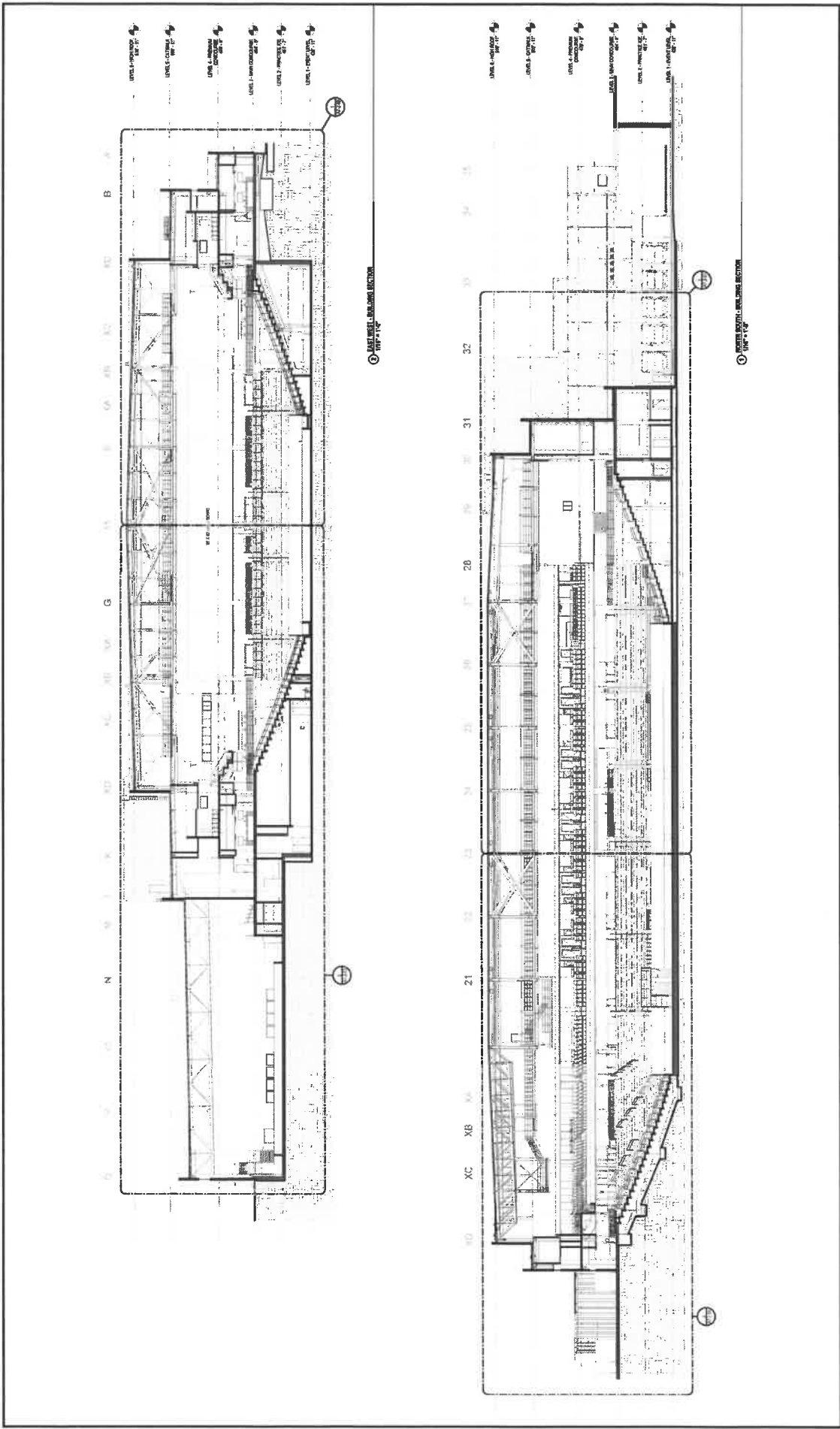


FIGURE 7

Exterior Building Elevations



SOURCE: POPULOUS - 2021

FIGURE 8

Arena Building Sections

Outside furnishings constructed of long-wearing, vandal resistant materials, capable of withstanding the desert climate would be provided. These furnishings would be designed to be compatible with the surrounding furnishings and the area. Additionally, the pedestrian sidewalks within the Project Site would be constructed of materials and finishes compatible with the components of the building to provide consistency throughout the Project Site and Planning Area 11. The pedestrian sidewalks would be designed to provide links to additional pedestrian circulation routes within the Project and connectivity to the entire surrounding area.

The primary public entry on the southeast of the Arena opens to a large plaza space that would act as the primary entry plaza at the east corner. The remainder of the southeast plaza would act as an extension of the Arena with exterior concessions and shade canopy. No less than ten percent (10%) of the total Project Site area would be permeable landscaped areas. All landscaped areas would be planted with plant materials chosen from the master plan list as shown in **Figure 9: Arena Planting Plan**. Boxed and container plants in planters may be used and would be constructed of materials and finishes compatible with the building to enhance street frontages, plazas, and courtyards. Large planters may be incorporated into seating areas. These planters would be open to the earth below and incorporate permanent irrigation systems. The landscaping at the Arena would be designed to balance hardscaping, decorative gravels, and placement of landscaping for afternoon shade. Drought tolerant landscape materials would be provided in accordance with County Ordinance 348. Service areas and external loading areas would be screened from view by the general public. Screening will be accomplished by the use of walls, fences, trellises, landscaping, or a combination of these elements.

All interior areas of the Arena will include lighting systems to maintain illumination levels recommended by Illuminating Engineers Society (IES)/American Society of Heating, Refrigerating, and Air-Conditioning Engineers, Inc. (ASHRAE) and National Fire Protection Association (NFPA), as well as to complement the architectural interior design. There will be an LED sports lighting system to provide illumination levels to meet the functions of arena events and AHL standards. The exterior lighting design will include parking lot lighting, plaza lighting, and façade lighting designed to current code and County requirements to provide adequate lighting compatible with the architectural design of the building.

The Arena would be subject to a number of sustainability requirements, including the California CalGreen Code. This would be achieved through incorporation of a variety of design features and implementation of practices during construction and operation to provide energy and water conservation and efficiency, minimize site disturbance, encourage alternative transportation, minimize waste, and maximize recycling opportunities. Examples include:

- **Alternative Transportation:** Provision for bicycle parking; provision for vehicle carpool spaces; potential provision for preferred parking for low-emitting fuel-efficient vehicles and/or EV charging stations.
- **Stormwater Design:** Existing design for the arena event center and parking lots are designed to conserve storm water utilizing a bio-filtration system and drywell.
- **Water Use Reduction:** Installation of water-efficient plumbing fixtures for faucets, showers, sinks, and toilets; incorporation of waterless urinals in all public restrooms; and incorporation of water-efficient landscaping.
- **Energy Efficiency Performance:** Incorporation of energy conservation features, including building envelope strategies; shading; Variable Air Volume demand control ventilation systems; water-cooled chillers; and variable speed pumps.
- **Indoor Air Quality:** Use of direct digital control (DDC) systems to monitor indoor carbon dioxide; use of low-emitting adhesives, sealants, paints, coatings, and flooring systems; and use of indoor air quality (IAQ) management during construction and pre-occupancy. Where feasible, give preference to use of electric ice re-surfacers and other appliances at exterior concessions.
- **Innovation in Design:** Implementation of integrated pest management and green cleaning as part of site maintenance practices.

Additionally, the Arena would include solar panel construction and operation concurrently with the Arena, consisting of a 600-kilowatt direct current (KWDC) solar photovoltaic array approximately 50,000 square feet atop the pedestrian walkway along the northeastern boundary of the Project Site and parking lot to provide power to the Arena and shade to pedestrians as shown in **Figure 10: Solar Photovoltaic Array Location**. The solar panels would generate at least 20 percent of the Arena’s energy demand consistent with provision R2-CE1: Clean Energy in the Riverside County Climate Action Plan.³

Signage

An update to the Approved Specific Plan’s Comprehensive Signage Program is included in the proposed Amendment, which adds the Signage Program for Planning Area 11.

The Signage Program for Planning Area 11 is subdivided into four Sign Zones as shown in **Figure 11: Arena Sign Program Zones**. Sign Zones are established to define the Sign Type, Sign Function, and Sign Orientation to integrate the Arena & Event Center into the NorthStar Specific Plan Area. The Sign Zones and the sign types allowed within each zone are described below.

³ County of Riverside Climate Action Plan Update, November 2019.

1. Arena Zone.

- a. Allowed Signs. All Signs which are allowed by the Signage Program shall be allowed in the Arena Zone, except for the following Signs which shall be prohibited:
 - i. Freeway Sign. A Sign intended to be viewed primarily from a freeway, highway or interstate which may include Freestanding Sign or Monument Sign.
 - ii. Monument Signs. A Sign that is intended to be viewed by pedestrian and vehicular traffic that may be comprised of Digital Displays and luminous Channel Letter Signs, and which may include Free-standing Sign.
 - iii. External Primary. A sign oriented towards and intended to be viewed from Interstate (I-) 10, or Varner Road, and public rights-of way, which may be incidentally viewed from other adjacent streets or properties.
- b. Standards. No Free-standing Sign in the Arena Zone shall be over 25 feet in height.

2. Freeway Zone.

- a. Allowed Signs. All Signs which are allowed by the Signage Program shall be allowed in the Freeway Zone, except for the following Signs which shall be prohibited:
 - i. Banner Sign. A non-illuminated, non-digital, sign that is made of fabric or vinyl material, attached to a freestanding pole or building façade designed to cantilever from attachment point. May be single or double sided.
 - ii. Entertainment Sign. A sign that displays live, recorded, full-motion, or broadcast content or static images for purposes of directing attention to or related to an activity, event, business, product, service, profession, commodity, Sponsor, Team, person, institution, or any other message. An Entertainment Sign may be an on- site or off-site sign.
 - iii. External Secondary. A sign oriented towards and intended to be viewed from a public street other than Interstate 10 and Varner Road, which may be incidentally viewed from adjacent properties.
 - iv. Façade Sign. Any sign attached to, painted on, erected against, suspended from, or projected onto any facade or projection from a facade of a building or structure, which may project from or be parallel to the facade.
 - v. Interior Sign. Any Sign (a) within an interior courtyard, interior concourse or interior plaza of a building or structure or (b) within or immediately adjacent to the seating or use areas of the Arena intended to be viewed primarily from the seats within the Arena. Interior Signs may be incidentally visible from adjoining streets, public right-of ways, or any publicly accessible plaza adjacent to a public right-of-way. Interior Signs may include, without limitation, Scoreboards, and Digital Displays.
 - vi. Internal Sign. A sign oriented towards and intended to be viewed primarily from outdoor pedestrian circulation areas within the Arena site or adjacent public

rights-of-way, which may be incidentally viewed from adjoining streets or adjacent properties.

vii. Prohibited Sign. A Sign not defined in the Sign Program that also does not conform to the regulations set forth herein.

viii. Scoreboard Sign. Signs intended for viewing by the seats of the Arena, located in the interior of the Arena, used to display content related to Arena activity, including but not limited to, content from businesses, Sponsors, and Teams that are involved with, or in, the Arena. Scoreboard Signs may be incidentally visible from adjoining streets, public right-of ways, or any publicly accessible plaza adjacent to a public right-of- way.

b. Quantity. The Freeway Zone shall have no more than one (1) Freeway Sign and no more than three (3) Monument Signs.

c. Standards. Signs in the Freeway Zone shall not have an overall height greater than 70 feet or an overall width greater than 45 feet. The Signs would be consistent in design with **Figure 12: Freeway Zone Signs**.

d. Spacing. Signs in the Freeway Zone shall not overhang any public rights-of-way without an air space clearance from the County of Riverside.

3. West Ancillary Zone.

a. Allowed Signs. All Signs which are allowed by the Signage Program shall be allowed in the West Ancillary Zone, except for the following Signs which shall be prohibited:

i. Interior Sign. An Interior Sign is defined above.

ii. Freeway Sign. A Freeway Sign is defined above.

iii. Prohibited Sign. A Prohibited Sign is defined above.

iv. Scoreboard Sign. A Scoreboard Sign is defined above.

b. Standards. No Free-standing Sign in the Arena Zone shall be greater than 25 feet in height

4. East Ancillary Zone.

a. Allowed Signs. All Signs which are allowed by the Signage Program shall be allowed in the East Ancillary Zone, except for the following Signs which shall be prohibited:

i. Interior Sign. An interior sign is defined above.

ii. Freeway Sign. A Freeway Sign is defined above.

iii. Prohibited Sign. A Prohibited Sign is defined above.

iv. Scoreboard Sign. A Scoreboard Sign is defined above.

b. Standards. No Free-standing Sign in the East Ancillary Zone shall be greater than 25 feet in height.

A Freeway Sign, two Monument Signs, and other building signage are planned within the Project Site and included in the Signage Program for Planning Area 11 within the Freeway Zone. The Freeway Sign and Monument Signs would contain LED display panels. Specifically, the Freeway Sign planned for the proposed Project would be 65 feet, which is within the allowed 70 feet height requirement in the Signage Program. The Freeway Sign would be placed toward the center of the Project Site within the parking lot facing I-10 for travel visibility in both directions as shown on **Figure 13: Arena Freeway Sign Location**.

Arena Access

Parking would be principally provided in a surface parking area located on the east side of the Arena, with additional parking provided adjacent to the Arena building. Vehicles would primarily access the Project Site from Varner Road via four driveways. Secondary access would be provided from the roadway to the north of the Arena and adjacent parking area. The four Project Site driveways would be located as follows:

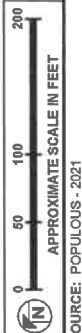
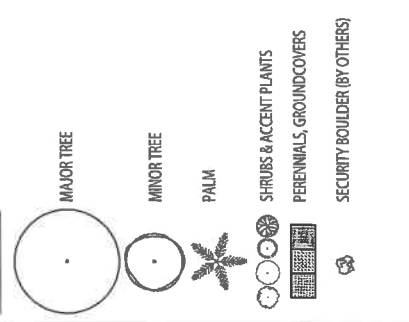
- Driveway A1 would serve a small parking lot immediately to the west of the arena event center. This lot would be used for VIP patrons (suite and club seat holders) This driveway would also serve as the inbound route for rideshare vehicles and shuttle buses – which would drop-off/pick up on the north side of the arena event center. Ultimately, Driveway A1 would also provide access to Planning Area 4.
- Driveway A2 would serve a small parking lot immediately south of the arena event center. This driveway would also serve as the outbound route for rideshare vehicles and shuttle buses. It would also serve the west end of the main parking lot to the east of the arena event center.
- The main parking lot would hold the majority of the general patron parking spaces and would be served by three driveways – Driveways A2, A3, and A4. Three subareas of the main parking lot (Subareas I, II, and III) have been defined, and it has been assumed that Subarea I would be accessed via driveway A2, Subarea II would be accessed by driveway A3, and Subarea III would be accessed by driveway A3.

The proposed Amendment would permit traffic signals at up to seven locations on Varner Road as determined to be warranted to access the NorthStar Specific Plan Area, including the Arena. General parking areas southeast of the arena event center would feed to a pedestrian walk along the northeastern edge of the site, which would allow pedestrians to travel to/from the Arena. The design would allow people to circulate around the building to the multiple entries shown in **Figure 5**. Electric vehicle (EV) charging stations would also be maximized. Signage, discussed further above, would be on site and around the event center to support these movements and provide direction.

PLANTING SCHEDULE (THIS SHEET ONLY):

Major Plant	Quantity	Plant Name	Notes
AK	18	<i>Acacia saligna</i>	30' Box
AL	18	<i>Albizia julibrissin</i>	30' Box
CD	35	<i>Cordia alliodora</i>	30' Box
CL	35	<i>Cordia longifolia</i>	30' Box
CT	18	<i>Cordia thymocarpa</i>	30' Box
CG	6	<i>Cordia grandis</i>	30' Box
CA	29	<i>Cordia alliodora</i>	30' Box
CS	13	<i>Cordia alliodora</i>	30' Box
HF	100	<i>Hibiscus</i>	48" Box
MA	18	<i>Mangifera indica</i>	30' Box
PL	18	<i>Platanus</i>	30' Box
SA	18	<i>Schinus molle</i>	30' Box
SH	18	<i>Shorea</i>	30' Box
ST	18	<i>Styrodendron</i>	30' Box
TR	18	<i>Trichostema</i>	30' Box
UN	18	<i>Uncaria</i>	30' Box
VA	18	<i>Vatica</i>	30' Box
VI	18	<i>Viburnum</i>	30' Box
VO	18	<i>Viburnum</i>	30' Box
WA	18	<i>Walteria</i>	30' Box
WE	18	<i>Walteria</i>	30' Box
WI	18	<i>Walteria</i>	30' Box
WO	18	<i>Walteria</i>	30' Box
WU	18	<i>Walteria</i>	30' Box
WV	18	<i>Walteria</i>	30' Box
WY	18	<i>Walteria</i>	30' Box
ZA	18	<i>Zanthoxylum</i>	30' Box
ZB	18	<i>Zanthoxylum</i>	30' Box
ZC	18	<i>Zanthoxylum</i>	30' Box
ZD	18	<i>Zanthoxylum</i>	30' Box
ZE	18	<i>Zanthoxylum</i>	30' Box
ZF	18	<i>Zanthoxylum</i>	30' Box
ZG	18	<i>Zanthoxylum</i>	30' Box
ZH	18	<i>Zanthoxylum</i>	30' Box
ZI	18	<i>Zanthoxylum</i>	30' Box
ZJ	18	<i>Zanthoxylum</i>	30' Box
ZK	18	<i>Zanthoxylum</i>	30' Box
ZL	18	<i>Zanthoxylum</i>	30' Box
ZM	18	<i>Zanthoxylum</i>	30' Box
ZN	18	<i>Zanthoxylum</i>	30' Box
ZO	18	<i>Zanthoxylum</i>	30' Box
ZP	18	<i>Zanthoxylum</i>	30' Box
ZQ	18	<i>Zanthoxylum</i>	30' Box
ZR	18	<i>Zanthoxylum</i>	30' Box
ZS	18	<i>Zanthoxylum</i>	30' Box
ZT	18	<i>Zanthoxylum</i>	30' Box
ZU	18	<i>Zanthoxylum</i>	30' Box
ZV	18	<i>Zanthoxylum</i>	30' Box
ZW	18	<i>Zanthoxylum</i>	30' Box
ZX	18	<i>Zanthoxylum</i>	30' Box
ZY	18	<i>Zanthoxylum</i>	30' Box
ZZ	18	<i>Zanthoxylum</i>	30' Box

LEGEND:



SOURCE: POPULOUS - 2021

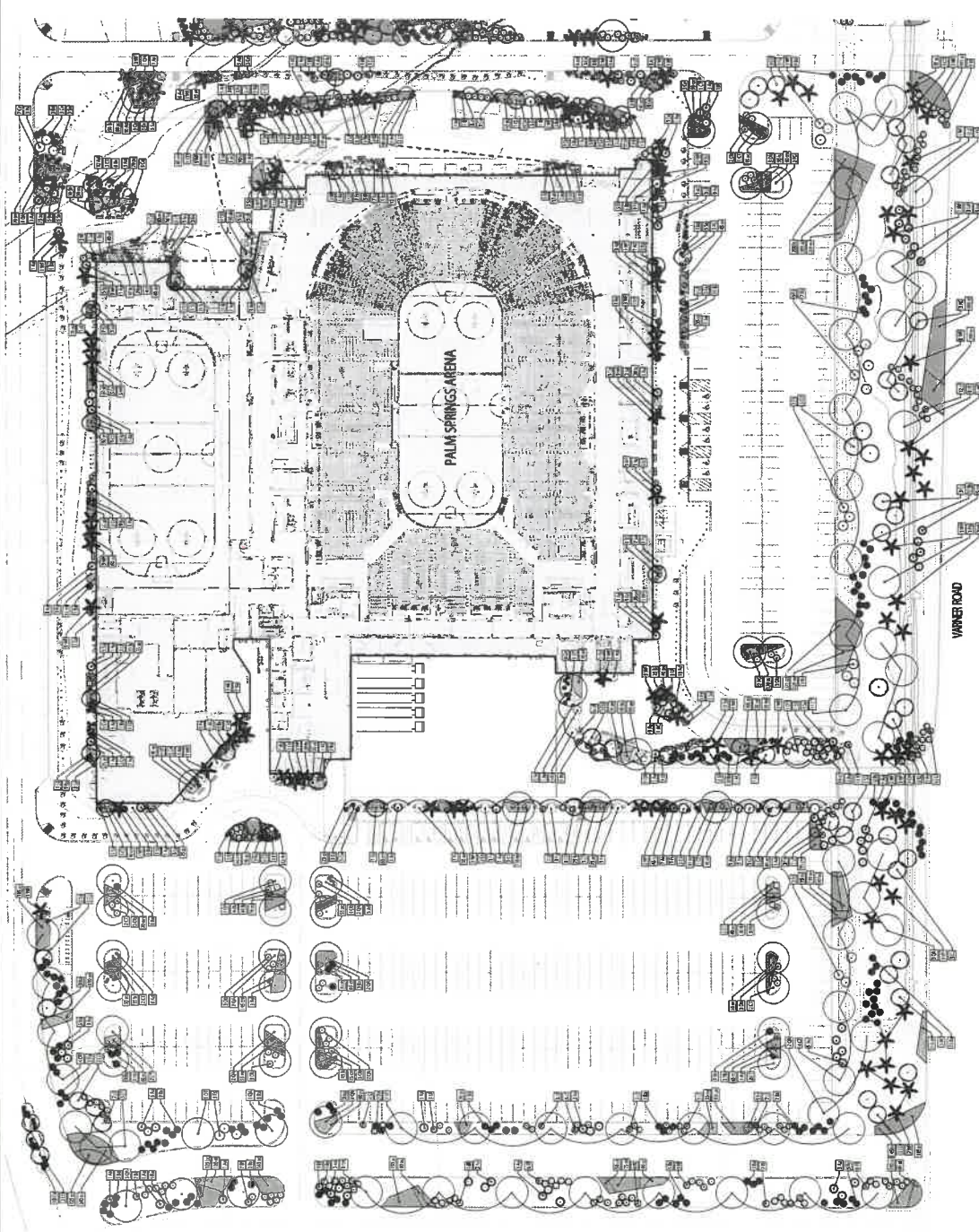
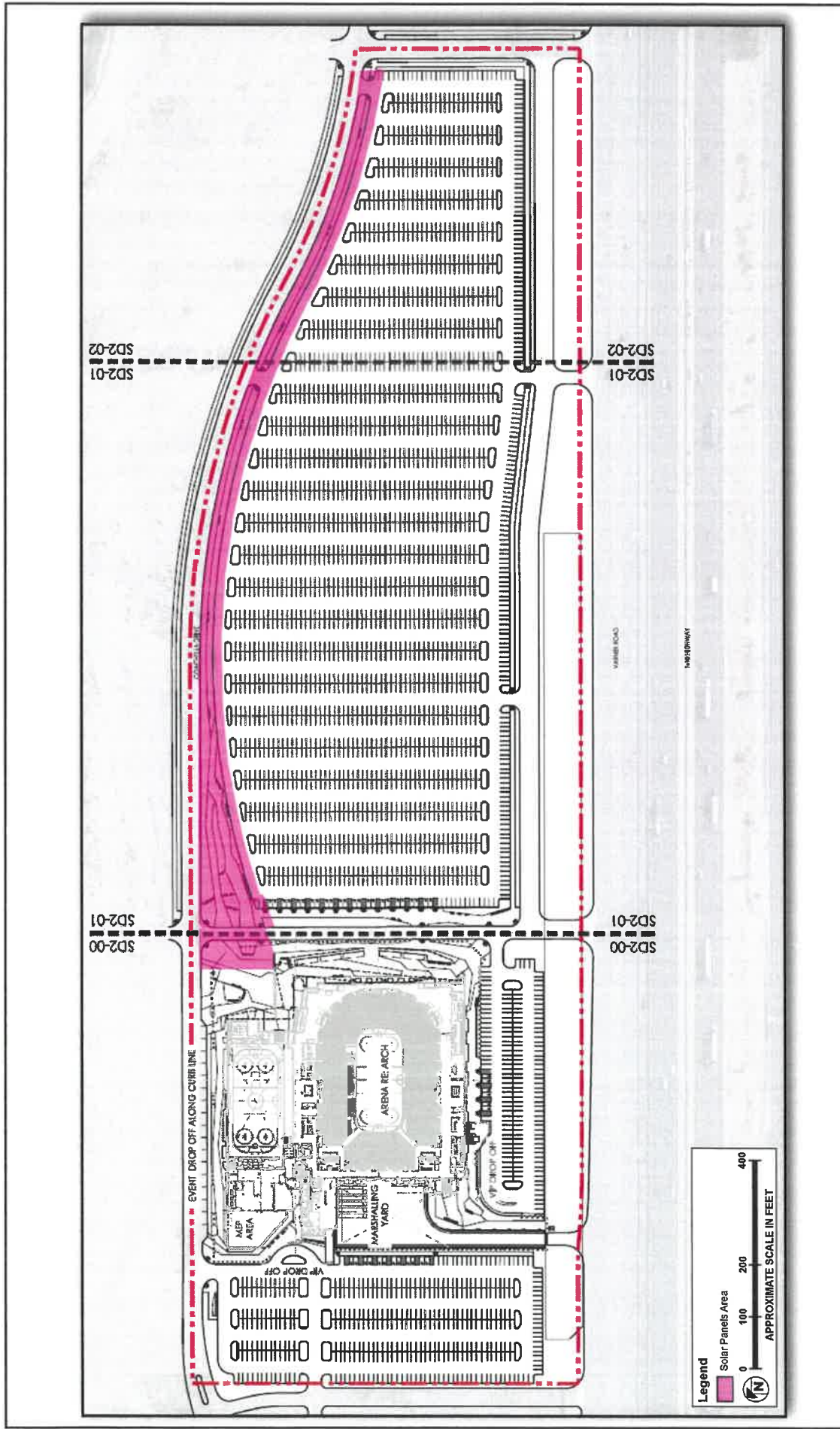


FIGURE 9

Arena Planting Plan





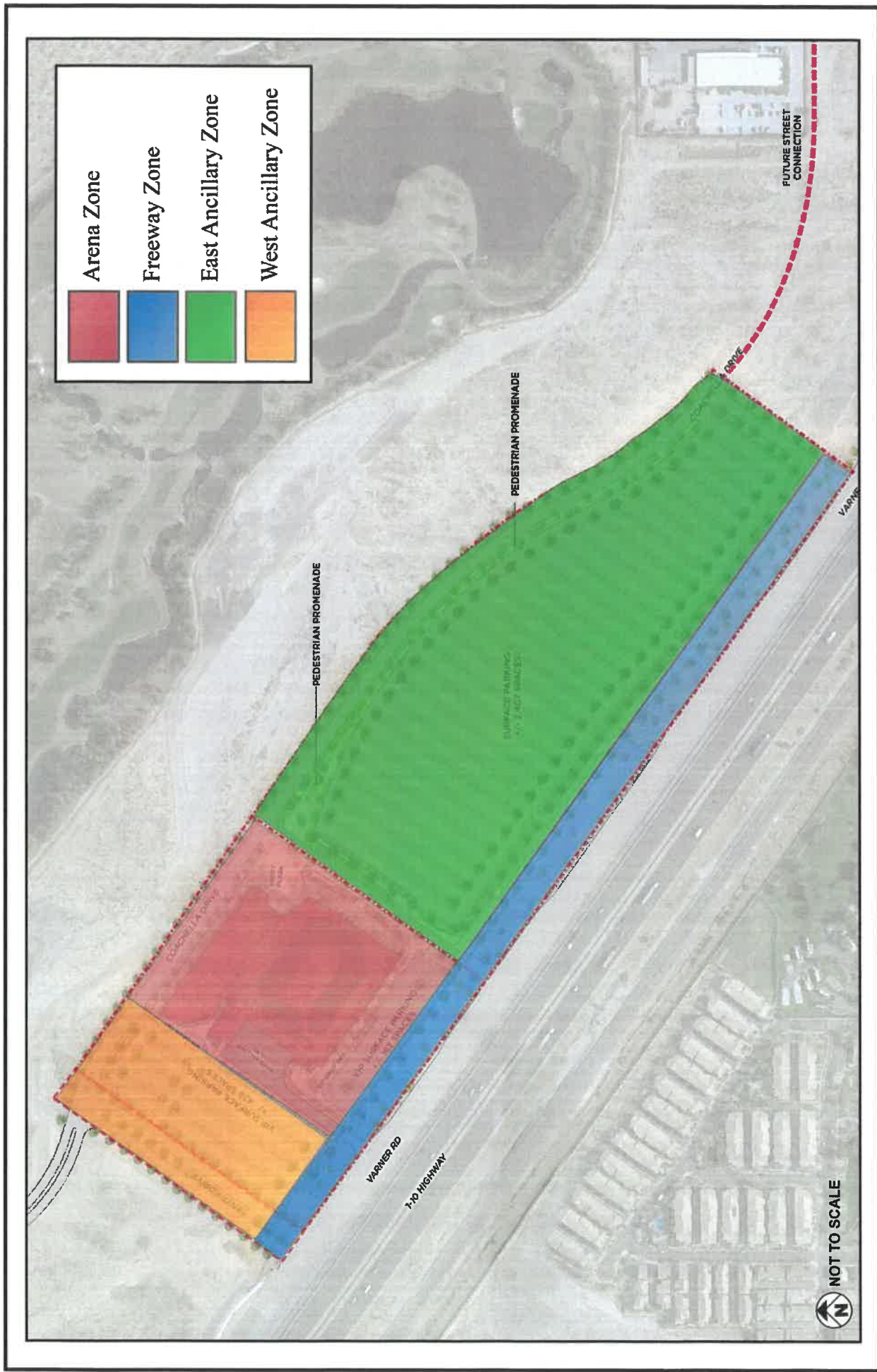
SOURCE: POPULOUS - 2021

FIGURE 10

Solar Photovoltaic Array Location

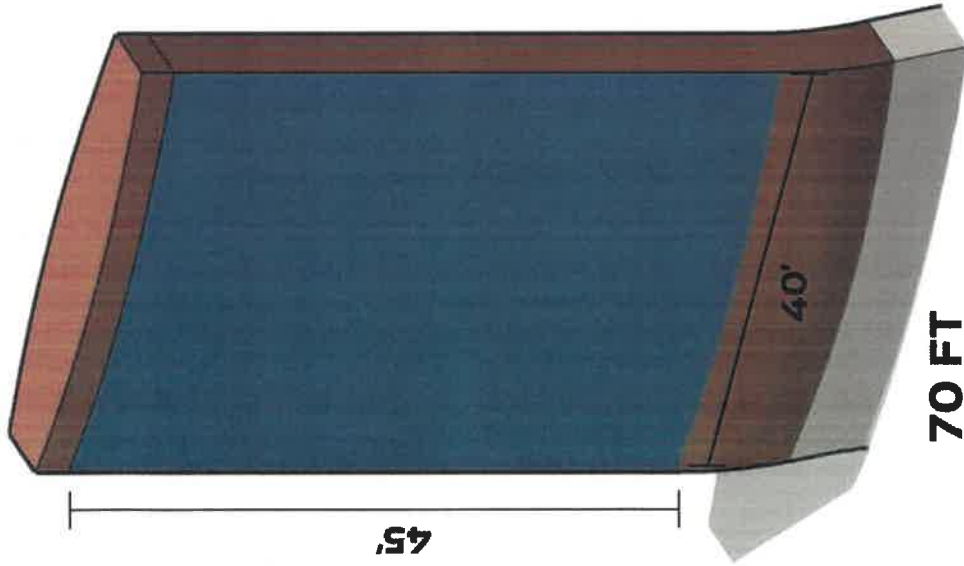


286-001-20



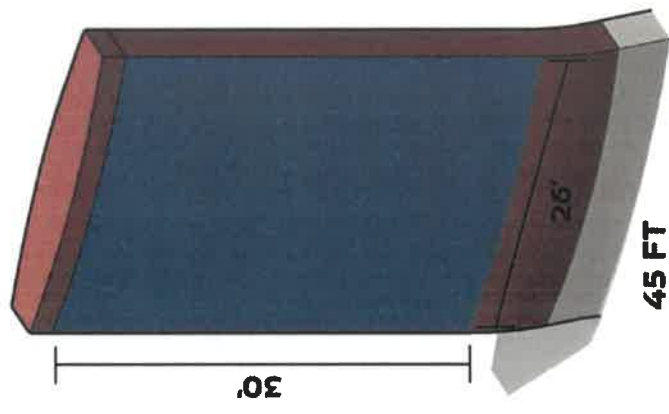
SOURCE: POPULOUS - 2021

FIGURE 11



 NOT TO SCALE

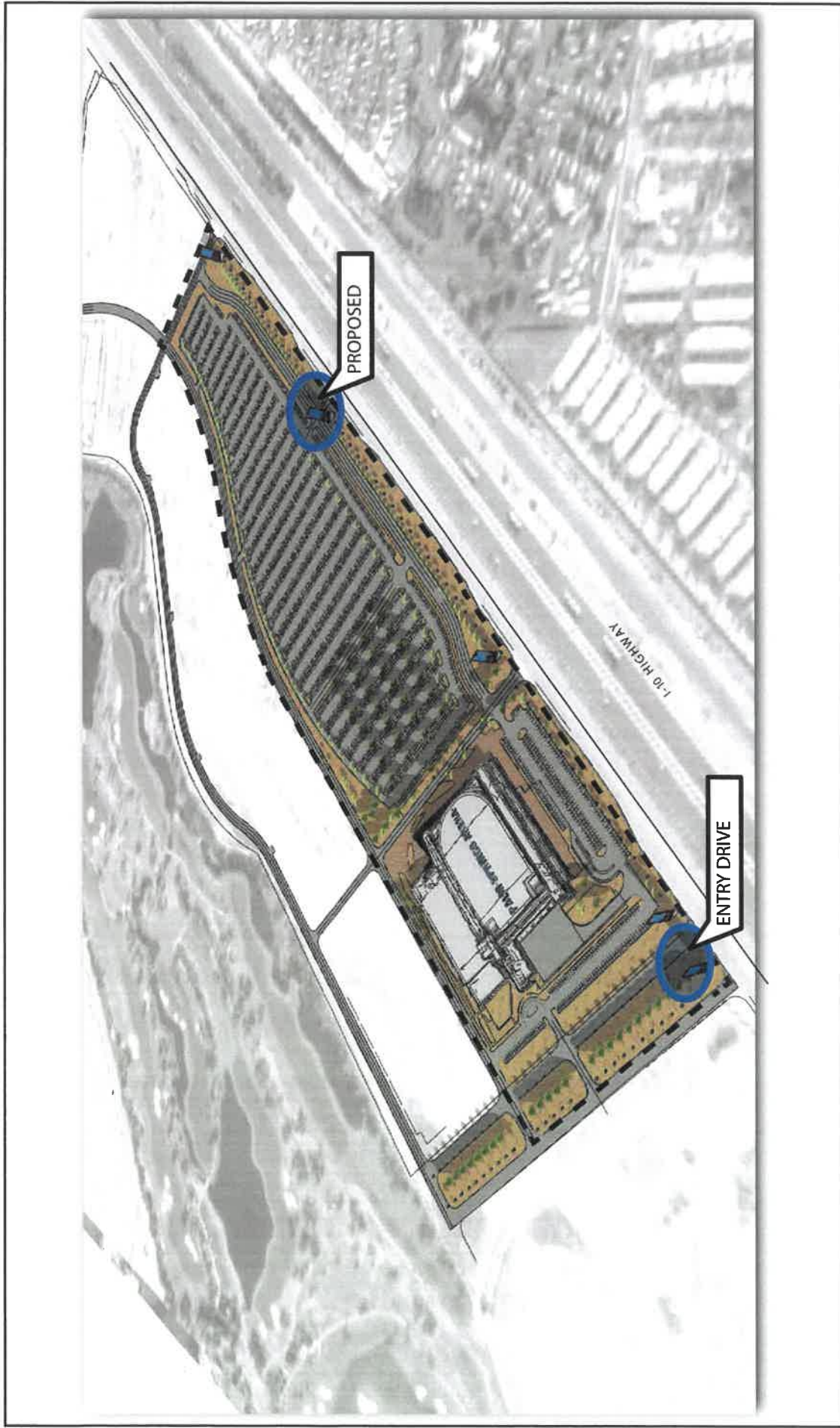
Freeway Sign



Monument Sign

SOURCE: POPULOUS- 2021

FIGURE 12



SOURCE: POPULOUS - 2021

FIGURE 13

Arena Freeway Sign Location

Parking

The proposed Amendment would allow parking for the Arena to be provided through a combination of on-site and off-site parking, where off-site parking may consist of a combination of short- and long-term lease and license arrangements, as well as shared parking arrangements within the NorthStar Specific Plan Area. The County Code requires parking at a ratio of 1 space / 30 square feet of net assembly area. The net assembly (seating) area for sellout AHL games (9,918 seats) is 64,840 square feet. The County Code therefore requires 2,161 spaces for that event type. The net assembly (seating) area for sellout concerts (11,000 seats) is 79,450 square feet. The County Code therefore requires 2,648 spaces for that event type.

The Arena plot plan includes 3,005 spaces in the on-site surface parking lot. This would meet the County Code requirement for parking and would also be sufficient for the estimated parking demand for sellout AHL games and concerts.

Construction

Onsite

Construction of the Arena, including grading, building construction, and site improvements, would take approximately twenty (20) months from start to finish. As the Project Site is currently mass graded with no existing land uses, no demolition is required. Equipment used during construction would include standard earthmoving equipment, such as loaders, dozers, trackhoes, compactors, cranes, and forklifts. All heavy-duty equipment would be contained on the Project Site throughout the duration of construction activities to minimize disruption to the surrounding land uses and planning areas. Temporary street closures may be required along the perimeter of the Project Site, including Varner Road. These street closures would be temporary and short term.

Construction would include the phases as described below with estimated time for each phase. It, where these phases may overlap.

Grading and Excavation

The grading and excavation phase would occur over approximately 3 months. As discussed above, because the Project Site is vacant with no existing land uses, demolition is not required. The arena event center would be approximately 25 feet below ground and thus would require excavation. An excess of approximately 30,000 cubic yards of dirt would be stockpiled or utilized for foundation work. If stockpiled, the dirt would be stored elsewhere within the NorthStar Specific Plan Area and utilized for construction on another planning area.

Building Construction

The construction of the Arena would include concrete installation, steel erection, and exterior and interior buildout. This phase would occur over approximately 18 months.

Site Improvements

Site improvements include the construction of the surface parking lots and installation of landscaping. This phase would occur over approximately 5 months.

Offsite Improvements

As part of the Project Imperial Irrigation District (“IID”) would make improvements to the existing electrical distribution system serving the area, including the extension of an existing distribution line located north of the end of Cook Street south to Cook Street. The existing distribution line currently runs from the Edom substation on Monterey Avenue north on Monterey Avenue, east on Ramon Road, and south on an existing dirt road (approximately 0.25 miles west of Tchoupitoulas Lane and on the western border of the Coachella Valley Preserve) for approximately 1.0 mile. Approximately 1,600 feet south of this existing overhead distribution line is another IID line that ends on Cook Street at Chase School.

IID will make improvements to the Edom substation. However, these improvements would not change the existing substation footprint and would only involve switching relay adjustments within the substation. IID would install new overhead lines extending east on Ramon Road necessitating the upgrade of 0.5 miles of existing poles to accommodate the additional overhead wire. An overhead switch would be installed on the overhead lines at the intersection of Ramon Street and Desert Moon Drive. These improvements would be within previously disturbed areas along the IID’s existing infrastructure.

The existing overhead distribution line that extends south from Ramon Road would be extended to the existing line in Cook Street by constructing approximately eleven (11) new aboveground poles and new conduit in Cook Street to connect the two existing lines. These new poles would be approximately forty (40) feet tall and placed at a six (6) foot depth. The construction area for this extension would be approximately 40 feet in width.

2.2 County Review Process

The proposed Project was reviewed in detail by County staff, including, but not limited to, staff from the Riverside County Planning and Transportation Departments. The County has primary approval responsibility for the proposed Project. As such, the County is serving as the Lead Agency pursuant to State CEQA Guidelines Section 15050.

The Riverside County Planning Commission will consider the proposed Specific Plan Amendment (SP00343A02), General Plan Amendment (GPA200005 and OAPL2001271), Plot Plan (PPT200021), Tentative Parcel Map (38040) and Change of Zone (CZ2000025) and will recommend to the Riverside County Board of Supervisors whether to approve, conditionally approve, or deny approval of the proposed Project.

The Board of Supervisors will then consider the information contained in the Final EIR, this Addendum, and the Administrative Record for the proposed Project in its decision-making processes and will approve, conditionally approve, or deny approval of the proposed Project and will also make findings relative to the environmental effects of the proposed Project.

3.0 ENVIRONMENTAL CHECKLIST

3.1 Background

Environmental Assessment (E.A.) Number: CEQ200074

Project Case Type(s) and Number(s): SP00343A02, GPA200005, OAPL2001271, CZ2000025, 38040, PPT200021

Lead Agency Name: County of Riverside Planning Department

Address: 4080 Lemon Street, 9th Floor, Riverside, California, 92502

Contact Person: Russell Brady

Telephone Number: (951) 955-3025

Applicant's Name: SoCal Arena Company, LLC

Applicant's Address: 1100 Glendon Ave., Suite 2100, Los Angeles, California, 90024

Description of Project: A complete description can be found in Section 2.0 of this document. In summary, the Project includes a proposed specific plan amendment (SP00343A02), which includes modifications to Specific Plan No. 343. The Specific Plan amendment would reduce the size of Planning Area 8 and make minor adjustments to the boundaries of Planning Area 4, 6, and 7 in order to accommodate the addition of Planning Area 11 to allow the development of a new multi-purpose arena and event center, hockey training facility with practice ice, public open space, surface parking, and retail skate shop (Arena) on approximately 44.41- gross acres within the NorthStar Specific Plan Area.

Related actions a General Plan Amendment (GPA200005 and OAPL2001271), Change of Zone (CZ2000025), Tentative Parcel Map (38040) and Plot Plan (PPT200021). The General Plan Amendment would change the land use designation on the Project Site from Western Coachella Valley Area Plan – Business Park to Western Coachella Valley Area Plan – Commercial Tourist for Planning Area 11. The sign standards in the Western Coachella Valley Area Plan would be revised to allow alternative sign standards in specific plan areas through the review and approval of sign programs.

The zone change would change the zoning on the Project Site from SP-343 NorthStar Specific Plan – Planning Area 8 – Industrial Park (Research and Development) to SP-343 NorthStar Specific Plan – Planning Area 11 (Arena and Event Venue).

Tentative Parcel Map 38040 would subdivide the existing parcels to create two new parcels. One parcel would contain Arena building and adjacent parking areas and the second parcel would contain the surface parking area to east of the Arena building.

The Plot Plan defines the location of the Arena building, parking, and landscaping.

Refer to **Section 2.0: Project Description** for a complete description of the proposed Project.

Surrounding Land Uses and Setting: Surrounding land uses include the Classic Club Golf Course to the north and the Classic Club Golf Course to the northwest in the NorthStar Specific Plan Area, the Coachella Valley Preserve to the east and northeast of the NorthStar Specific Plan Area, Cook Street to the west and Varner Road to the south. I-10 is located immediately south of Varner Road. The City of Palm Desert, the Cal State University San Bernardino Desert Campus and additional commercial and industrial uses are situated across I-10, further south of the NorthStar Specific Plan Area. Specifically, Planning Area 11, which is the site for the proposed Arena & Event Center (Project Site) is located in the southern portion of the NorthStar Specific Plan Area between Planning Area 7 – Mixed Use Village and Planning Area 8 – Industrial Park (Research and Development) and south of residential planning areas and integrated into the village concept established by the NorthStar Specific Plan through a network of streets and pedestrian corridors. Refer to Section 2.0: Project Description for a complete description of the surrounding land uses and setting.

Other Public Agencies Whose Approval is Required: Public agencies whose approval may be required include, but are not limited to, Coachella Valley Water District (CVWD), Imperial Irrigation District (IID), the Santa Ana Regional Water Quality Control Board (RWQCB), and the South Coast Air Quality Management District (SCAQMD),

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

Total Project Area: The approved NorthStar Specific Plan Area is 455.75 gross acres, The Amendment proposes the creation of a new 41.4-acre planning area, Planning Area 11—Arena and Event Center.

Residential Acres:	N/A	Lots:	N/A	Units:	N/A	Projected No. of Residents:	N/A
Commercial Acres:	N/A	Units:	N/A	Sq. Ft. of Bldg. Area:	N/A	Est. No. of Employees:	N/A
Industrial Acres:	N/A	Lots:	N/A	Sq. Ft. of Bldg. Area:	N/A	Est. No. of Employees:	N/A
Other:	Arena and	Acres	44.41 (gross)	Sq. Ft. of Bldg. Area:	260,000 arena and event center;	Est. No. of Employees:	Up to 185

Event
Center

35,000 hockey training
facility

Assessor's Parcel No(s): 695-100-012; 695-100-009; 695-100-014; 695-100-010; and 695-100-01

Street References: The parcels subject to the proposed Project are located north of Varner Road and the I-10 Freeway, south of the existing Classic Club golf course, approximately 1.5 miles east of the Cook Street/I-10 Interchange and 2 miles west of the Washington Street/I-10 Interchange.

Section, Township & Range Description or Reference/Attach a Legal Description: Section 34, Township 4 South, Range 6 East

Brief description of the existing environmental setting of the Project Site and its surroundings: The Project Site consists of previously graded land located within the approved NorthStar Specific Plan Area. The Project Site is relatively flat and vacant. There are no structures or hillsides within the site. Refer to Subsection 2.1, Project Location and Setting, for a detailed description of the Project Site's existing environmental setting and surrounding land uses.

3.2 Applicable General Plan and Zoning Regulations

General Plan Elements/Policies

- 1. Land Use:** Pursuant to Riverside County General Plan Land Use Element Policy LU 1.10, approval of SP00343A02, the proposed land use within the additional planning area subject to SP00343A02 would be consistent with the General Plan Land Use Map. Additionally, with approval of the Change of Zone, the proposed Project would be consistent with the zoning ordinance. The proposed Project is consistent with all other applicable land use policies of the Riverside County General Plan and the Western Coachella Valley Area Plan (WCVAP).
- 2. Circulation:** The proposed Project was reviewed by the Riverside County Transportation Department and was found to be in conformance with the applicable circulation policies of the Riverside County General Plan Circulation Element and Western Coachella Valley Area Plan, as well as County Ordinance No. 461 (Road Improvement Standards and Specifications).
- 3. Multipurpose Open Space:** No natural open space land is required to be preserved within the boundaries of this Project. The Project would be consistent with or otherwise would not conflict with the Coachella Valley Multi-Species Habitat Conservation Plan (MSHCP). The proposed Project meets with all other applicable Multipurpose Open Space Element policies.
- 4. Safety:** The proposed Project allows for sufficient provision of emergency response services to the existing and future users of the Project through the Project's design. The proposed Project meets with all other applicable Safety Element policies.
- 5. Noise:** The proposed Project meets all applicable Noise Element policies. Consistent with the findings of EIR No. 470, the proposed Project would not exceed Riverside County noise standards.

6. **Housing:** Industrial uses were planned for the Project Site under the Approved Specific Plan. No housing or residential land use was planned for the Project Site under the Approved NorthStar Specific Plan or proposed by the Project Applicant. Project employees would come from the existing employment pool within the County and would not result in a change in density of residential use in the County. The Project would not adversely impact the implementation of the County General Plan Housing Element's goals or policies.
7. **Air Quality:** Consistent with the findings of EIR No. 470, the proposed Project will be conditioned to control fugitive dust emissions during grading and construction activities and to reduce air pollutant emissions to the greatest feasible extent. The proposed Project is consistent with all other applicable Riverside County General Plan Air Quality Element policies.
8. **Health Communities:** The Project would not result in any localized air quality impacts affecting nearby sensitive receptors (e.g., residential and school uses). The Project accommodates sidewalk connections and trails, in conformance with the Western Coachella Valley Area Plan , which would encourage walking and physical activity. The Project Site is not environmentally sensitive or subject to severe natural hazards. The proposed Project is consistent with or otherwise would not conflict with applicable policies of the Healthy Communities Element.

General Plan Area Plan(s): Western Coachella Valley Area Plan

Foundation Component(s): Community Development

Land Use Designation(s): Specific Plan No. 343, which identifies the following land use designation for the Project Site: Western Coachella Valley Area Plan – Business Park.

Overlay(s), if any: None

Policy Area(s), if any: None

Adjacent and Surrounding

1. **Area Plan(s):** Western Coachella Valley Area Plan surrounding the Project Site; City of Palm Desert to the south across I-10.
2. **Foundation Component(s):** Community Development Foundation; Open Space Foundation.
3. **Land Use Designation(s):** Mixed Use Area to the west; Commercial Tourist, Medium High Density Residential, Very High Density Residential, and Open Space Recreation to the north; Open Space Recreation, Conservation Habitat, and High Density Residential to the east; and City of Palm Desert to the south.
4. **Overlay(s) and Policy Area(s), if any:** None.

Adopted Specific Plan Information

- 1. Name and Number of Specific Plan, if any:** NorthStar Specific Plan No. 343
- 2. Specific Plan Planning Area, and Policies, if any:** The proposed Project would affect the southern portion of the NorthStar Specific Plan Area, including a reduction in the size of Planning Area 8. Additionally, the existing boundaries of Planning Areas 4, 6, and 7 would be reconfigured to create new Planning Area 11.

Existing Zoning: SP-343 NorthStar Specific Plan – Planning Area 8 (Industrial Park – Research & Development)

Proposed Zoning, if any: SP-343 NorthStar Specific Plan – Planning Area 11 (Arena and Event Venue)

Adjacent and Surrounding Zoning: Specific Plan (SP) to the north, east, and west; and Service Industry and Planned Residential in the City of Palm Desert to the south **situated across I-10.**

3.3 Environmental Factors Potentially Effected

The environmental factors checked in the following (X) would be potentially affected by this Project, involving at least one impact that is a “Potentially Significant Impact” or “Less Than Significant With Mitigation Incorporated” as indicated by the checklist on the following pages.

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

3.4 Determination

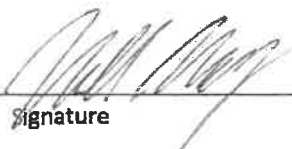
On the basis of this initial evaluation:

<p>A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED</p> <p><input type="checkbox"/> I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.</p> <p><input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.</p> <p><input type="checkbox"/> I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.</p>
<p>A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED</p> <p><input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier environmental impact report (EIR) or Negative Declaration pursuant to applicable legal standards; (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration; (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration; (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration; (e) no considerably different mitigation measures have been identified; and (f) prior mitigation measures found infeasible have become feasible.</p>

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

3/25/21

Date

Russell Brady

Printed Name

4.0 ENVIRONMENTAL ANALYSIS

4.1 Environmental Issues Assessment

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code, Sections 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.

4.1.1 Aesthetics

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: *Western Coachella Valley Area Plan (WCVAP)*, Figure 9, "Scenic Highways"; Riverside County EIR No. 470.

EIR No. 470 Finding:

The purpose of the California Scenic Highways program, which was established in 1963, is to "Preserve and protect scenic highway corridors from change which would diminish the aesthetic value of lands adjacent to highways." A scenic highway provides the motorist with a view of distinctive natural characteristics that are not typical of other areas in the State. The Project Site is located in an unincorporated area of Riverside County. The closest designated State scenic highway is State Route 74, located approximately 4.8 miles south of the Project Site. The nearest County eligible highway is Interstate-10 (I-10), located south of the Project Site beyond Varner Road. The existing character of the Project Site includes flat, previously graded land with views of the Indio Hills to the north, I-10 and the San Jacinto Mountains to the southwest, and the Santa Rosa Mountains to the south.

EIR No. 470 determined the Specific Plan elements would continue to offer views of the hills to the north along the scenic highway corridor, I-10. No scenic easements, conditions on development within a scenic highway corridor, consistent with the Scenic Highways Plan were needed. EIR No. 470 noted that the

NorthStar Specific Plan Area was extensively graded to accommodate the need for flood protection and to raise buildings, especially those next to the golf course, to a level that provides adequate free board above base flood levels, consistent with the General Plan policies related to scenic highway corridors. EIR No. 470 concluded the NorthStar Specific Plan would provide a comprehensive, aesthetically pleasing design character of the NorthStar Specific Plan Area along the entire length of the freeway. The architectural elements were integrated into the general Mediterranean vernacular of the NorthStar Specific Plan Area. EIR No. 470 also noted the buildings would be multi-story reaching 75 feet in height. The approved NorthStar Specific Plan allows a maximum height of 100 feet within Planning Area 5, Timeshare Units. The NorthStar project was proposed to be extensively landscaping with desert and drought tolerant plants along the entire I-10/Varner Road frontage and throughout the NorthStar Specific Plan Area. Views through the NorthStar Specific Plan Area to the golf course and property to the north would be provided at strategic intervals. The landscaping would emphasize the access points and give views into the area. Surface parking was to be heavily landscaped to provide shade and buffers to adjoining uses. EIR No. 470 concluded that visual impacts of Specific Plan 343 would not result in adverse effects to the I-10 scenic corridor.

a. Would the project have a substantial adverse effect upon a scenic highway corridor within which it is located?

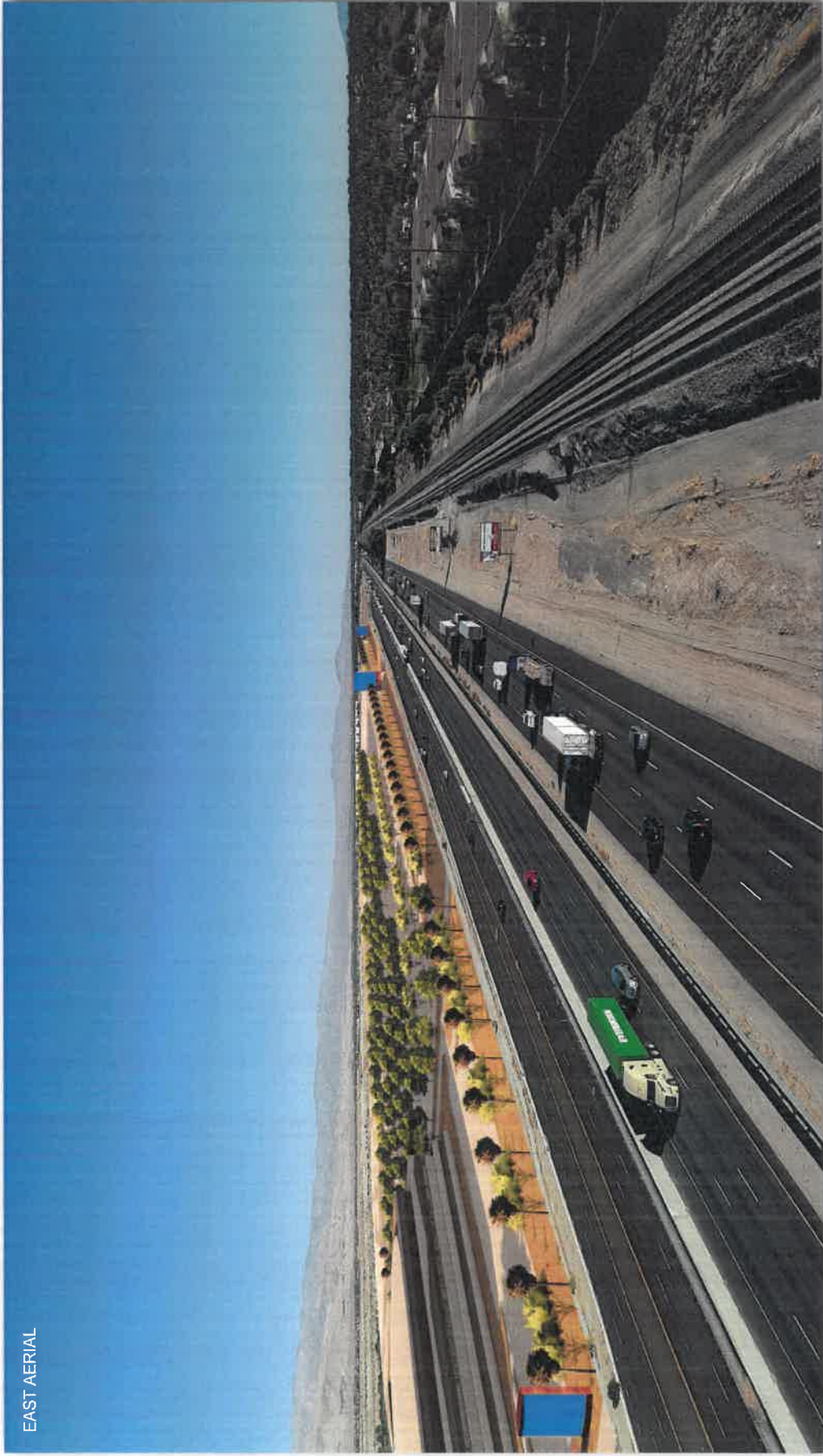
No Substantial Change from Previous Analysis:

The Arena would occupy the 44.41 gross acre site along the southern border of the NorthStar Specific Plan north of Varner Road. The Arena would be located on the western portion of the site; a pedestrian walkway along the northeastern boundary; and surface parking on the eastern portion of the site. A drainage channel is also proposed on the north side of Varner Road within the Project Site.

The Arena would include six (6) levels with a maximum height of approximately 65 feet. The floor of the Arena building would be approximately 25 feet below ground and the training center building practice ice would be approximately 12.5 feet below ground. This would help to reduce overall visual height of the structures within the landscape as viewed from certain public vantage points. The proposed Project would also include the Freeway Sign, two Monument Signs, and other building signage included in the proposed Signage Program. The Freeway Sign and Monument Signs would contain LED display panels. Specifically, the Freeway Sign planned for the proposed Project would be 65 feet, which is within the allowed 70 feet height requirement in the Signage Program, approximately the same height as the as the Arena, and placed toward the center of the Project Site within the parking lot facing I-10 for travel visibility in both directions. Renderings of the Freeway Sign and Monument Signs are presented in **Figures 14 through 16**. **Figure 14: Site & Signage Rendering – East Aerial** shows the Arena, Freeway Sign, and two Monument Signs in the foreground with the Indio Hills visible in the background from the I-10. The Freeway Sign and

Monument Signs are shown along the I-10 and would not substantially obstruct existing long-range views of the San Jacinto Mountains and Santa Rosa Mountains along the I-10 scenic corridor in **Figure 15: Site & Signage Rendering – West Aerial** and **Figure 16: Site & Signage Rendering – Westbound**. Additionally, the Freeway Sign would be of similar height to the Indio Auto Mall sign also along the I-10 scenic corridor approximately three (3) miles southeast of the Project Site.

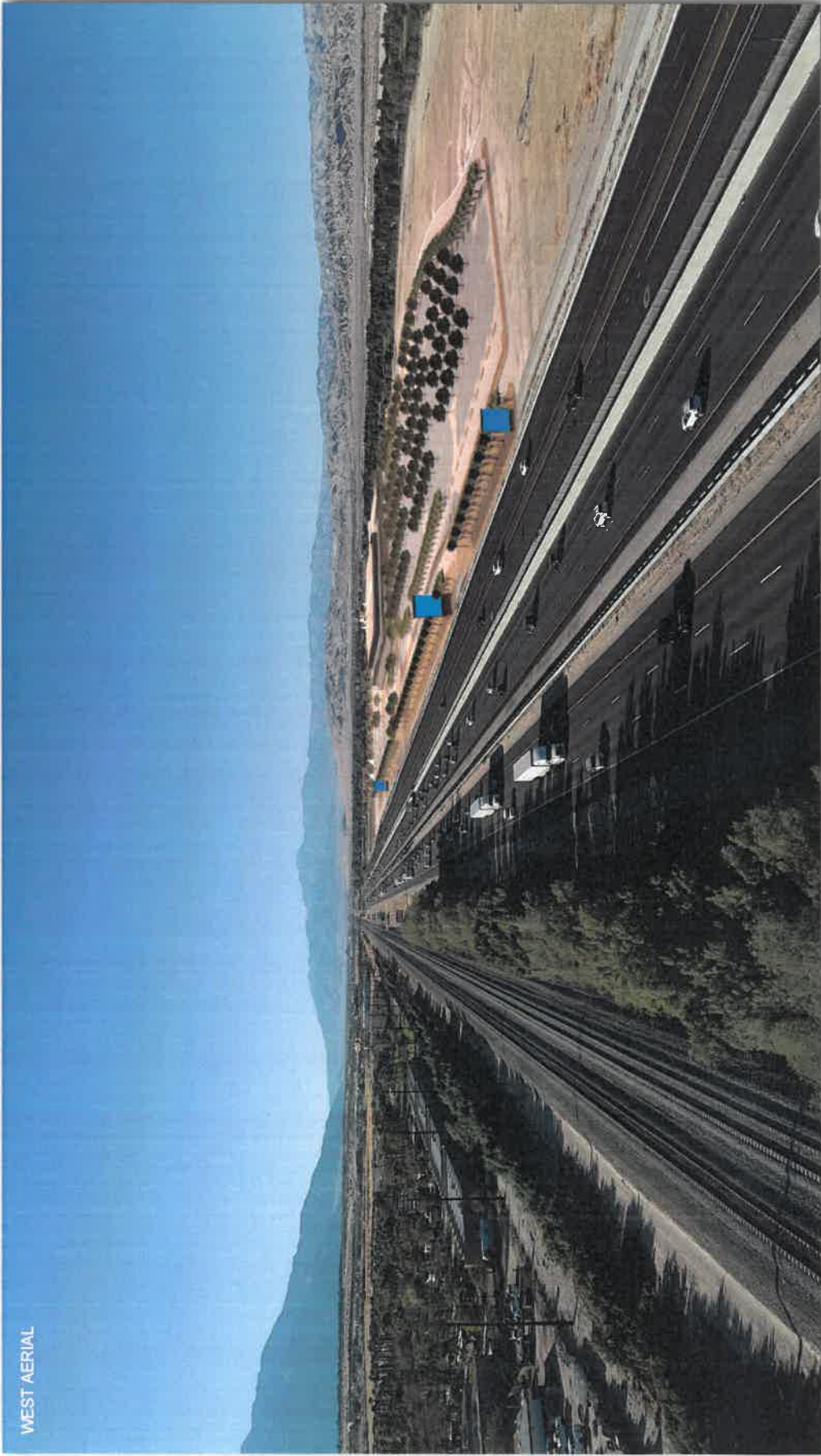
EAST AERIAL



SOURCE: POPULOUS - 2021

FIGURE 14

WEST AERIAL



SOURCE: POPULOUS - 2021

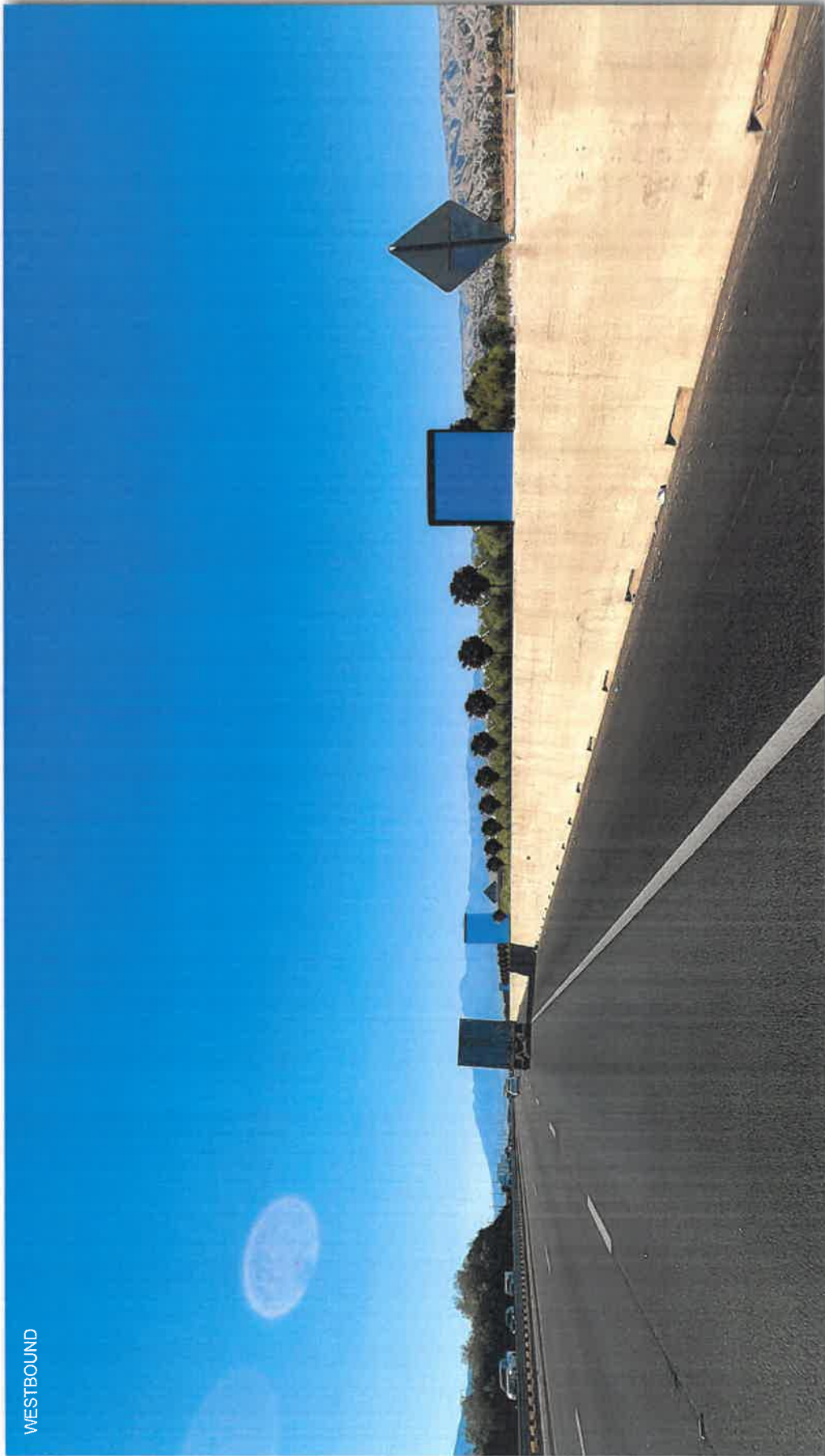


266-001-20

FIGURE 15

Site & Signage Rendering – West Aerial

WESTBOUND



SOURCE: POPULOUS - 2021

FIGURE 16

Site & Signage Rendering – Westbound

A solar array above the pedestrian walkway along the northeastern boundary of the Project Site would also be constructed to provide power to the Arena and shade to pedestrians. At this location on the Project Site, the views of the solar panels from the I-10 would be partially obstructed by the Arena, parking lot, and landscaping. While the Arena building, signs, and pedestrian walkway cover would be visible along the I-10 scenic highway corridor, these elements would be designed to integrate into the overall NorthStar project.

Additionally, approximately eleven (11) new poles and conduit would be installed north of the existing end of Cook Street to an existing electrical distribution line. These new poles would be approximately forty (40) feet tall, the height of the existing distribution lines located between the end of Cook Street and Ramon Road. As these poles would not introduce a new visual element into this area, the addition of these approximately eleven (11) new poles and conduit would not significantly impact available public views. No new impacts would occur with implementation of the proposed Project. Therefore, no new information, changed circumstances, or substantially increased significant effects would occur with implementation of the proposed Project.

- b. Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?***
- c. Would the project 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?***

No Substantial Change from Previous Analysis:

At the time of the certified EIR, Checklist Question c, above, was not included in the CEQA Guidelines Appendix G Checklist and, therefore, analysis was not required. Although EIR No. 470 did not specifically respond to Checklist Question c, EIR No. 470 contained enough information about the existing visual character and quality of public views on the NorthStar Specific Plan site that with the exercise of reasonable diligence, information about the potential effect of the NorthStar project to aesthetics was readily available to the public. The Project Site does not contain any scenic resources such as trees, rock outcroppings, or unique or designated scenic views. Existing views from the I-10 Freeway already include existing development interspersed with undeveloped land, such as the residential uses and golf course to the northwest and residential and commercial uses to the south across I-10. The NorthStar Specific Plan currently permits business park and retail commercial uses along Varner Road. The proposed Arena is a commercial use designed in a manner that would be visually consistent with the planned business park uses to the west and retail commercial uses to the east in the NorthStar Specific Plan Area.

The premium level of the Arena would be designed as an indoor/outdoor facility with exterior balconies offering views of the plaza and mountains beyond. The proposed Project proposes water-efficient landscaping on no less than ten percent (10%) of the total Project Site, including within the surface parking lot as shown in **Figure 5**, above. The surface parking lot would occupy more than half of the Project Site, allowing continued views of the Indio Hills, I-10, the San Jacinto Mountains, and the Santa Rosa Mountains. The Arena would include six (6) levels and have a height of approximately 65 feet, which would be below the maximum height of buildings currently allowed by the NorthStar Specific Plan and analyzed in EIR No. 470. The height of the Arena and the architectural design of the building, which would visually break up the building massing, would not substantially alter the extensive views. The proposed signage, specifically the Freeway Sign planned at a height of 65 feet, would be within the allowed 70 feet height requirement in the Signage Program, approximately the same height as the Arena building center, and of similar height to the existing Indio Auto Mall sign further southeast along I-10. As discussed above and shown in Figures 14 through 16, the addition of the Arena, Freeway Sign, and Monument Signs would not obstruct the existing views of the Indio Hills, the San Jacinto Mountains, and the Santa Rosa Mountains. The solar panels above the pedestrian walkway along the northeastern boundary of the Project Site would not be of a height that would result in a visual element that would be visually prominent enough to adversely affect existing public views.

The new power poles proposed north of the existing end of Cook Street would not introduce a new visual element into this area and, for this reason, would not substantially affect the visual character of the area.

The proposed Project would adhere to the mitigation measure identified in EIR No. 470 to reduce impacts to visual resources. As discussed above, the design of the Arena would be visually consistent with the business park and retail commercial uses permitted by the NorthStar Specific Plan along Varner Road. Therefore, impacts would be less than significant as identified in EIR No. 470. No new information, changed circumstances, or more severe impacts would occur with implementation of the proposed Project.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified a mitigation measure to address impacts to aesthetics. The measure, listed below, would continue to apply to the proposed Project and would be enforced as part of the proposed Project's conditions of approval.

SR-1 In order to ensure the project is built as envisioned and in an aesthetically pleasing manner, the various components of the project shall be consistent with the Specific Plan. Plot plan approval by the County prior to issuance of building permits will give interested parties a vehicle to review development.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
2. Mt. Palomar Observatory					
<i>Would the project:</i>					
a. Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: Ord. No. 655 (Regulating Light Pollution); WCVAP, Figure 6, “Mt Palomar Nighttime Lighting Policy Area”; Riverside County EIR No. 470; John E. Muse, *Sign Lighting Report* (see **Appendix H**).

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

The Project Site is located in an unincorporated area of Riverside County and within the designated 45-mile (Zone B) Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 contains approved materials and methods of installation, definition, general requirement for lamp source and shielding, prohibition, and exceptions.

EIR No. 470 Finding:

Impacts related to the Special Lighting Area for the Mt. Palomar Observatory, protected through Riverside County Ordinance No. 655, was not specifically analyzed in EIR No. 470. The analysis in EIR No. 470 concluded impacts related to aesthetics would be less than significant with mitigation. EIR No. 470 stated because of the potential for a significant impact on the night sky, an analysis of nighttime lighting must be completed to ensure compliance and compatibility with County regulations. Thus, EIR No. 470 contained enough information that with the exercise of reasonable diligence, information about the potential effect of the NorthStar Specific Plan project on the nighttime use of Mt. Palomar Observatory was readily available to the public. EIR No. 470 identified that lighting would be directed toward the ground and concluded, with mitigation, that impacts related to aesthetics would be less than significant.

No Substantial Change from Previous Analysis:

The Arena will utilize all LED lighting designed to meet current County Code requirements. The exterior lighting design of the Arena building would include parking lot lighting, plaza lighting, and façade lighting designed to current code and municipal requirements to provide site illumination and provide an

accompaniment to the architectural design. A signage program is also incorporated into the Specific Plan Amendment. The proposed Project would include Monument Signs at 45 feet in height and a Freeway Sign at 65 feet along Varner Road, which are within the allowed height requirements in the Signage Program. A lighting study was conducted to determine potential lighting impacts from the Monument Signs and Freeway Sign, which would contain LED display panels. The maximum nighttime illuminance of the Freeway Sign at the closest residential property, the residence approximately 655 feet southwest of the Project Site, would be 0.11 footcandles. The closest commercial properties, located approximately 1,443 feet to the west and approximately 1,683 feet to the northwest of the Project Site, would experience a maximum nighttime illuminance of 0.02 footcandles from the Freeway Sign. For the Monument Signs, the maximum nighttime illuminance would be 0.05 footcandles at the closest residence, located approximately 753 feet to the south, and commercial property, located 756 feet to the west of the Project Site. There are no national or County standards for maximum nighttime illuminance above ambient light levels. Nearby cities use a maximum nighttime illuminance from a sign threshold of 0.3 footcandles for residential areas and 1.0 footcandles for commercial areas. The proposed signs would not exceed this threshold. Additionally, as the signs are located near the I-10, the signs would be required to comply with all California Department of Transportation (Caltrans) requirements (static frame images, four second minimum frame display times, etc.). Thus, the lighting study determined these proposed signs would be in conformance with applicable standards.⁴ Thus, these signs would not cause excessive illuminance or light pollution. While these new light sources would contribute to the nighttime light levels in the area, the proposed Project would be required to incorporate, through the standard plan check process and implementation of the EIR No. 470 mitigation measure listed below, the lighting requirements for Zone B as set forth in Riverside County Ordinance No. 655. Impacts would be reduced to less than significant. No new or substantially increased significant effects would result from the Arena with respect to the nighttime light levels.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified a mitigation measure to address impacts to aesthetics. The measure, listed below, would continue to apply to the proposed Project and would be enforced as part of the conditions of approval.

SR-1 In order to ensure the project is built as envisioned and in an aesthetically pleasing manner, the various components of the project shall be consistent with the Specific Plan.

4 See Appendix H.

Plot plan approval by the County prior to issuance of building permits will give interested parties a vehicle to review development.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
3. Other Lighting Issues					
<i>Would the project:</i>					
a. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: Project Application Description; Riverside County EIR No. 470; John E. Muse, *Sign Lighting Report* (see Appendix H).

EIR No. 470 Finding:

EIR No. 470 stated the entire project would have lighting around buildings, parking lots, signs, walkways, and streets. Lighting would be directed toward the ground. It concluded an analysis of nighttime lighting must be completed to ensure compliance and compatibility with County requirements and regulations. EIR No. 470 determined impacts related to aesthetics would be less than significant with mitigation.

a. Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

b. Would the project expose residential property to unacceptable light levels?

No Substantial Change from Previous Analysis:

Existing light sources in the vicinity of the Project Site include existing commercial and residential uses, and lighting along local roadways, including I-10. The Amendment would allow for the development of the Arena in a portion of the NorthStar Specific Plan Area currently planned for business park uses. Exterior lighting would include parking lot lighting, plaza lighting, façade lighting, and signage. Per the signage program, Monument Signs at a maximum height of 45 feet and a Freeway Sign with a maximum height of 65 feet, would be placed along the Project Site facing Varner Road and I-10 to the south. These

signs would include LED display panels. A lighting study was conducted to determine potential lighting impacts from the Monument Signs and Freeway Sign. The nearest residential uses are located to the northwest and to the south across I-10. As discussed in further detail above, at the closest residential and commercial locations, these signs would generate a maximum nighttime illuminance of 0.11 footcandles.⁵ The County does not have standards for nighttime illuminance of signs. However, nearby cities use a maximum nighttime illuminance from a sign threshold of 0.3 footcandles for residential areas and 1.0 footcandles for commercial areas. The proposed signs would not exceed this threshold. Additionally, the signs will comply with all Caltrans requirements (static frame images, four second minimum frame display times, etc.). While the exterior lighting of the Arena will add new sources of lighting to the NorthStar Specific Plan Area, the Arena would utilize all LED lighting designed to meet current code and municipal requirements to ensure the proposed Project would not create a new source of substantial light or glare or expose the residential properties to the northwest and south. In addition, the proposed Project would adhere to the same mitigation measure listed in EIR No. 470 to reduce impacts related to light and glare. Thus, impacts related to light and glare would be less than significant and no new information, changed circumstances, or more severe impacts would occur with implementation of the proposed Project.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified a mitigation measure to address impacts to aesthetics. The measure, listed below, would continue to apply to the proposed Project and would be enforced as part of the conditions of approval.

SR-1 In order to ensure the project is built as envisioned and in an aesthetically pleasing manner, the various components of the project shall be consistent with the Specific Plan. Plot plan approval by the County prior to issuance of building permits will give interested parties a vehicle to review development.

4.1.2 Agriculture and Forest Resources

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>	<i>No New Significant or Substantially More Severe Impacts</i>
4. Agriculture					
<i>Would the project:</i>					
a. Convert Prime Farmland, Unique	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

⁵ See Appendix H.

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>	<i>No New Significant or Substantially More Severe Impacts</i>
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?					
b. Conflict with existing agricultural use, or a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: *Riverside County General Plan*, Figure OS-2, "Agricultural Resources"; California Department of Conservation, Farmland Mapping and Monitoring Program (FMMP); Riverside County EIR No. 470; Project Application Materials.

- a. *Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?***

EIR No. 470 Finding:

EIR No. 470 identified that although the NorthStar Specific Plan Area was previously used for farming, it has been fallowed for many years. It has also been identified and designated by the County for development since 1981. No active farming or land zoned for farming existed on or near the site. Impacts at a project level were determined to be less than significant. However, on a cumulative basis, EIR No. 470 concluded the loss of potential farmland would contribute to an impact on farmland.

No Substantial Change from Previous Analysis:

Under the approved NorthStar Specific Plan, the Project Site is not zoned for agricultural use but is listed as Farmland of Local Importance.⁶ However, the proposed Project, which includes the Amendment to add Planning Area 11 and develop the Arena would similarly not result in the conversion of farmland. Thus, the proposed Project would result in less than significant impacts on a project level but the loss of potential farmland would contribute to an impact on farmland on a cumulative basis, which would not result in new impacts or increase the severity of impacts.

- b. *Would the project conflict with existing agricultural use, or a Williamson Act contract or land within a Riverside County Agricultural Preserve?***

EIR No. 470 Finding:

EIR No. 470 identified that the project would not conflict with agricultural zoning or a Williamson Act. The certified EIR stated that the NorthStar Specific Plan Area is not zoned for agricultural use, and the project development would not conflict with such zoning nor is the property under the Williamson Act contract. Impacts at the project level were determined to be less than significant. Regarding cumulative impacts, EIR No. 470 concluded the loss of potential farmland would contribute to significant and unavoidable cumulative impacts on farmland.

No Substantial Change from Previous Analysis:

Under the Approved Specific Plan, there are 10 planning areas, and the Project Site is zoned as SP-343 NorthStar Specific Plan in Planning Area 8, which proposes industrial park uses. The Project Applicant is requesting a zone change, which would rezone the Project Site to SP-343 NorthStar Specific Plan –

⁶ California Department of Conservation. Important Farmland Finder. <https://maps.conservation.ca.gov/DLRP/CIFF/>, accessed March 12, 2021

Planning Area 11 and develop the Arena. Under both the approved and proposed Specific Plan, the Project Site would not be zoned for agricultural use nor is the property under the Williamson Act contract. Therefore, significant impacts on a project level would remain less than significant, but the loss of potential farmland would contribute to an impact on farmland on a cumulative basis, which would not result in new impacts or increase the severity of impacts previously identified significant impact as analyzed by EIR No. 470.

c. Would the project cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?

EIR No. 470 Finding:

EIR No. 470 identified that there is no land zoned for farming on or near the Project Site. Impacts at a project level were determined to be less than significant. However, on a cumulative basis, the loss of potential farmland was concluded to contribute to a significant and unavoidable impact on farmland.

No Substantial Change from Previous Analysis:

The Project Site is not zoned for agricultural use and as described above the Amendment would not involve any changes to agricultural zoning. The zone change requested by the Project Applicant would rezone the Project Site from SP-343 NorthStar Specific Plan – Planning Area 8 to SP-343 NorthStar Specific Plan – Planning Area 11. There are currently no agriculturally zoned properties within 300 feet of the Project Site. Moreover, as identified by EIR No. 470, there is no land zoned for farming near the Project Site. Therefore, impacts on a project level would remain less than significant, but the loss of potential farmland would contribute to an impact on farmland on a cumulative basis, which would not result in new impacts or increase the severity of impacts previously identified significant impact as analyzed by EIR No. 470.

d. Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

EIR No. 470 Finding:

EIR No. 470 identified that the site has been designated for urban level development and not agricultural uses. The loss of potential farmland was concluded to contribute to a significant and unavoidable cumulative impact on farmland. EIR No. 470 stated there were no feasible mitigation measures which would reduce the cumulative impact resulting from the conversion of farmlands to a level of less than significant.

No Substantial Change from Previous Analysis:

The Project Applicant proposes to develop the Project Site previously evaluated for industrial park development to arena event center development. No new on-site or off-site impacts related to agricultural resources would occur. There are no existing agricultural uses within the immediate vicinity of the Project Site, and all areas surrounding the Project Site are planned for development with residential uses and/or the uses as specified by the Approved Specific Plan. Impacts due to the conversion of farmland would not occur on a project level but the loss of potential farmland would contribute to an impact on farmland on a cumulative basis, which would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed by EIR No. 470.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified that no mitigation measures were required in regard to agricultural resources at the project level. Regarding cumulative impacts, EIR No. 470 determined no feasible mitigation measures were available to mitigate this impact. The Project would not result in new impacts or increase the severity of impacts, and no new or modified mitigation measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
5. Forest					
<i>Would the project:</i>					
a. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code, Section 12220(g)), timberland (as defined by Public Resources Code, Section 4526), or timberland zoned Timberland Production (as defined by Govt. Code, Section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in the loss of forest land or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>	<i>No New Significant or Substantially More Severe Impacts</i>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: County of Riverside, *General Plan*, Figure OS-3a, "Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas"; Project Application Materials; Riverside County EIR No. 470.

- a. *Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code, Section 12220(g)), timberland (as defined by Public Resources Code, Section 4526), or timberland zoned Timberland Production (as defined by Govt. Code, Section 51104(g))?*
- b. *Would the project result in the loss of forest land or conversion of forest land to non-forest use?*
- c. *Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?*

EIR No. 470 Finding:

At the time of the certified EIR, Checklist Questions a, b, and c, above, were not included in the CEQA Guidelines Appendix G Checklist and, therefore, analysis was not required. Although EIR No. 470 did not specifically respond to these checklist questions, EIR No. 470 contained enough information about existing conditions and forest land on the NorthStar Specific Plan site that with the exercise of reasonable diligence, information about the potential effect of the NorthStar project to forest land was readily available to the public. EIR No. 470 identified that the NorthStar Specific Plan Area was zoned Specific Plan 151 (SP 151), Amendment No. 2. The project included the rezoning of the site to Specific Plan 343, for the golf/hotel/clubhouse components as well as the commercial/industrial uses, similar to SP 151, Amendment No. 2, with the addition of residential and timeshare units. The site did not contain any forest or timberland. While EIR No. 470 did not specifically analyze forest land, the NorthStar Specific Plan Area was not zoned for forest or timberland and, thus, the project analyzed in EIR No. 470 would not have

caused the rezoning of forest or timberland, resulted in the loss of forest land, or resulted in the conversion of forest land to non-forest uses.

No Substantial Change from Previous Analysis:

The Project Site does not contain any forest or timberland, and is not zoned for forest resources, nor is it identified as containing forest resources. Also, the Project Site has been subject to disturbance associated with past agricultural uses and is currently mass graded. As the proposed Project includes the Amendment to add Planning Area 11 and develop the Arena, there are no components of the Project that could result in significant impacts, either directly or indirectly, to forest or timberland resources. Therefore, implementation of the proposed Project would not result in any new impacts associated with forest resources or timberland.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified no mitigation measures in regard to forest resources or timberland. As the Project would not result in new impacts or increase the severity of a previously identified significant impact, no new or modified mitigation measures are required.

4.1.3 Air Quality

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>	<i>No New Significant or Substantially More Severe Impacts</i>
6. Air Quality Impacts					
<i>Would the project:</i>					
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or State ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Expose sensitive receptors, which are	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>	<i>No New Significant or Substantially More Severe Impacts</i>
located within 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: South Coast Air Quality Management District (“SCAQMD”), *Final 2012 Air Quality Management Plan*; California Department of Finance, *E-5 City/County Population and Housing Estimates* (January 1, 2013); California Air Resources Board (CARB), *Air Quality and Land Use Handbook* (2005); Riverside County EIR No. 470; Meridian Consultants, LLC, *Air Quality Study for the Addendum to the NorthStar Specific Plan* (“Air Quality Report,” see **Appendix A**).

Since the time of the certified EIR, Checklist Questions for Section 4.1.3, Air Quality, have been updated in the CEQA Guidelines Appendix G Checklist. To determine whether the proposed Project would result in new impacts or an increase in the severity of previously identified impacts as analyzed by EIR No. 470 on the existing environmental conditions of the NorthStar Specific Plan Area, provided below is an update to the environmental information and analysis of the impacts of the proposed Project using the Checklist Questions from the current CEQA Guidelines Appendix G Checklist.

a. Would the project conflict with or obstruct implementation of the applicable air quality plan?

EIR No. 470 Finding:

EIR No. 470 found that short-term impacts to air quality would result from construction activities associated with the NorthStar Specific Plan and long-term impacts to air quality would result from development of residential, commercial, industrial, and business park uses on-site associated with the NorthStar Specific Plan. Specifically, EIR No. 470 concluded that construction under the NorthStar Specific Plan could generate emissions of PM10 above the threshold of significance established by the SCAQMD. The Coachella Valley is in non-attainment for PM10. EIR No. 470 also determined that operation under the NorthStar Specific Plan would generate VOC, NOx, CO, and PM10 emissions exceeding SCAQMD thresholds. EIR No. 470 included mitigation measures to reduce construction and operational emissions. EIR No. 470 determined that with mitigation air quality impacts from the NorthStar Specific Plan project would be less than significant, but cumulative air quality impacts would remain significant and unavoidable. EIR No. 470 also determined that impact significance from growth-related emissions should

not be solely related to the size of the project or the magnitude of its emissions, but instead on whether such growth has been properly anticipated in the air quality planning process. The Coachella Valley is housing rich and jobs poor. EIR No. 470 found that the NorthStar Specific Plan would improve the jobs/housing imbalance within the Coachella Valley and be consistent with general plan and growth assumptions for the area and a statement of overriding considerations with regard to cumulative air quality emissions was adopted by the County Board of Supervisors.

No Substantial Change from Previous Analysis:

As discussed below, the proposed Amendment, which includes the Arena, would result in lower emissions and a reduction in industrial park uses compared to the Approved Specific Plan. Moreover, consistent with EIR No. 470 the proposed Amendment would contribute to improving the jobs/housing imbalance within the Coachella Valley by providing an arena that would generate jobs in an area heavily developed with residential uses. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed by EIR No. 470.

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

EIR No. 470 Finding:

EIR No. 470 found that short-term impacts to air quality would result from construction activities associated with the Approved Specific Plan and long-term impacts to air quality would result from development of residential, commercial, industrial, and business park uses on-site associated with the Approved Specific Plan. Specifically, EIR No. 470 found that construction under the Approved Specific Plan could generate emissions of PM10 above the threshold of significance established by the SCAQMD. EIR No. 470 also concluded would generate VOC, NOx, CO, and PM10 emissions exceeding SCAQMD thresholds. EIR No. 470 included mitigation measures to reduce construction and operational emissions. As summarized above, EIR No. 470 also determined that while the Approved Specific Plan would contribute to significant and unavoidable cumulative air quality impacts, the Approved Specific Plan would improve the jobs/housing imbalance within the Coachella Valley and is consistent with general plan and growth assumptions for the area and a Statement of Overriding Considerations was adopted by the Board of Supervisors with regard to the contribution of the project to cumulative air quality impacts.

No Substantial Change from Previous Analysis:

The proposed modifications to the Approved Specific Plan associated would change the mix of uses allowed within the NorthStar Specific Plan Area.

An Air Quality Report was prepared to assess the potential air quality impacts associated with the proposed Amendment, which includes the Arena, to assess whether the proposed Arena project would result in new or substantially increased air quality impacts beyond what was disclosed in EIR No. 470 for the Approved Specific Plan. The Air Quality Report is provided in **Appendix A** to this Addendum. The report concluded that the implementation of the proposed Project would not result in new or substantially increased air quality impacts beyond what was disclosed by EIR No. 470 as discussed below.

The Air Quality Report concluded that construction of the proposed Project would result in temporary generation of VOC, NOx, CO, SOx, PM10, and PM2.5 emissions from construction activities such as grading, building construction, paving, and application of architectural coatings. Maximum daily emissions of air pollutants during construction of the Project were calculated using CalEEMod. **Table 5: Maximum Arena Construction Emissions** identifies daily emissions that are estimated for peak construction days for each construction year. Based on the modeling, emissions due to construction would not exceed regional VOC, NOx, CO, SOx, PM10, and PM2.5 concentration thresholds. All criteria air pollutants would be below SCAQMD construction thresholds. However, similar to EIR No. 470, the Project would generate excessive emissions of PM10 of which the Coachella Valley is in non-attainment.

**Table 5
Maximum Arena Construction Emissions**

Source	VOC	NOx	CO	SOx	PM10	PM2.5
	pounds/day					
Year 2021	70	53	193	<1	16	6
Year 2022	71	33	99	<1	8	2
Maximum	71	53	193	<1	16	6
SCAQMD Mass Daily Threshold	75	100	550	150	150	55
Threshold exceeded?	No	No	No	No	No	No

Source: CalEEMod.

Notes:

CO = carbon monoxide; NOx = nitrogen oxides; PM10 = particulate matter less than 10 microns; PM2.5 = particulate matter less than 2.5 microns; SOx = sulfur oxides; VOC = volatile organic compounds.

Refer to **Appendix A** for Air Quality Report.

Operation of the Project will generate criteria pollutant emissions through vehicle trips traveling to and from the Project Site. In addition, emissions would result from area sources on site, such as natural gas combustion, landscaping equipment, and use of consumer products. The results presented in **Table 6: Maximum Proposed Specific Plan Operational Emissions** are compared to the SCAQMD-established operational significance thresholds.

**Table 6
Maximum Proposed Specific Plan Operational Emissions**

Source	VOC	NOx	CO	SOx	PM10	PM 2.5
	pounds/day					
Area	65	1	68	<1	<1	<1
Energy	2	15	11	<1	1	1
Mobile	56	221	546	2	151	41
Total	123	237	625	2	153	43
SCAQMD Mass Daily Threshold	75	100	550	150	150	55
Threshold exceeded?	Yes	Yes	Yes	No	Yes	No

Source: CalEEMod.

Notes: Totals in table may not appear to add exactly due to rounding in the computer model calculations.

CO = carbon monoxide; NOx = nitrogen oxides; PM10 = particulate matter less than 10 microns; PM2.5 = particulate matter less than 2.5 microns; SOx = sulfur oxides; VOC = volatile organic compounds.

Refer to **Appendix A** for Air Quality Report.

It is important to note, emissions presented in **Table 6** include regulatory compliance measures such as compliance with green building standards. Operational emissions would result primarily from passenger vehicles traveling to and from the Project Site. Operational emissions were analyzed for all the land uses proposed under the Amendment, including the proposed Project. As shown in **Table 6**, the operational emissions for the proposed Specific Plan would not exceed the regional SOx or PM2.5 concentration thresholds. However, the operational emissions would exceed the regional VOC, NOx, CO, and PM10, concentration thresholds.

The proposed Project would be subject to the mitigation measures identified in EIR No. 470 related to the reduction of construction and operational emissions. Additionally, the proposed Project would comply with all applicable mandatory SCAQMD rules and regulations. As shown in **Table 5** above, construction of the Project would not exceed any of the SCAQMD thresholds. However, **Table 6** shows that the proposed Specific Plan would exceed the SCAQMD thresholds for VOCs, NOx, CO, and PM10, but would not exceed operational thresholds for SOx or PM2.5. **Table 7: Proposed Specific Plan and Adopted Specific Plan Operational Emissions** compares the total operational proposed Specific Plan emissions and the operational emissions set forth in EIR No. 470 for the adopted Specific Plan. As shown, the proposed Specific Plan land uses would result in lower emissions compared to the adopted Specific Plan land uses disclosed in EIR No. 470. Moreover, consistent with EIR No. 470 the proposed Specific Plan would contribute to improving the jobs/housing imbalance within Coachella Valley by providing an arena that would generate jobs in an area heavily developed with residential uses. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed by EIR No. 470.

**Table 7
Proposed Specific Plan and Adopted Specific Plan Operational Emissions**

Source	VOC	NOx	CO	SOx	PM10	PM 2.5
	pounds/day					
Total Proposed Specific Plan	123	237	625	2	153	43
Total Adopted Specific Plan	310	312	3,139	3	366	—
Specific Plan exceeded?	No	No	No	No	No	—

Source: CalEEMod.

Notes: Totals in table may not appear to add exactly due to rounding in the computer model calculations.

CO = carbon monoxide; NOx = nitrogen oxides; PM10 = particulate matter less than 10 microns; PM2.5 = particulate matter less than 2.5 microns; SOx = sulfur oxides; VOC = volatile organic compounds.

Refer to Appendix A for Air Quality Report.

c. Would the project expose sensitive receptors, which are located within 1 mile of the Project site to substantial pollutant concentrations?

EIR No. 470 Finding:

EIR No. 470 determined that the land uses that would be allowed by the NorthStar Specific Plan would not generate substantial point source emissions. EIR No. 470 concluded that impacts due to the NorthStar Specific Plan exposing sensitive receptors located within one mile of the site to substantial point source emissions would be less than significant.

No Substantial Change from Previous Analysis:

As discussed above, the Project would not generate emissions to a level that exceeds what is included in EIR No. 470. Moreover, the proposed Project does not include any land uses that would generate substantial point source emissions during operation. As such, the Project would result in similar air quality impacts as EIR No. 470 with regard to exposing sensitive receptors located within 1 mile of the Project Site to substantial pollutant concentrations. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed by EIR No. 470.

d. Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

EIR No. 470 Finding:

EIR No. 470 noted the potential for generation of objectionable odors from diesel equipment during construction. Odors generated during construction and grading were found to be short term and not result in a long-term odorous impact to the surrounding area. Long-term operation odors would only have

the potential to occur from the proposed industrial, commercial, and business land uses. EIR No. 470 noted that the industrial, commercial, and business land uses would require submittal of a Plot Plan which would be reviewed by the County and would be required to implement mitigation for any potential impacts due to toxic substances and hazardous materials. As such, EIR No. 470 determined impacts due to emissions such as those leading to odors would be less than significant. EIR No. 470 concluded that the NorthStar Specific Plan would not expose substantial numbers of people to objectionable odors, and impacts were determined to be less than significant.

No Substantial Change from Previous Analysis:

Consistent with the analysis in EIR No. 470, the Project could generate intermittent and temporary objectionable odors from diesel equipment during construction. Mandatory compliance with SCAQMD Rule 1113 would limit the amount of VOCs in architectural coatings and solvents. According to SCAQMD, while almost any source may emit objectionable odors, some land uses are more likely to produce odors because of their operation. Land uses more likely to produce odors include agriculture, chemical plants, composting operations, dairies, fiberglass molding manufacturing, landfills, refineries, rendering plants, rail yards, and wastewater treatment plants. The Project does not include any land uses that are likely to produce odors. Therefore, objectionable odors would not be emitted by the proposed Project. Additionally, the proposed Project would reduce the amount of industrial uses within the NorthStar Specific Plan to accommodate new Planning Area 11 and the Arena. As the proposed Project would reduce the amount of industrial park square footage (from 1,200,000 square feet to 381,035 square feet), the amount of potential objectionable odors generated from the industrial uses would be reduced. As such, impacts related to objectionable odors generated by the Project would not be greater than was evaluated in EIR No. 470.

Any unforeseen odors generated by the Project will be controlled in accordance with SCAQMD Rule 402. As previously noted, Rule 402 prohibits the discharge of air contaminants that harm, endanger, or annoy individuals or the public; endanger the comfort, health or safety of individuals or the public; or cause injury or damage to business or property. Failure to comply with Rule 402 could subject the offending facility to possible fines and/or operational limitations in an approved odor control or odor abatement plan. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed by EIR No. 470.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified several mitigation measures to address impacts to air quality. These measures, which are listed below, would continue to apply to the proposed Project and would be enforced as part of the Project's conditions of approval, as appropriate.

Construction Mitigation

- AQ-1** Develop a dust control program to supplement the routine watering that constitutes CVBACMs in excess of any minimum SCAQMD Rule 403 and 403.1 requirements. CVBACMs that may be adopted and integrated into an enhanced dust control program include, but are not limited to, hydroseeding previously disturbed areas, adding chemical binders or surfactants to increase the effectiveness of watering, early paving or chip sealing of roads, enforcing reduced travel speeds (15 mph) on unpaved surfaces and/or using sand fences and perimeter sandbags. A Fugitive Dust Control Plan for grading the NorthStar SP 343 project is required. The plan would identify the "normal" dust control practices, "after-hour" controls, bulk material track-out, clean-up, long-term stabilization, soil import/export control measures, and site signage. If the disturbed surface area exceeds 50 acres, an Environmental Observer shall be retained and available to be on-site within 30 minutes, day or night.
- AQ-2** Minimize construction interference with regional non-project traffic movement. Measures recommended for inclusion are:
- a. Scheduling receipt of construction materials to non-peak travel periods.
 - b. Routing construction traffic through areas of least impact sensitivity.
 - c. Limiting lane closures and detours to off-peak travel periods.
 - d. Providing ride-share incentives for contractor and subcontractor personnel.
- AQ-3** Reduce "spill-over" effects by preventing soil erosion, washing vehicles entering public roadways from dirt off-road project areas, and washing/sweeping project access to public roadways on an adequate schedule.
- AQ-4** Require emissions control from on-site equipment through a routine mandatory program of low-emissions tune-ups, and soot filters on diesel-fueled equipment, where feasible.
- AQ-5** Utilize alternative-fueled or "green diesel" fueled construction equipment if use of such equipment will not adversely affect the project schedule or economics. A report of the availability of such equipment shall be submitted in conjunction with the grading application to determine to what extent the cleaner equipment objective will be met by this project.
- AQ-6** Enforce a speed limit of 15 mph on any unpaved surface.

AQ-7 Limit grading/soil disturbance to as small an area as practical at any one time not to exceed 15 acres on any given day.

AQ-8 Limit the application of paints and coating to average no more than the equivalent of two dwelling units per day over the project build-out lifetime using the most currently available low-VOC paint.

Operational Mitigation

AQ-9 Recommended developer-sponsored measures include the following:

1. Provide an attractive pedestrian environment.
2. Incorporate bicycle trails and interconnections.
3. Build homes that exceed minimum Statewide energy construction requirements.
4. Include residential design features that encourage trip elimination or trip diversion to alternative transportation:
 - a. Pre-wired for various telecommunications systems for in-home offices
 - b. Pre-wired for 220V electric vehicle and golf cart charging systems.
5. Provide preferential parking spaces for employee carpools and vanpools.
6. Schedule truck deliveries and pickups for off-peak hours where feasible.

4.1.4 Biological Resources

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>	<i>No New Significant or Substantially More Severe Impacts</i>
7. Wildlife & Vegetation					
<i>Would the project:</i>					
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 type="checkbox"/>	<input checked="" type="checkbox"/>

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>	<i>No New Significant or Substantially More Severe Impacts</i>
b. Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Have a substantial adverse effect on any	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>	<i>No New Significant or Substantially More Severe Impacts</i>
riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?					
f. Have a substantial adverse effect on federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: Coachella Valley Multi-Species Habitat Conservation Plan; Riverside County EIR No. 470; ELMT Consulting, *Imperial Irrigation District Distribution Line Extension, City of Palm Desert, Riverside County, California, Habitat Assessment Coachella Valley Multiple Species Habitat Conservation Plan Consistency Analysis* ("Biological Resources Report," **Appendix I**); Coachella Valley MSHCP, Coachella Valley Multiple Species Habitat Conservation Plan Fact Sheet, website; WCVAP.

a. Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or State conservation plan?

EIR No. 470 Finding:

EIR No. 470 identified that the Coachella Valley Multi-Species Habitat Conservation Plan (MSHCP) had not been adopted at the time of certification of EIR No. 470 and approval of the NorthStar Specific Plan. The Specific Plan area is covered in the Thousand Palms Conservation Area section of the MSHCP; however,

the site is not within a conservation area, core habitat, other conserved habitat, or conservation land use area. The Specific Plan area is adjacent to the Thousand Palms Conservation Area which means that the adjacency guidelines apply. The site is adjacent to the Coachella Valley Preserve.

The evaluation in EIR No. 470 found that except for adjacency issues where the Specific plan area abuts the Conservation Area, there are no MSHCP enforcement provisions that are applicable to the project. In addition, a biological impact assessment was performed that substantiated that the property does not have significant biological resources. Evaluation concluded that the project meets the adjacency guidelines and no significant impact on the Conservation Area from project development would occur.

No Substantial Change from Previous Analysis:

The MSHCP was approved subsequent to certification of EIR No. 470 and received its California State incidental take permit in September 2008 and its federal incidental take permit in October 2008. A major amendment was completed in August 2016 to include the City of Desert Hot Springs and Mission Springs Water District in the MSHCP.⁷ The MSHCP specifies conservation criteria for portions of the County that are identified for conservation as part of the MSHCP. The Project Site is not located within any MSHCP conservation cells, indicating that the site is not designated for conservation under the plan. Although the Project Site is not designated for conservation under the MSHCP, all lands within the MSHCP plan area are required to demonstrate compliance with all other terms of the MSHCP.

Onsite Improvements

The mandatory compliance of the Project with applicable MSHCP requirements would ensure that the addition of Planning Area 11 and the development of the Arena would not result in any new significant impacts to sensitive plant or wildlife species, and impacts would be less than significant. Moreover, the proposed Project would be fully consistent with the MSHCP requirements, and no new or substantially increased impacts associated with MSHCP compliance would occur as a result of the proposed Project. The addition of Planning Area 11 to the Specific Plan would not increase the intensity of development acres within the Specific Plan beyond what was evaluated in EIR No. 470, and all areas subject to physical impact as part of the proposed Project are fully consistent with what was assumed in EIR No. 470. Additionally, the Project Site is currently mass graded and has been continuously graded since the adoption of EIR No. 470 and the NorthStar Specific Plan. It is assumed no biological resources exist on the Project Site due to this constant disturbance. As such, impacts associated with biological resources would be similar to those identified in EIR No. 470.

⁷ Coachella Valley MSHCP, Coachella Valley Multiple Species Habitat Conservation Plan Fact Sheet, website: <https://cvmshcp.org/doc/Fact%20Sheet%20CVMSHCP.pdf>, accessed February 2, 2021.

There are no other Habitat Conservation Plans, Natural Conservation Community Plans, or other approved local, regional, or State conservation plans applicable to the project area. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

Offsite Improvements

Improvements to the existing Edom substation, poles, and overhead lines planned by IID would be within previously disturbed areas and, for this reason, no environmental impacts would result from improvements to these existing facilities. Additionally, as part of the Project, a 1,600-foot extension of an existing power distribution line that ends north of the end of Cook Street to an existing distribution line along Cook Street would be installed. Approximately eleven (11) new aboveground poles and conduit would be installed to connect these two existing lines. The construction area along this straight route would be approximately 40 feet in width, outside of, but adjacent to, the Coachella Valley Preserve. This area is disturbed by existing dirt roads. A biological resources survey and report (Biological Resources Report) was prepared to determine whether the construction and operation of this improvement would result in substantial adverse effects to biological resources. As a Covered Activity located outside designated conservation areas, construction of the off-site improvements is expected to implement the applicable avoidance, minimization, and mitigation measures described in Section 4.4 of the Coachella Valley MSHCP.⁸ With implementation of applicable avoidance and minimization measures identified in EIR No. 470, land use agency guidelines, and the MSHCP requirements, the off-site improvements would be fully consistent with the biological goals and objectives of the MSHCP. Mitigation Measure **WR-14** from EIR No. 470 requires utilities to be underground, especially along the common boundary between the Preserve and the NorthStar Specific Plan Area. Thus, this mitigation measure applies to utility improvements within the NorthStar Specific Plan Area. These off-site improvements required by the IID are not contiguous to or within the NorthStar Specific Plan Area. Additionally, IID improvements within the NorthStar Specific Plan Area would be underground consistent with this mitigation measure.

Therefore, implementation of the proposed Project, both on-site and off-site, would not conflict with the provisions of an adopted conservation plan, and would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

⁸ See Appendix I.

- b. Would the project have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?*
- c. Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Wildlife Service?*

EIR No. 470 Finding:

EIR No. 470 identified that the NorthStar Specific Plan would have no impact on fish and wildlife, including the Coachella Valley Fringe-Toed Lizard. The NorthStar Specific Plan Area is located next to the Coachella Valley Preserve which was specifically established to protect the Coachella Valley Fringe-Toed Lizard, as well as other species. EIR No. 470 determined that no sensitive plant species were located or expected to occur on the NorthStar site. However, EIR No. 470 concluded that with implementation of mitigation measures impacts would be reduced to less than significant.

No Substantial Change from Previous Analysis:

Onsite Improvements

Implementation of the proposed Project would not result in the removal of habitat with the potential to support candidate, sensitive, or special status species. Due to the previous grading and continual disturbance from the import and placement of fill, the Project Site is not suitable habitat for biological resources and native resident, or migratory fish or wildlife species. Additionally, it is located at the southern end of the NorthStar Specific Plan Area. The existing golf course to the north creates a buffer between the Project Site and the Coachella Valley Preserve.

For these reasons, impacts would be less than significant. Therefore, the addition of Planning Area 11 and the development of the Arena would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

Offsite Improvements

Improvements to the existing Edom substation, poles, and overhead lines planned by IID would be within previously disturbed areas and, for this reason, no environmental impacts would result from improvements to these existing facilities. Additionally, as part of the Project, a 1,600-foot extension of an existing power distribution line that ends north of the end of Cook Street to an existing distribution line along Cook Street would be installed. Approximately eleven (11) new aboveground poles and conduit would be installed to connect these two existing lines. The construction area along this straight route

would be approximately 40 feet in width, outside of, but adjacent to the Coachella Valley Preserve. This area is disturbed by existing dirt roads. A biological resources survey and report (Biological Resources Report; Appendix I) was prepared to determine whether the construction and operation of this improvement would result in substantial adverse effects to biological resources. No impacts to special-status plant or wildlife species are expected to occur due to the off-site improvements. With implementation of regulatory compliance with MBTA, MSHCP, and CDFW Fish and Game Code, a pre-construction nesting bird clearance survey, no impacts to loggerhead shrike, black-tailed gnatcatcher, Cooper's hawk, sharp-shinned hawk, California horned lark, prairie falcon are expected to occur. Coachella Valley fringe-toed lizard, Coachella giant sand treader cricket, Palm Springs pocket mouse, and Coachella Valley round-tailed ground squirrel are covered species under the MSHCP and no further surveys will be required. Utility line is proposed adjacent to fringe-toed lizard habitat/Conservation Area (see Figure 4, Appendix I); mitigation measures were previously identified in the EIR and would continue to apply. As discussed above, Mitigation Measure **WR-14** from EIR No. 470 requires utilities to be underground, especially along the common boundary between the Preserve and the NorthStar Specific Plan Area. Thus, this mitigation measure applies to utility improvements within the NorthStar Specific Plan Area. These off-site improvements required by the IID are not contiguous to or within the NorthStar Specific Plan Area. Additionally, IID improvements within the NorthStar Specific Plan Area would be underground consistent with this mitigation measure.

Further, due to the limited scope of work, and small footprint, if present, the adjacent habitats provide suitable refuge habitat for these species to temporarily move into.

Therefore, implementation of the proposed Project, both on-site and off-site, would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

d. Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

EIR No. 470 Finding:

Although EIR No. 470 did not specifically address this subject, EIR No. 470 contained enough information about existing conditions and biological resources present on the NorthStar Specific Plan site that with the exercise of reasonable diligence, information about NorthStar's potential effect to migratory wildlife was readily available to the public. EIR No. 470 stated no native habitat existed prior to development and none will be on site after construction. Except for the golf course, landscaping on site would be generally indigenous to the desert environment and be both drought and heat tolerant. Irrigation will be the minimum necessary to adequately keep the vegetation alive and in an attractive condition. The golf course

was designed to minimize turf areas to the minimum to provide for tee and landing areas and greens. Landscaping outside of those areas contain desert compatible vegetation. EIR No. 470 identified that provision of an adequate buffer would maintain the integrity and functions of the Preserve. A 50-foot buffer strip between the golf course playable areas and the Preserve boundary was included in the design of the golf course. Within the buffer would be an access road that provides ingress and egress for golf course maintenance staff and personnel for the Preserve. EIR No. 470 concluded that implementation of mitigation measures would reduce impacts related to biological resources to less than significant. These mitigation measures include no use of chemical controls for weeds or animals within 100 feet of the Preserve boundary, providing a diagram of proposed plant species for landscaping use to the Preserve, limits on tree heights within 100 feet of the Preserve boundary, boundary fencing along the Preserve, informational signs about the Preserve, site lighting directed downward, prohibiting domestic cats and dogs present at the Project Site, contact with the Preserve management staff prior to any special event on the golf course, granting access to Preserve staff to the Project Site for bird of prey control, consulting the Preserve staff before releasing water on the Preserve, and utilities along the common boundary between the Preserve and the NorthStar Specific Plan Area be underground.

No Substantial Change from Previous Analysis:

Onsite Improvements

The Project Site has been previously disturbed by grading and the import and placement of fill dirt over time. Due to this activity, the site does not contain suitable habitat supporting the migration of native resident, or migratory fish or wildlife species. The Project Site does not contain migratory wildlife corridor areas or wildlife nursery sites. The Project Site is located south of the golf course and the existing buffer between the golf course and the Preserve boundary would remain. Furthermore, the Project would incorporate landscaping that would be drought tolerant in accordance with applicable regulations and shown in **Figure 9**. Therefore, the proposed Project would not result in any impacts to wildlife movement corridors. The addition of Planning Area 11 and the development of the Arena would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

Offsite Improvements

Improvements to the existing Edom substation, poles, and overhead lines planned by IID would be within previously disturbed areas and, for this reason, no environmental impacts would result from improvements to these existing facilities. Additionally, as part of the Project, a 1,600-foot extension of an existing power distribution line that ends north of the end of Cook Street to an existing distribution line along Cook Street would be installed. Approximately eleven (11) new aboveground poles and conduit

would be installed to connect these two existing lines. The construction area along this straight route would be approximately 40 feet in width, outside of, but adjacent to the Coachella Valley Preserve. This area is disturbed by existing dirt roads. A biological resources survey and report (Biological Resources Report) was prepared to determine whether the construction and operation of this improvement would result in substantial adverse effects to biological resources. Implementation of the off-site improvements will not disrupt or have any adverse effects on any migratory corridors or linkages in the surrounding area. Additionally, pursuant to the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code (Sections 3503, 3503.3, 3511, and 3513 of the California Fish and Game Code prohibit the take, possession, or destruction of birds, their nests or eggs), the proposed Project would be required to protect nesting birds. Regulatory compliance with the MBTA and California Fish and Game Code would require a pre-construction clearance survey for nesting birds be conducted within three (3) days of the start of any vegetation removal or ground disturbing activities to ensure that no nesting birds will be disturbed during construction if it occurs between February 1 and August 31. The biologist conducting the clearance survey should document a negative survey with a brief letter report indicating that no impacts to active avian nests will occur. If an active avian nest is discovered during the pre-construction clearance survey, construction activities should stay outside of a 300-foot buffer around the active nest. For listed and raptor species, this buffer should be expanded to 500 feet. A biological monitor should be present to delineate the boundaries of the buffer area and monitor the active nest to ensure that nesting behavior is not adversely affected by construction activities. Once the young have fledged and left the nest, or the nest otherwise becomes inactive under natural conditions, construction activities within the buffer area can occur. As discussed in response to Checklist Question a, Mitigation Measure **WR-14** from EIR No. 470 requires utilities to be underground, especially along the common boundary between the Preserve and the NorthStar Specific Plan Area. Thus, this mitigation measure applies to utility improvements within the NorthStar Specific Plan Area. These off-site improvements required by the IID are not contiguous to or within the NorthStar Specific Plan Area. Additionally, IID improvements within the NorthStar Specific Plan Area would be underground consistent with this mitigation measure.

Therefore, implementation of the proposed Project, would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

Therefore, it is not anticipated that the Project, both on-site and off-site, would result in impacts to wildlife movement corridors. Implementation of the proposed Project, both on-site and off-site, would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

- e. Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?*
- f. Would the project have a substantial adverse effect on federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*

EIR No. 470 Finding:

As summarized above, EIR No. 470 identified that the NorthStar Specific Plan Area has been extensively altered from a natural state and is located outside the Conservation Areas identified in the draft MSHCP. There are no other Habitat Conservation Plans, Natural Conservation Community Plans, or other approved local, regional, or State conservation plans applicable to the NorthStar Specific Plan Area. Impacts were determined to be less than significant with mitigation.

No Substantial Change from Previous Analysis: Onsite Improvements

The MSHCP defines riparian/riverine areas as lands which contain habitat dominated by trees, shrubs, persistent emergent mosses and lichens, which occurs close to or which depend upon soils moisture from a nearby freshwater source; or areas with fresh water flow during all or a portion of the year. The MSHCP defines vernal pools as seasonal wetlands that occur in depression areas that have wetlands indicators of all three parameters (soils, vegetation, and hydrology) during the wetter portion of the growing season but normally lack wetland indicators or hydrology and/or vegetation during the drier portion of the growing season. Areas demonstrating characteristics described above which are artificially created, are not included in these definitions, except for wetlands created for the purpose of providing wetlands habitat or resulting from human actions to create open waters or from the alteration of natural stream courses.

The addition of Planning Area 11 to the NorthStar Specific Plan would not result in substantial impacts to federal wetlands, riparian habitats or other sensitive natural communities because the Project Site is not within a Conservation Area as identified by the MSHCP. As a result, no riparian/riverine resources under the MSHCP are present and no impact to MSHCP riparian/riverine resources would occur. No vernal or seasonal pools under the MSHCP are present within the Project Site and no impact to riparian/riverine resources or vernal or seasonal pools would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

Offsite Improvements

Improvements to the existing Edom substation, poles, and overhead lines planned by IID would be within previously disturbed areas and, for this reason, no environmental impacts would result from improvements to these existing facilities. Additionally, as part of the Project, a 1,600-foot extension of an existing power distribution line that ends north of the end of Cook Street to an existing distribution line along Cook Street would be installed. Approximately eleven (11) new aboveground poles and conduit would be installed to connect these two existing lines. The construction area along this straight route would be approximately 40 feet in width, outside of, but adjacent to the Coachella Valley Preserve. This area is disturbed by existing dirt roads. A biological resources survey and report (Biological Resources Report) was prepared to determine whether the construction and operation of this improvement would result in substantial adverse effects to biological resources. No jurisdictional drainage and/or wetland features were observed within the proposed distribution alignment during the field survey. No special-status natural communities were observed within the boundaries of the proposed distribution alignment. Therefore, no special-status natural communities or federal wetlands will be impacted by the off-site improvements. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

g. Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

EIR No. 470 Finding:

At the time of the certified EIR, Checklist Question g, above, was not included in the CEQA Guidelines Appendix G Checklist and, therefore, analysis was not required. Although EIR No. 470 did not specifically respond to this checklist question, EIR No. 470 contained enough information about existing conditions and policies and ordinances protecting biological resources for the NorthStar Specific Plan site that with the exercise of reasonable diligence, information about the potential effect of the NorthStar project to biological resources was readily available to the public. EIR No. 470 did not identify any conflicts with any local policies or ordinances protecting biological resources. As such, EIR No. 470 concluded impacts would be less than significant.

No Substantial Change from Previous Analysis:

Aside from the MSHCP, the only local policies/ordinances protecting biological resources within the Project area are the Riverside County Oak Tree Management Guidelines, which require surveys of individual trees and the minimization and/or avoidance of oak trees where feasible, and the Western Coachella Valley Area Plan (WCVAP) which includes policies protecting biological resources through adherence to the MSHCP. The proposed Project would result in changes to the distribution of land uses

within the Planning Areas subject to the proposed project to add Planning Area 11 which would include the Arena. It would not include any new areas of impact that were not considered as part of EIR No. 470. Under the existing conditions, the Project Site consists of disturbed habitat types, and does not contain any oak trees subject to the Oak Tree Management Guidelines. As such, the project has no potential to conflict with the Oak Tree Management Guidelines and is consistent with the WCVAP. There are no other ordinances or policies addressing biological resources that apply to the proposed project. Accordingly, the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified several mitigation measures to address impacts to biological resources. These measures, which are listed below, would continue to apply to the proposed Project and would be enforced as part of the Project's conditions the approval, as appropriate.

- WR-1** No use of chemical controls for weeds or animals within 100 feet of the preserve boundary.

- WR-2** A diagram of plant species proposed for landscaping use is to be presented to the manager of the Coachella Valley Preserve 120 days prior to planting. This will allow the preserve manager to make recommendations regarding species selection and placement prior to actual planting. The objective is to prevent the accidental introduction of exotic and invasive plant species into the preserve.

- WR-3** No additional trees over fifteen feet in height shall be planted within 100 feet of the preserve boundary. This shall avoid unnatural perches from which avian predators can prey upon sensitive animal species.

- WR-4** Boundary fencing shall allow for the movement of animals on and off the preserve.

- WR-6** Informational signs shall be posted at 50-yard intervals informing Project site users as to the purpose and fragile nature of the preserve.

- WR-7** Since night lighting can interfere with the nocturnal hunting activities of native fauna, the Project site lighting is to be directed toward the ground and away from the Preserve.

- WR-8** Domestic cats and dogs shall not be allowed on the Project site at any time. Stray pets, particularly cats, can prey upon small animals including the Coachella Valley fringe-toed lizard.

WR-9 Prior to any special event on the golf course that is expected to attract large crowds, the Coachella Valley Preserve management staff shall be contacted with regard to crowd control, press and media control, equipment placement and other issues regarding the operations of the event.

WR-10 The NorthStar project shall grant permission to the Coachella Valley Preserve staff to enter the NorthStar property for the purpose of bird of prey control.

WR-12 Except in the case where flood waters pose a threat to life or property, no water will be released onto Coachella Valley Preserve property without first consulting the Preserve staff.

WR-14 All utilities shall be underground, especially along the common boundary between the Preserve and NorthStar.

4.1.5 Cultural Resources

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>	<i>No New Significant or Substantially More Severe Impacts</i>
8. Historic Resources					
<i>Would the project:</i>					
a. Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: Project Application Materials; Riverside County EIR No. 470; Statistical Research Inc., *Phase 1 Cultural Resources Assessment of a 1,600-Foot Extension of the Imperial Irrigation District Distribution Line in Support of the Coachella Valley Arena Project, near Thousand Palms, Riverside County, California* ("Cultural Resources Technical Report," Appendix J).

a. *Would the project alter or destroy an historic site?*

b. *Would the project cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?*

EIR No. 470 Finding:

EIR No. 470 did not identify any historic sites within the NorthStar Specific Plan Area and concluded there was no potential for impacts to historic resources.

No Substantial Change from Previous Analysis:

No historic resources have been identified within the Project Site. Therefore, there would be no impacts to historic resources or sites as a result of the proposed Project, and the Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 determined that no mitigation measures were required related to historic resources. As the Project would not result in new impacts or increase the severity of impacts, no mitigation measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
9. Archaeological Resources					
<i>Would the project:</i>					
a. Alter or destroy an archaeological site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: Project Application Materials; Riverside County EIR No. 470; Statistical Research Inc., *Phase 1 Cultural Resources Assessment of a 1,600-Foot Extension of the Imperial Irrigation District Distribution Line in Support of the Coachella Valley Arena Project, near Thousand Palms, Riverside County, California* (“Cultural Resources Technical Report,” **Appendix J**).

- a. *Would the project alter or destroy an archaeological site?***
- b. *Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?***

EIR No. 470 Finding:

A Phase I Cultural Resources Assessment was conducted in 1998. No archaeological resources were observed within the boundaries of the NorthStar Specific Plan Area during the field survey. EIR No. 470 determined that, given the possibility of discovering subsurface resources during grading activities, archaeological monitoring during grading activities should be required. Additionally, as a response to the Notice of Preparation, the Agua Caliente Band of Cahuilla Indians, as well as others local tribes, were notified of the intent to prepare the certified EIR for the NorthStar Specific Plan Area. As a result of the comments provided by the Agua Caliente Band of Cahuilla Indians and mitigation measures contained in the Cultural Resources study prepared for the EIR, a mitigation measure was included to monitor ground disturbance. With implementation of the mitigation contained in EIR No. 470, impacts were determined to be less than significant.

No Substantial Change from Previous Analysis:

Onsite Improvements

Although the Project Site has been subject to previous disturbance since the certification of EIR No. 470 and adoption of the NorthStar Specific Plan, there is a potential for grading and excavation activities to disturb native soil not previously disturbed. The floor of the proposed Arena would be approximately 25 feet below ground. The proposed Project would be required to implement the previously identified mitigation measures that were identified and EIR No. 470, including mitigation measures that would require retaining an archaeologist and Native American monitor to watch for cultural and paleontological resources during grading, an Agua Caliente tribe approved cultural resources monitor during grading, an archaeologist for consultation and comment on the proposed grading prior to the issuance of grading permits, and no further disturbance until notification to the County Coroner and determination has been made by the County Coroner if human remains are encountered.

Offsite Improvements

Improvements to the existing Edom substation, poles, and overhead lines planned by IID would be within previously disturbed areas and, for this reason, no environmental impacts would result from

improvements to these existing facilities. Additionally, as part of the Project, a 1,600-foot extension of an existing power distribution line that ends north of the end of Cook Street to an existing distribution line along Cook Street would be installed. Approximately eleven (11) new aboveground poles and conduit would be installed to connect these two existing lines. The construction area along this straight route would be approximately 40 feet in width, outside of, but adjacent to the Coachella Valley Preserve. This area is disturbed by existing dirt roads. A cultural resources survey and report (Cultural Resources Report) was prepared to determine whether the construction and operation of this improvement would result in substantial adverse effects to cultural resources. According to the survey, no previously recorded resources had been identified within the area identified for the off-site improvements or the ½ mile records search buffer.

Site assessments did not identify any prehistoric or historical-period artifacts or features within the off-site improvements area. Much of the surface within the area has been affected by off-highway vehicle traffic, as well as road-surface grading. Although the surface exhibited general disturbance from vehicle traffic, geoarchaeological studies of the off-site improvements area indicated that it has a moderate sensitivity for buried cultural resources. As such, potential cultural resources could be present just under the ground surface. Therefore, the proposed Project would be required to implement the previously identified mitigation measures that were identified and EIR No. 470, including mitigation measures that would require retaining an archaeologist and Native American monitor to watch for cultural and paleontological resources during grading, an Agua Caliente tribe approved cultural resources monitor during grading, an archaeologist for consultation and comment on the proposed grading prior to the issuance of grading permits.

Implementation of mitigation measures would result in less than significant impacts, both on site and off site, and would not result in any new impacts or increase in the severity of a previously identified significant impact of archaeological resources beyond that which was evaluated and mitigated in the certified EIR.

c. Would the project disturb any human remains, including those interred outside of formal cemeteries?

EIR No. 470 Finding:

As discussed above, EIR No. 470 included mitigation measures requiring an Agua Caliente tribe approved cultural resources monitor during grading and no further disturbance until notification to the County Coroner and determination has been made by the County Coroner if human remains are encountered. With implementation of these mitigation measures, impacts on cultural resources were determined to be less than significant.

No Substantial Change from Previous Analysis:

No human remains have been identified on-site during past archaeological investigations. Nevertheless, the remote potential exists that human remains may be unearthed during grading and excavation activities associated with Project construction. If human remains are unearthed during construction of both on site and off-site improvements, the construction contractor would be required by law to comply with California Health and Safety Code, Section 7050.5, "Disturbance of Human Remains." According to Section 7050.5(b) and (c), if human remains are discovered, the County Coroner must be contacted and if the Coroner recognizes the human remains to be those of a Native American Heritage Commission (NAHC) by telephone within 24 hours. Pursuant to California Public Resources Code Section 5097.98, whenever the NAHC receives notification of a discovery of Native American human remains from a county coroner, the NAHC is required to immediately notify those persons it believes to be most likely descended from the deceased Native American. The descendants may, with the permission of the owner of the land, or his or her authorized representative, inspect the site of the discovery of the Native American human remains and may recommend to the owner or the person responsible for the excavation work means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall complete their inspection and make recommendations for preferences for treatment within 48 hours of being granted access to the site. According to Public Resources Code Section 5097.94(k), the NAHC is authorized to mediate disputes arising between landowners unknown descendants relating to the treatment and disposition of Native American human burials, skeletal remains, and items associated with Native American burials. With mandatory compliance to California Health Safety Code Section 7050.5 and Public Resources Code Section 5097.98, any potential impacts to human remains, including human remains of Native American descent, both on site and off site would be less than significant with implementation of mitigation measures. Therefore, impacts to human remains are determined to be less insignificant and the Project would not substantially increase the severity of impacts previously identified in EIR No. 470.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified several mitigation measures to address impacts to cultural resources. These measures, which are listed below, would continue to apply to the proposed Project and would be enforced as part of the conditions the approval, as appropriate.

- CPR-1** Grading shall be observed by a qualified archaeological and Native American monitor to watch for cultural and paleontological resources. Shall a subsurface resource be encountered during grading operations, the grading shall be halted and diverted from the area and a qualified archaeologist shall be contacted to determine whether or not the find is significant and warrants testing.

CPR-2 In addition to a qualified archaeological monitor, an approved cultural resources monitor shall be retained. The monitor may request that destructive construction halt and the monitor shall notify a qualified archaeologist to investigate and, if necessary, prepare a mitigation plan for submission to the State Historic Preservation Officer, County Historic Preservation Officer and the Agua Caliente Cultural Resource Coordinator. This monitor shall be selected by the Agua Caliente tribe, from a list of approved monitors from the Native American Heritage Commission.

CPR-3 Prior to the issuance of grading permits, a qualified archaeologist shall be retained by the land developer for consultation and comment on the proposed grading with respect to potential impacts to unique archaeological resources. Shall the archeologist, after consultation with the appropriate Native American tribe(s) find that potential is high for impact to unique archaeological resources (cultural resources and sacred sites), a pre-grading meeting between the archaeologist, Native American observer(s), and the excavation and grading contractor shall take place. During grading operations, the archaeologist, the archaeologist's on-site representative(s) and the Native American Observer(s) shall actively monitor all project related grading and construction and, when deemed necessary in the professional opinion of the retained archaeologist and the Native American Observer(s) shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of unique archaeological resources.

CPR-4 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 Building and Safety Grading Division. If the retained archaeologist, after consultation with the appropriate Native American(s), 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.

CPR-5 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 the origin and disposition pursuant to Public Resource Code Section 5097.98. The County Coroner shall be notified immediately. If the remains are determined to be prehistoric, the Coroner shall notify the Native American Heritage Commission, which shall 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 recommendations as to the appropriate mitigation. After the recommendations have been made, the land divider, Native American Tribal representative(s), and the County

representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented.

4.1.6 Energy

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>	<i>No New Significant or Substantially More Severe Impacts</i>
10. Energy					
<i>Would the project:</i>					
a. Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County EIR No. 470.

At the time of the certified EIR, Section 4.1.6, Energy, and Checklist Questions a and b, above, were not included in the CEQA Guidelines Appendix-G Checklist and, therefore, analysis was not required. Although EIR No. 470 did not specifically respond to these checklist questions, EIR No. 470 discussed the NorthStar project’s energy consumption and impacts. Thus, EIR No. 470 contained enough information about existing conditions and energy on the NorthStar Specific Plan site that with the exercise of reasonable diligence, information about the potential effect of the NorthStar project to energy was readily available to the public.

- a. *Would the project result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?*
- b. *Would the project conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?*

EIR No. 470 Finding:

EIR No. 470 identified that development of the NorthStar Specific Plan site would increase energy consumption as compared to the uses that were existing on-site; however, the energy consumption levels associated with the NorthStar Specific Plan project were not expected to exceed typical requirements for similar urban developments. As such, EIR No. 470 concluded that energy impacts would be less than significant.

No Substantial Change from Previous Analysis:

In 2019, the California Office of Planning and Research (OPR) provided comprehensive updates to the CEQA Guidelines. With this, several text revisions to the Appendix G Checklist were made, including the addition of the Energy section.

The Project would not conflict with any adopted energy conservation plans. The Project would be developed in conformance with all applicable energy conservation regulations including but not limited to Title 24 energy conservation standards. The Project would be constructed to achieve the building energy efficiency standards set forth in the California Code of Regulations Title 24 requirements in effect at the time of building permit issuance, as required pursuant the mitigation measures from EIR No. 329. Adherence to these efficiency standards would result in a "maximum feasible" reduction in unnecessary energy consumption. Additionally, the Project would not result in an increase in the number of dwelling units or building intensity within the NorthStar Specific Plan. Furthermore, the Arena would include solar panel construction and operation consisting of a 600-kilowatt direct current (KWDC) solar photovoltaic array approximately 50,000 square feet atop the pedestrian walkway along the northeastern boundary of the Project Site and parking lot to provide power to the Arena and shade to pedestrians. The solar panels would generate at least 20 percent of the Arena's energy demand consistent with provision R2-CE1: Clean Energy in the Riverside County Climate Action Plan.⁹

It should also be noted that current regulations for energy conservation are much stricter than the regulations adopted at the time EIR No. 470 was adopted in 2006. As a result, the Project would result in a decreased energy demand as compared to what was evaluated for the Project Site in EIR No. 470.

⁹ County of Riverside Climate Action Plan Update, November 2019.

Accordingly, the Project's impacts due to wasteful, inefficient, or unnecessary consumption of energy resources during Project construction and operation would be less than significant. Therefore, the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified no mitigation measures in regard to energy. As the Project would not result in new impacts or increase the severity of impacts, no mitigation measures are required.

4.1.7 Geology and Soils

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones					
<i>Would the project:</i>					
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: WCVAP, Figure 13, "Western Coachella Valley Area Plan Seismic Hazards"; Riverside County EIR No. 470; Leighton Consulting, Inc., *Geotechnical Exploratory Report and Addendum to Geotechnical Exploration Report* (see **Appendix B1** and **B2**, respectively).

Since the time of the certified EIR, Checklist Questions for Section 4.1.7, Geology and Soils, have been updated in the CEQA Guidelines Appendix G Checklist. To determine whether the proposed Project would result in new impacts or an increase in the severity of previously identified impacts as analyzed by EIR No. 470 on the existing environmental conditions of the NorthStar Specific Plan Area, provided below is an update to the environmental information and analysis of the impacts of the proposed Project using the Checklist Questions from the current CEQA Guidelines Appendix G Checklist.

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

EIR No. 470 Finding:

EIR No. 470 identified that the Project Site is not located in any Alquist-Priolo special study zones and there are no faults mapped through or adjacent to the project area. Fault rupture would most likely occur along previously established traces; however, fault rupture may occur at other locations not previously mapped. For this reason, EIR No. 470 identified a mitigation measure requiring the project to comply with the criteria in the Uniform Building Code (UBC). With implementation of mitigation, EIR No. 470 determined that impacts would be less than significant.

No Substantial Change from Previous Analysis:

Although the Project Site is not located within a Alquist-Priolo special study zone, the San Andreas Fault Zone (SAFZ), particularly, the San Andreas South Branch is located immediately north of the Project Site.¹⁰ This fault is approximately less than a mile away from the Project Site. However, the proposed modifications to the NorthStar Specific Plan associated with the addition of Planning Area 11 and development of the Arena would not increase the intensity of development acres within the Specific Plan.

In addition, a site specific Geotechnical Exploratory Report and Addendum to the Geotechnical Exploratory Report was prepared for the Project Site to assess the potential for geology and soil impacts and confirm that the potential impacts from implementing the additional Planning Area and the Arena would not result in new or substantially increased impacts associated with geology and soils compared to those identified in EIR No. 470.

Design of the Project would be performed in accordance with all applicable current codes and standards utilizing the appropriate seismic design parameters to reduce seismic risk as defined by California Geological Survey (CGS) Chapter 2 of Special Publication 117A. The 2019 edition of the California Building Code (CBC) is the current edition of the code. Through compliance with these regulatory requirements and the utilization of appropriate seismic design parameters selected by the design professionals, potential effects relating to seismic shaking would be reduced.

Additionally, the proposed Project would be subject to the mitigation measures identified in EIR No. 470, which would ensure the mandatory adherence to California Building Standards Code (CALGreen) requirements as well as compliance with the recommendations of the Geotechnical Exploratory Report

10 See Appendix B1.

and Addendum to the Geotechnical Exploratory Report. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impacts as analyzed in EIR No. 470.

Project Requirements and EIR No. 470 Mitigation Compliance

No new mitigation measures beyond those identified in EIR No. 470 are required; however, applicable mitigation measures from EIR No. 470 would continue to apply to the proposed Project. EIR No. 470 mitigation measure that is applicable to the proposed project is provided below.

SS-13 Expansion: The design of foundations shall be based on the weighted expansion index (UBC Standard) of the soil. As stated in the soil properties section, the preliminary expansion index of the on-site soil is in the very low (0-19) classification. However, during site preparation, if the soil is thoroughly mixed and additional fill is added, the expansion index may change. Therefore, the expansion index shall be evaluated after the site preparation has been completed, and the final foundation design adjusted accordingly.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
12. Liquefaction Potential Zone					
<i>Would the project:</i>					
a. Be subject to seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: WCVAP, Figure 13, “Western Coachella Valley Area Plan Seismic Hazards”; Riverside County EIR No. 470; Leighton Consulting, Inc., *Geotechnical Exploratory Report and Addendum to Geotechnical Exploration Report* (see **Appendix B1** and **B2**, respectively).

a. Would the project be subject to seismic-related ground failure, including liquefaction?

EIR No. 470 Finding:

EIR No. 470 determined liquefaction was not anticipated on-site due to the depth of groundwater and because no free groundwater was discovered during the exploratory borings. EIR No. 470 concluded impacts would be considered less than significant.

No Substantial Change from Previous Analysis:

The Project Site is not located within a County of Riverside liquefaction susceptibility zone.¹¹ Due to the absence of shallow groundwater, the potential for liquefaction induced settlement is not considered a geologic hazard on this site. The potential for dynamic-induced dry settlement due to ground shaking does exist on this site due to potential densification in the underlying sand. The Project would comply with the recommendations proposed in the Geotechnical Exploratory Report and Addendum to the Geotechnical Exploratory Report and CBC compliance. Impacts related to seismic-related ground failure, including liquefaction would be less than significant. Implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impacts as analyzed in EIR No. 470.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified that no mitigation measures were required related to liquefaction. As the Project would not result in new impacts or increase the severity of impacts, no mitigation measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
13. Ground-Shaking Zone					
<i>Would the project:</i>					
a. Be subject to strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: WCVAP, Figure 15, “Western Coachella Valley Area Plan Slope Instability”; Riverside County EIR No. 470; Leighton Consulting, Inc., *Geotechnical Exploratory Report and Addendum to Geotechnical Exploration Report* (see Appendix B1 and B2, respectively).

a. Would the project be subject to strong seismic ground shaking?

EIR No. 470 Finding:

EIR No. 470 identified that strong seismic ground shaking is most likely to affect the site during the life of the intended structure. However, EIR No. 470 included mitigation measures requiring compliance with the CBC to reduce potential impacts from seismic ground shaking to less than significant.

11 See Appendix B1.

No Substantial Change from Previous Analysis:

Strong ground shaking can be expected at the site during moderate to severe earthquakes in the region. As discussed above, the design of the Project would conform with all applicable current codes and standards utilizing the appropriate seismic design parameters to reduce seismic risk as defined by California Geological Survey (CGS) Chapter 2 of Special Publication 117A. Through compliance with these regulatory requirements and the utilization of appropriate seismic design parameters selected by the design professionals, potential effects relating to seismic shaking would be reduced. Impacts related to strong seismic ground shaking would be less than significant. Implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impacts as analyzed in EIR No. 470.

Project Requirements and EIR No. 470 Mitigation Compliance

No new mitigation measures beyond those identified in EIR No. 470 are required; however, applicable mitigation measures from EIR No. 470 would continue to apply to the proposed Project. EIR No. 470 mitigation measure that is applicable to the proposed project is provided below.

SS-13 Expansion: The design of foundations shall be based on the weighted expansion index (UBC Standard) of the soil. As stated in the soil properties section, the preliminary expansion index of the on-site soil is in the very low (0-19) classification. However, during site preparation, if the soil is thoroughly mixed and additional fill is added, the expansion index may change. Therefore, the expansion index shall be evaluated after the site preparation has been completed, and the final foundation design adjusted accordingly.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
14. Landslide Risk					
<i>Would the project:</i>					
a. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: WCVAP, Figure 14, "Western Coachella Valley Area Plan Steep Slope"; Riverside County EIR No. 470; Riverside County General Plan; Leighton Consulting, Inc., *Geotechnical Exploratory Report and Addendum to Geotechnical Exploration Report* (see **Appendix B1** and **B2**, respectively).

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

EIR No. 470 Finding:

EIR No. 470 did not identify any evidence of past landsliding observed on-site and there are no known lateral spreading zones, collapse, rockfall or landslides mapped in or around the Project Site. The Riverside County General Plan indicated that the property has a slope of less than 15%. Moreover, EIR No. 470 identified that the subject property was not at the immediate base of any steep hills and was located on relatively flat ground. The closest hills with any slope are the Indio Hills, about a mile away. EIR No. 470 concluded that impacts due to landslides would be less than significant with mitigation incorporated.

No Substantial Change from Previous Analysis:

As mentioned, there are no known landslides areas mapped in or around the Project Site. In addition, the Geotechnical Exploratory Report and Addendum to the Geotechnical Exploratory Report determined that the Project area is not considered susceptible to landslides, seismically induced landslides, or other mass wasting processes (debris flows, rock falls, etc.).¹² Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact analyzed in EIR No. 470.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified several mitigation measures to address impacts related to landslides. These measures, which are listed below, would continue to apply to the proposed Project and would be enforced as part of the conditions the approval, as appropriate.

SS-1 Clearing and grubbing: At the start of site grading, existing vegetation, trees, large roots, pavements, foundations, non-engineered fill, construction debris, trash, and abandoned underground utilities (including the old irrigation pipes) shall be removed from the proposed building, structural, and pavement areas. The surface shall be stripped of organic growth and removed from the areas that are likely to receive structures and

¹² See Appendices D1 and D2.

improvements. Areas disturbed during clearing shall be properly backfilled and compacted, as described in SS-11 below.

- SS-2** Dust Control: Dust control shall be implemented during construction. Site grading shall be in strict compliance with the requirements of the South Coast Air Quality Management District.
- SS-3** Site Preparation: Because of the relatively under compacted nature of the near surface site soils, on likely building areas, pre compaction of soils in areas of fill is required. The existing surface soils within these areas shall be scarified and then moisture conditioned such that the moisture penetrates to a depth of at least three feet below existing grad. The resting grade shall be compacted to at least 90% relative compaction. If unsuitable materials are found in the areas of future improvement, over excavation of the soils will be required. The depth and lateral extent of unsuitable soil to be over excavated will be determined in the field at the time of grading.
- SS-4** Auxiliary Structures Subgrade Preparation. Auxiliary structures such as garden or retaining walls shall have the foundation sub grade prepared similar to the building pad recommendations given in SS 3 above. The lateral extent of the over excavation needs only to extend two feet beyond the face of the footing.
- SS-5** Engineered Fill Soils: The native soil is suitable for use as engineered fill and utility trench backfill, provided it is free of significant organic or deleterious matter. The native soil shall be placed in maximum 8-inch lifts (loose) and compacted to at least 90% relative compaction (ASTM D 1557) near its optimum moisture content. Compaction shall be verified by testing.
- SS-6** Shrinkage: The shrinkage factor for earthwork is expected to range from 15 to 25 percent for the upper excavated or scarified site soils. This estimate is based on compactive effort to achieve an average relative compaction of about 92% and may vary with contractor methods. Subsidence is estimated to be less than 0.2 feet. Losses from site clearing and removal of existing site improvements may affect earthwork quantity calculations and shall be considered.
- SS-7** Site Drainage: Positive drainage shall be maintained away from the structures (5% for five feet minimum) to prevent ponding and subsequent saturation of the foundation soils. Gutters and downspouts may be considered as a means to convey water away from

foundations if adequate drainage is not provided. Drainage shall be maintained for paved areas. Water shall not pond on or near paved areas.

SS-8

Foundations: All foundations shall be placed on compacted soils as recommended above. In addition, foundations shall meet the following:

- A. A minimum footing depth of 12 inches and 18 inches below the lowest adjacent grade shall be maintained for one and two story structures, respectively.
- B. For conventional foundations, the estimated bearing values are given below for foundations on re compacted soils, assuming fill import (if required) is equal to or better than site soils:
 - (1) Continuous foundations of one foot wide and 12 inches below grade:
 - i) 1500 psf for dead, plus reasonable live, loads
 - ii) 2000 psf for wind and seismic considerations
 - (2) Isolated pad foundations 2' x 2' and bottomed 12 inches below grade:
 - i) 1800 psf for dead, plus reasonable live, loads
 - ii) 2400 psf for wind and seismic considerations
- C. Allowable increases of 300 psf per one foot of additional footing width and 300 psf for each additional six inches of footing depth may be used. Maximum bearing capacity shall not exceed 3000 psf.
- D. Although footing reinforcement may not be required, one number four rebar at the top and bottom of the footings shall be considered in order to span surface imperfections. Other requirements that are more stringent due to structural loads will govern.
- E. Soils beneath footings and slabs shall be pre moistened prior to placing concrete.
- F. Lateral loads may be resisted by soil friction on floor slabs and foundations and by passive resistance of the soils acting on foundation stem walls. Lateral capacity is based partially on the assumption that any required backfill adjacent to foundations and grade beams is properly compacted.
- G. Foundation excavations shall be visually observed by the soil engineer during excavation ad prior to placement of reinforcing steel or concrete. Local variations in conditions may warrant deepening of footings.

- H. Allowable bearing values are net (weight of footing and soil surcharge may be neglected) and are applicable for dead, plus reasonable live, loads.
- I. Allowable bearing values are net (weight of footing and soil surcharge may be neglected) and are applicable for dead, plus reasonable live, loads.

SS-9

Slabs-on-Grade

- A. Concrete slabs-on-grade shall be supported by compacted structural fill placed in accordance with applicable sections of these mitigation measures.
- B. In areas of moisture sensitive floor coverings, an appropriate vapor barrier shall be installed in order to minimize vapor transmission from the sub-grade soil to the slab. The membrane shall be covered with two inches of sand to help protect it during construction. The sand shall lightly moistened just prior to placing concrete.
- C. Reinforcement of slab-on-grade is contingent upon the structural engineers recommendations and the expansion index of the supporting soil. Since the mixing of fill soil with native soil could change the expansion index, additional tests shall be conducted during rough grading to determine the expansion index of the sub-grade soil. Also, due to the high temperature differential endemic to desert areas, large concrete slabs on grade are susceptible to Tension cracks. Although reinforcing is not required, consideration shall be given to reinforcing slabs with 6" x 6"/#10 x #10 welded wire fabric. Additional reinforcement due to the expansion index of the site soil shall be provided as recommended in SS-13 below. Additional reinforcement may also be required by the structural engineer.
- D. It is recommended that the proposed perimeter slabs (sidewalks, patios, etc.) be designed relatively independent of foundation stems (free-floating) to help mitigate cracking due to foundation settlement and/or expansion.

SS-10

Settlement Considerations: Maximum estimated settlement, based on footings founded on firm soils as recommended, shall be less than one inch. Differential settlement between exterior and interior bearing members shall be less than one half inch.

SS-11

Frictional and Lateral Coefficients:

- A. Resistance to lateral loading may be provided by friction acting on the base of foundations, a coefficient of friction of 0.50 shall be used for dead load forces.
- B. Passive resistance acting on the sides of foundation stems (300 pcf, equivalent fluid weight), may be included for resistance to lateral load.

- C. A one third increase in the quoted passive value may be used for wind or seismic loads.
- D. Passive resistance of soils against grade beams and the frictional resistance between the floor slabs and the supporting soils may be combined in determining the total lateral resistance, however, the friction factor shall be reduced to 0.31 of dead load forces.
- E. For retaining walls backfilled with compacted native soil, it is recommended that an equivalent fluid pressure of 35 pcf be used for well drained level backfill conditions.

SS-12 Slope Stability: If slopes exceed five feet, engineering calculations shall be performed to substantiate the stability of slopes steeper than 2 to 1. Fill slopes shall be overfilled and trimmed back to competent material.

SS-13 Expansion: The design of foundations shall be based on the weighted expansion index (UBC Standard) of the soil. As stated in the soil properties section, the preliminary expansion index of the on-site soil is in the very low (0 19) classification. However, during site preparation, if the soil is thoroughly mixed and additional fill is added, the expansion index may change. Therefore, the expansion index shall be evaluated after the site preparation has been completed, and the final foundation design adjusted accordingly.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
15. Ground Subsidence					
<i>Would the project:</i>					
b. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: County of Riverside General Plan, Figure S-7, "Documented Subsidence Areas"; Riverside County EIR No. 470; Leighton Consulting, Inc., Geotechnical Exploratory Report and Addendum to Geotechnical Exploration Report (see Appendix B1 and B2, respectively).

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

EIR No. 470 Finding:

Subsidence and expansive and collapsible soils are prevalent in the Coachella Valley, including the NorthStar Specific Plan Area. EIR No. 470 required expansion testing and mitigation of potential impacts through compliance with current grading and building codes. These regulations require the use of reinforcing steel and foundations, drainage control devices, over excavation and backfilling with non-expansive soil. As such, EIR No. 470 determined impacts due to ground subsidence would be less than significant with mitigation incorporated.

No Substantial Change from Previous Analysis:

According to the Geotechnical Exploratory Report and Addendum to the Geotechnical Exploratory Report,¹³ the soils found on the Project Site generally possess low collapse potential. The Geotechnical Exploratory Report identified that proper surface drainage design, excavation, recompaction and moisture conditioning during preparation of the subgrade would reduce the risks associated with collapse. Additionally, engineered fills are generally not considered susceptible to hydro-collapse. Considering the anticipated earthwork required to achieve design grades, the potential for hydro-consolidation to affect the Project upon completion of grading is considered low. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact analyzed in EIR No. 470.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified the following mitigation measure to address impacts related to ground subsidence. These measures, which are listed below, would continue to apply to the proposed Project and would be enforced as part of the conditions the approval, as appropriate.

SS-13 Expansion: The design of foundations shall be based on the weighted expansion index (UBC Standard) of the soil. As stated in the soil properties section, the preliminary expansion index of the on-site soil is in the very low (0 19) classification. However, during site preparation, if the soil is thoroughly mixed and additional fill is added, the expansion index may change. Therefore, the expansion index shall be evaluated after the site preparation has been completed, and the final foundation design adjusted accordingly.

13 Appendices B1 and B2.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
16. Other Geologic Hazards					
<i>Would the project:</i>					
c. Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: County of Riverside General Plan, Safety Element, Figure S-10, "Dam Failure Inundation Areas"; Riverside County EIR No. 470; Leighton Consulting, Inc., *Geotechnical Exploratory Report and Addendum to Geotechnical Exploration Report* (see Appendix B1 and B2, respectively).

a. Would the project be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

EIR No. 470 Finding:

EIR No. 470 noted that NorthStar Specific Plan was not located within an area with a known risk of seiche, mudflow, or volcanic activity. As such, EIR 470 concluded that impacts due to geologic hazards, such as seiche, mudflow, or volcanic hazard would not occur.

No Substantial Change from Previous Analysis:

The Project Site is not located within an area which has a known risk of seiche, mudflow, or volcanic activity. Accordingly, no impact would occur as a result of seiches, mudflows, volcanic hazards, or other geologic hazards not already addressed above. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified that no mitigation measures were required related to geologic hazards, such as seiche, mudflow, or volcanic hazards. As the Project would not result in new impacts or increase the severity of impacts, no mitigation measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
17. Slopes					
<i>Would the project:</i>					
a. Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: WCVAP, Figure 14, "Western Coachella Valley Area Plan Steep Slope"; Project Application Materials; Riverside County EIR No. 470; Leighton Consulting, Inc., *Geotechnical Exploratory Report* and *Addendum to Geotechnical Exploration Report* (see **Appendix B1** and **B2**, respectively).

- a. Would the project change topography or ground surface relief features?**
- b. Would the project create cut or fill slopes greater than 2:1 or higher than 10 feet?**
- c. Would the project result in grading that affects or negates subsurface sewage disposal systems?**

EIR No. 470 Finding:

EIR No. 470 noted implementation of the NorthStar Specific Plan would alter some of the existing landforms. EIR No. 470 noted that the NorthStar Specific Plan was designed to be sensitive to and reflect natural landforms where possible. EIR No. 470 included mitigation measures requiring slope stability investigation for development of Planning Areas adjacent to steep hillsides and mitigation requiring the foundation characteristics of soils within on-site development areas. In addition, EIR No. 470 did not identify any subsurface sewage disposal systems that would be affected as a result of grading activities. Therefore, EIR No. 470 determined grading proposed as part of the NorthStar Specific Plan Project would have less than significant impacts relative to existing topography and ground surface relief features with implementation of mitigation measures and would have no impact to subsurface sewage disposal systems.

No Substantial Change from Previous Analysis:

The proposed modifications to the NorthStar Specific Plan associated with new Planning Area 11 and the development of the Arena would not increase the intensity of development acres within the Specific Plan. According to the Geotechnical Exploratory Report, conventional cut and fill grading will be utilized to construct the Arena. Permanent unprotected slopes would be designed at a maximum slope angle of 3:1 or flatter. Slopes designed at 2:1 should be provided with adequate erosion control upon completion of grading. Additionally, the results of geotechnical report indicated that the proposed temporary and permanent cut and fill slopes will be surficially and grossly stable and have the minimum factor of safety seismic conditions.

The proposed Project would be subject to the mitigation measures identified in EIR No. 470, which would ensure the mandatory adherence to California Building Standards Code (CALGreen) requirements, thereby ensuring that impacts associated with grading and slopes would be similar to those identified in EIR No. 470. The Project would also comply with the recommendations proposed in the Geotechnical Exploratory Report and Addendum to the Geotechnical Exploratory Report. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact analyzed in EIR No. 470.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified the following mitigation measure to address impacts related to slopes. These measures, which are listed below, would continue to apply to the proposed Project and would be enforced as part of the conditions the approval, as appropriate.

SS-12 Slope Stability: If slopes exceed five feet, engineering calculations shall be performed to substantiate the stability of slopes steeper than 2 to 1. Fill slopes shall be overfilled and trimmed back to competent material.

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>	<i>No New Significant or Substantially More Severe Impacts</i>
18. Soils					
<i>Would the project:</i>					
a. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Be located on expansive soil, as	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>	<i>No New Significant or Substantially More Severe Impacts</i>
defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?					
c. Have soils incapable of adequately supporting the 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: USDA Soil Conservation Soil Surveys; Project Application Materials; Riverside County EIR No. 470; Leighton Consulting, Inc., *Geotechnical Exploratory Report and Addendum to Geotechnical Exploration Report* (see **Appendix B1** and **B2**, respectively).

a. Would the project result in substantial soil erosion or the loss of topsoil?

EIR No. 470 Finding:

EIR No. 470 noted that the NorthStar Specific Plan project could result in substantial soil erosion or the loss of topsoil and identified mitigation measures requiring positive drainage of the site in order to reduce impacts due to erosion to less than significant. EIR No. 470 concluded impacts due to soils erosion would be less than significant with incorporation of mitigation measures.

No Substantial Change from Previous Analysis:

According to the Geotechnical Exploratory Report, the Project Site is subject to erosion, runoff, and sedimentation due to the granular nature of the site soil and high winds of the region. Climate, topography, soil types and vegetation are key factors to erosion, runoff, and sedimentation processes. The site is within a recognized blow sand hazard area. Fine particulate matter can create an air quality hazard if dust is blowing. However, moisture-conditioning the surface and landscaping can mitigate this hazard during and after completion of construction. The proposed Project would be subject to the mitigation measures identified in EIR No. 470 and would also comply with the recommendations identified

in the Geotechnical Exploratory Report and Addendum to the Geotechnical Exploratory Report. With implementation of these mitigation measures from the certified EIR, the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact analyzed in EIR No. 470.

b. Would the project be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?

EIR No. 470 Finding:

The certified Final EIR stated that subsidence and expansive and collapsible soils are prevalent in the Coachella Valley, including the NorthStar Specific Plan Area. EIR No. 470 required expansion testing and mitigation of potential impacts through compliance with current grading and building codes. These regulations require the use of reinforcing steel and foundations, drainage control devices, over excavation and backfilling with non-expansive soil. EIR No. 470 concluded that potential impacts related to soils conditions would be less than significant with mitigation.

No Substantial Change from Previous Analysis:

Soil collapse, or hydro-consolidation, occurs when saturated soil units undergo a rearrangement of their grains and a loss of cohesion or cementation, resulting in substantial and rapid settlement under relatively light loads. Wind-deposited sands and silts, and alluvial fan and debris flow sediments deposited during flash floods represent soils that are susceptible to collapse.

The Project Site soils in the near surface soils possess a low expansion potential.¹⁴ As such, the implementation of the proposed Project would not result in any substantial risks to life or property associated with expansive soils. Additionally, the proposed Project would implement the identified mitigation measures in EIR No. 470. Impacts would be less than significant with mitigation. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

c. Would the project have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

EIR No. 470 Finding:

At the time of the certified EIR, Checklist Question c above, was not included in the CEQA Guidelines Appendix G Checklist and, therefore, analysis was not required. Although EIR No. 470 did not specifically

14 See Appendix B1.

respond to this checklist question, EIR No. 470 discussed potential geology and soils impacts of the NorthStar project. Thus, EIR No. 470 contained enough information about existing conditions and geology and soils on the NorthStar Specific Plan site that with the exercise of reasonable diligence, information about the potential effect of the NorthStar project related to soils incapable of supporting the use of septic tanks or alternative waste water disposal systems was readily available to the public.

EIR No. 470 did not involve the construction of septic systems on-site, as the NorthStar Specific Plan project would connect to a sanitary sewer system for treatment of project wastewater. EIR No. 470 concluded that significant impacts associated with septic systems and adequately supporting septic tanks or alternative waste water disposal systems would not occur.

No Substantial Change from Previous Analysis:

The proposed Project would not involve the construction of septic systems on-site, as the Arena would connect to a sanitary sewer system for treatment of wastewater. Water and Sewer service will be provided by Coachella Valley Water District (CVWD). The CVWD provides Potable Water Supply, Recycled Water and Sanitary Sewer Service. The CVWD indicated it has adequate capacity to provide service to new Planning Area 11 and the proposed Arena.¹⁵ As such, significant impacts associated with septic systems would not occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified several mitigation measures to address impacts related to soils. These measures, which are listed below, would continue to apply to the proposed Project and would be enforced as part of the conditions the approval, as appropriate.

- SS-2** Dust Control: Dust control shall be implemented during construction. Site grading shall be in strict compliance with the requirements of the South Coast Air Quality Management District.

- SS-3** Site Preparation: Because of the relatively under-compacted nature of the near surface site soils, on likely building areas, pre-compaction of soils in areas of fill is required. The existing surface soils within these areas shall be scarified and then moisture conditioned such that the moisture penetrates to a depth of at least three feet below existing grad. The resting grade shall be compacted to at least 90% relative compaction. If unsuitable materials are found in the areas of future improvement, over-excavation of the soils will

¹⁵ See Appendix G.

be required. The depth and lateral extent of unsuitable soil to be over-excavated will be determined in the field at the time of grading.

SS-5 **Engineered Fill Soils:** The native soil is suitable for use as engineered fill and utility trench backfill, provided it is free of significant organic or deleterious matter. The native soil shall be placed in maximum 8-inch lifts (loose) and compacted to at least 90% relative compaction (ASTM D 1557) near its optimum moisture content. Compaction shall be verified by testing.

SS-6 **Shrinkage:** The shrinkage factor for earthwork is expected to range from 15 to 25 percent for the upper excavated or scarified site soils. This estimate is based on compactive effort to achieve an average relative compaction of about 92% and may vary with contractor methods. Subsidence is estimated to be less than 0.2 feet. Losses from site clearing and removal of existing site improvements may affect earthwork quantity calculations and shall be considered.

SS-8 **Foundations:** All foundations shall be placed on compacted soils as recommended above. In addition, foundations shall meet the following:

A. A minimum footing depth of 12 inches and 18 inches below the lowest adjacent grade shall be maintained for one and two story structures, respectively.

B. For conventional foundations, the estimated bearing values are given below for foundations on re compacted soils, assuming fill import (if required) is equal to or better than site soils:

(1) Continuous foundations of one foot wide and 12 inches below grade:

i) 1500 psf for dead, plus reasonable live, loads

ii) 2000 psf for wind and seismic considerations

(2) Isolated pad foundations 2' x 2' and bottomed 12 inches below grade:

i) 1800 psf for dead, plus reasonable live, loads

ii) 2400 psf for wind and seismic considerations

C. Allowable increases of 300 psf per one foot of additional footing width and 300 psf for each additional six inches of footing depth may be used. Maximum bearing capacity shall not exceed 3000 psf.

D. Although footing reinforcement may not be required, one number four rebar at the top and bottom of the footings shall be considered in order to span surface

imperfections. Other requirements that are more stringent due to structural loads will govern.

- E. Soils beneath footings and slabs shall be pre moistened prior to placing concrete.
- F. Lateral loads may be resisted by soil friction on floor slabs and foundations and by passive resistance of the soils acting on foundation stem walls. Lateral capacity is based partially on the assumption that any required backfill adjacent to foundations and grade beams is properly compacted.
- G. Foundation excavations shall be visually observed by the soil engineer during excavation and prior to placement of reinforcing steel or concrete. Local variations in conditions may warrant deepening of footings.
- H. Allowable bearing values are net (weight of footing and soil surcharge may be neglected) and are applicable for dead, plus reasonable live, loads.
- I. Allowable bearing values are net (weight of footing and soil surcharge may be neglected) and are applicable for dead, plus reasonable live, loads.

SS-9

Slabs-on-Grade

- A. Concrete slabs-on-grade shall be supported by compacted structural fill placed in accordance with applicable sections of these mitigation measures.
- B. In areas of moisture sensitive floor coverings, an appropriate vapor barrier shall be installed in order to minimize vapor transmission from the sub-grade soil to the slab. The membrane shall be covered with two inches of sand to help protect it during construction. The sand shall lightly moistened just prior to placing concrete.
- C. Reinforcement of slab-on-grade is contingent upon the structural engineers recommendations and the expansion index of the supporting soil. Since the mixing of fill soil with native soil could change the expansion index, additional tests shall be conducted during rough grading to determine the expansion index of the sub-grade soil. Also, due to the high temperature differential endemic to desert areas, large concrete slabs on grade are susceptible to Tension cracks. Although reinforcing is not required, consideration shall be given to reinforcing slabs with 6" x 6"/#10 x #10 welded wire fabric. Additional reinforcement due to the expansion index of the site soil shall be provided as recommended in SS-13 below. Additional reinforcement may also be required by the structural engineer.
- D. It is recommended that the proposed perimeter slabs (sidewalks, patios, etc.) be designed relatively independent of foundation stems (free-floating) to help mitigate cracking due to foundation settlement and/or expansion.

SS-13 Expansion: The design of foundations shall be based on the weighted expansion index (UBC Standard) of the soil. As stated in the soil properties section, the preliminary expansion index of the on-site soil is in the very low (0 19) classification. However, during site preparation, if the soil is thoroughly mixed and additional fill is added, the expansion index may change. Therefore, the expansion index shall be evaluated after the site preparation has been completed, and the final foundation design adjusted accordingly.

SS-14 The developer or successor interest shall include a disclosure about wind erosion susceptibility on property title.

SS-15 The developer shall include a disclaimer on all deeds, homeowners associations, maintenance associations and other similar mechanisms, that the property is within a “High” blow sand area.

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>	<i>No New Significant or Substantially More Severe Impacts</i>
19. Wind Erosion and Blowsand From Project Either On or Off Site					
<i>Would the project:</i>					
a. Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: *Riverside County General Plan*, Figure S-8, “Wind Erosion Susceptibility Areas”; *Riverside County EIR No. 470*.

a. *Would the project be impacted by or result in an increase in wind erosion and blowsand, either on or off site?*

EIR No. 470 Finding:

EIR No. 470 identified the Project Site is located in a high wind erosion area and an active blowsand area and identified mitigation measures requiring Installation and maintenance of windbreaks and thus control is needed during construction. EIR No. 470 recommended that dust control should be implemented, and that site grading should be in strict compliance with the requirements of the South Coast Air Quality Management District. EIR No. 470 also identified a site preparation plan that addresses potential hazards. EIR No. 470 concluded impacts due to wind erosion and blowsand would be less than significant with incorporation of the identified mitigation measures.

No Substantial Change from Previous Analysis:

Proposed grading activities would expose underlying soils at the Project Site, which would increase erosion susceptibility during grading and construction activities. Exposed soils would be subject to erosion due to the removal of stabilizing vegetation and exposure of these erodible materials to wind. Erosion by wind would be highest during periods of high wind speeds.

As mentioned above, the Project Site is located in a high wind erosion area and an active blowsand area. Pursuant to requirements of the Storm Water Resources Control Board (SWRCB), the Project Applicant would be required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one (1) acre of total land area implement Best Management Practices. Compliance with the NPDES permit involves the preparation and implementation of a SWPPP for construction-related activities. The SWPPP would specify BMPs to minimize the potential for wind-related erosion and siltation to occur and would include site-specific measures to address wind-born erosion hazards. Typical BMPs that are implemented at construction sites to protect water quality include watering during ground-disturbing activities, plastic sheeting/erosion control blankets, and hydroseeding. In addition, during grading and other construction activities involving soil exposure or the transport of earth materials, significant short-term impacts associated with wind erosion would be precluded mandatory compliance under Ordinance No. 484, which regulates blowsand in the County. The proposed project would also be required to comply with SCAQMD Rule 403, which addresses the reduction of airborne particulate matter. With mandatory adherence to the SWPPP and other applicable regulatory requirements, effects associated with wind-related erosion during construction would be maintained at a level below significance.

Following construction, wind erosion on the Project Site would be negligible, as the disturbed areas would be landscaped or covered with impervious surfaces. Therefore, implementation of the proposed project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified several mitigation measures to address impacts related to soils. These measures, which are listed below, would continue to apply to the proposed Project and would be enforced as part of the conditions the approval, as appropriate.

- AQ-1 Develop a dust control program to supplement the routine watering that constitutes CVBACMs in excess of any minimum SCAQMD Rule 403 and 403.1 requirements. CVBACMs that may be adopted and integrated into an enhanced dust control program

include, but are not limited to, hydroseeding previously disturbed areas, adding chemical binders or surfactants to increase the effectiveness of watering, early paving or chip sealing of roads, enforcing reduced travel speeds (15 mph) on unpaved surfaces and/or using sand fences and perimeter sandbags. A Fugitive Dust Control Plan for grading the North Star SP 343 project is required. The plan would identify the "normal" dust control practices, "after- hour" controls, bulk material track-out, clean-up, long-term stabilization, soil import/export control measures, and site signage. If the disturbed surface area exceeds 50 acres, an Environmental Observer shall be retained and available to be on-site within 30 minutes, day or night.

SS-2 Dust Control: Dust control shall be implemented during construction. Site grading shall be in strict compliance with the requirements of the South Coast Air Quality Management District.

SS-14 The developer or successor interest shall include a disclosure about wind erosion susceptibility on property title.

SS-15 The developer shall include a disclaimer on all deeds, homeowners associations, maintenance associations and other similar mechanisms, that the property is within a "High" blow sand area.

4.1.8 Greenhouse Gas Emissions

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>	<i>No New Significant or Substantially More Severe Impacts</i>
20. Greenhouse Gas Emissions					
<i>Would the project:</i>					
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: County of Riverside Climate Action Plan (CAP), 2015; Project Application Materials; Greenhouse Gas Model Outputs (see **Appendix C**).

At the time EIR No. 470 was certified, evaluation of greenhouse gas (GHG) impacts was not required. Although EIR No. 470 did not address this subject, EIR No. 470 contained enough information about projected air quality emissions associated with the NorthStar Specific Plan project that with the exercise of reasonable diligence, information about NorthStar’s potential affect to GHG emissions was readily available to the public. Nevertheless, the existing environmental conditions, various federal, State, regional, and local programs and regulations related to GHG emissions are discussed below.

GHG and Global Climate Change

Gases that trap heat in the atmosphere are called greenhouse gases (GHGs), since they have effects that are analogous to the way in which a greenhouse retains heat. Greenhouse gases are emitted by both natural processes and human activities. The accumulation of greenhouse gases in the atmosphere regulates the earth’s temperature. The State of California has undertaken initiatives designed to address the effects of greenhouse gas emissions, and to establish targets and emission reduction strategies for greenhouse gas emissions in California.

The principal GHGs are carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), sulfur hexafluoride (SF₆), perfluorocarbons (PFCs), hydrofluorocarbons (HFCs), and water vapor (H₂O). CO₂ is the reference gas for climate change because it is the predominant greenhouse gas emitted. To account for the varying warming potential of different GHGs, GHG emissions are often quantified and reported as CO₂ equivalents (CO₂e). A general description of these GHGs is provided in **Table 8: Description of Identified Greenhouse Gases**.

**Table 8
Description of Identified Greenhouse Gases**

GHG	General Description
Carbon Dioxide (CO ₂)	An odorless, colorless GHG that has both natural and anthropogenic sources. Natural sources include the following: decomposition of dead organic matter; respiration of bacteria plants, animals, and fungus; evaporation from oceans; and volcanic outgassing. Anthropogenic (human caused) sources of CO ₂ are burning coal, oil, natural gas, and wood.
Methane (CH ₄)	A flammable gas and is the main component of natural gas. When one molecule of CH ₄ is burned in the presence of oxygen, one molecule of CO ₂ and two molecules of water are released. A natural source of CH ₄ is the anaerobic decay of organic matter. Geological deposits, known as natural gas fields, also contain CH ₄ , which is extracted for fuel. Other sources are from landfills, fermentation of manure, and cattle.
Nitrous Oxide (N ₂ O)	A colorless GHG. High concentrations can cause dizziness, euphoria, and sometimes slight hallucinations. N ₂ O is produced by microbial processes in soil and water, including those reactions which occur in fertilizer containing nitrogen. In addition to agricultural

GHG	General Description
	sources, some industrial processes (fossil fuel-fired power plants, nylon production, nitric acid production, and vehicle emissions) also contribute to its atmospheric load. It is used in rocket engines, race cars, and as an aerosol spray propellant.
Hydrofluorocarbons (HFCs)	Chlorofluorocarbons (CFCs) are gases formed synthetically by replacing all hydrogen atoms in CH ₄ or ethane (C ₂ H ₆) with chlorine and/or fluorine atoms. CFCs are non-toxic, non-flammable, insoluble, and chemically unreactive in the troposphere (the level of air at Earth's surface). CFCs were first synthesized in 1928 for use as refrigerants, aerosol propellants, and cleaning solvents. Because they destroy stratospheric ozone, the production of CFCs was stopped as required by the Montreal Protocol in 1987. HFCs are synthetic man-made chemicals that are used as substitute for CFCs as refrigerants. HFCs deplete stratospheric ozone, but to a much lesser extent than CFCs.
Perfluorinated Chemicals (PFCs)	PFCs have stable molecular structures and do not break down through the chemical processes in the lower atmosphere. High-energy ultraviolet rays about 60 kilometers above Earth's surface are able to destroy the compounds. PFCs have very long lifetimes, between 10,000 and 50,000 years. Two common PFCs are tetrafluoromethane and hexafluoroethane. The two main sources of PFCs are primary aluminum production and semi-conduction manufacturing.
Sulfur Hexafluoride (SF ₆)	An inorganic, odorless, colorless, non-toxic, and non-flammable gas. SF ₆ is used for insulation in electric power transmission and distribution equipment, in the magnesium industry, in semi-conductor manufacturing, and as a tracer gas for leak detection.
Nitrogen Trifluoride (NF ₃)	An inorganic, non-toxic, odorless, non-flammable gas. NF ₃ is used in the manufacture of semiconductors, as an oxidizer of high energy fuels, for the preparation of tetrafluoro hydrazine, as an etchant gas in the electronic industry, and as a fluorine source in high power chemical lasers.

^a GHGs identified in this table are ones identified in the Kyoto protocol and other synthetic gases recently added to the IPCC's Fifth Assessment Report.

California has enacted several pieces of legislation that relate to GHG emissions and climate change, much of which sets aggressive goals for GHG reductions within the State. Per Senate Bill 97, the California Natural Resources Agency adopted amendments to the CEQA Guidelines, which address the specific obligations of public agencies when analyzing GHG emissions under CEQA to determine a project's effects on the environment. However, neither a threshold of significance nor any specific mitigation measures are included or provided in these CEQA Guideline amendments.

Assembly Bill 32 (Statewide GHG Reductions)

In 2006, the State passed the Global Warming Solutions Act of 2006, commonly referred to as Assembly Bill (AB) 32, which set the greenhouse gas (GHG) emissions reduction goal for the State of California into law. As defined under AB 32, GHGs include carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride. AB 32 requires the California Air Resources Board (CARB)—the State agency charged with regulating Statewide air quality—to adopt rules and regulations that would

achieve GHG emissions equivalent to Statewide levels in 1990 by 2020 by reducing GHG emissions from significant sources via regulation, market mechanisms, and other actions.

Senate Bill (SB) 375, passed in 2008, links transportation and land use planning with global warming. It requires CARB to set regional targets for the purpose of reducing GHG emissions from passenger vehicles. Under this law, if regions develop integrated land use, housing, and transportation plans that meet SB 375 targets, new projects in these regions can be relieved of certain review requirements under CEQA.

Executive Order S-3-05

Executive Order S-3-05, issued in June 2005, proclaimed that California is vulnerable to the impacts of climate change. It declared that increased temperatures could reduce the Sierra snowpack, further exacerbate California's air quality problems, and potentially cause a rise in sea levels. To combat those concerns, the Executive Order established the following total GHG emission targets:

By 2010, reduce GHG emissions to 2000 levels;

By 2020, reduce GHG emissions to 1990 levels; and

By 2050, reduce GHG emissions to 80 percent below 1990 levels.

Executive Order B-30-15

In April 2015, Governor Brown signed Executive Order B-30-15, which established a new interim Statewide reduction target to reduce GHG emissions to 40 percent below 1990 levels by 2030. This Executive Order also directed all State agencies with jurisdiction over GHG-emitting sources to implement measures designed to achieve the new interim 2030 target, as well as the pre-existing, long-term 2050 target identified in Executive Order S-3-05. Additionally, the Executive Order directed CARB to update its Scoping Plan to address the 2030 target. These reductions are to come from a variety of sectors, including energy, transportation, high-global warming potential sources, waste, and the State's cap-and-trade emissions program. Nearly all reductions are to come from sources that are controlled at the Statewide level by State agencies, including the CARB, Public Utilities Commission, High Speed Rail Authority, and California Energy Commission. EO B-30-15 does not require local agencies to take any action to meet the new interim GHG reduction target.

Executive Order B-55-18

Executive Order B-55-18, issued by Governor Brown in September 2018, establishes a new Statewide goal to achieve carbon neutrality as soon as possible, but no later than 2045, and achieve and maintain net negative emissions thereafter. Executive Order B-55-18 directs CARB to would work with relevant State agencies to develop a framework for implementation and accounting that tracks progress toward this goal

as well as ensuring future scoping plans identify and recommend measures to achieve the carbon neutrality goal.

Climate Change Scoping Plan

CARB approved a Climate Change Scoping Plan (Scoping Plan) on December 11, 2008, as required by AB 32. The Scoping Plan proposed a “comprehensive set of actions designed to reduce overall carbon GHG emissions in California, improve our environment, reduce our dependence on oil, diversify our energy sources, save energy, create new jobs, and enhance public health.”¹⁶ The Scoping Plan had a range of GHG reduction actions, including direct regulations; alternative compliance mechanisms; monetary and non-monetary incentives; voluntary actions; market-based mechanisms, such as a cap-and-trade system; and an AB 32 implementation regulation to fund the program.

The Scoping Plan called for a “coordinated set of strategies” to address all major categories of GHG emissions.¹⁷ Transportation emissions were to be addressed through a combination of higher standards for vehicle fuel economy, implementation of the Low Carbon Fuel Standard, and greater consideration to reducing trip length and generation through land use planning and transit-oriented development. Buildings, land use, and industrial operations were encouraged and, sometimes, required to implement energy efficiency practices. Utility energy supplies will change to include more renewable energy sources through implementation of the Renewables Portfolio Standard. Established in 2002 under Senate Bill (SB) 1078, the California Renewables Portfolio Standards (RPS) were accelerated in 2006 under SB 107, which required that, by 2010, at least 20 percent of electricity retail sales come from renewable sources. In April 2016, the California Energy Commission (CEC) updated the RPS pursuant to SB 350, intended to set the new target 50 percent renewables by 2030.¹⁸ This will be complemented with emphasis on local generation, including rooftop photovoltaics and solar hot water installations. Additionally, the Scoping Plan emphasized opportunities for households and businesses to save energy and money through increasing energy efficiency. It indicated that substantial savings of electricity and natural gas would be accomplished through improving energy efficiency.

Subsequent to the adoption of the Scoping Plan, a lawsuit was filed challenging CARB’s approval of the Scoping Plan Functional Equivalent Document (Supplemental FED). On May 20, 2011 (Case No. CPF-09-509562), the court found that the environmental analysis of the alternatives in the Supplemental FED to

16 CARB, Climate Change Scoping Plan: A Framework for Change, Accessed February 2021, https://www.arb.ca.gov/cc/scopingplan/document/adopted_scoping_plan.pdf.

17 CARB, Climate Change Scoping Plan, p. ES-7.

18 California Energy Commission, Enforcement Procedures for the Renewables Portfolio Standards for Local Publicly Owned Electric Utilities: Amended Regulations, Accessed February 2021, <http://www.energy.ca.gov/2016publications/CEC-300-2016-002/CEC-300-2016-002-CMF.pdf>.

the Scoping Plan was not sufficient under CEQA. CARB staff prepared a revised and expanded environmental analysis of the alternatives, and the Supplemental FED to the Scoping Plan was approved on August 24, 2011. The Supplemental FED to the Scoping Plan indicated that the potential exists for adverse environmental impacts associated with implementation of the various GHG emission reduction measures recommended in the Scoping Plan.

CARB updated the Scoping Plan in May 2014 (2014 Scoping Plan). The 2014 Scoping Plan¹⁹ adjusted the 1990 GHG emissions levels to 431 million metric tons of carbon dioxide equivalents (MMTCO_{2e}); the updated 2020 GHG emissions forecast is 509 MMTCO_{2e}, which credited for certain GHG emission reduction measures already in place (e.g., the RPS). The 2014 Scoping Plan also recommended a 40 percent reduction in GH emissions from 1990 levels by 2030, and a 60 percent reduction in GHG emissions from 1990 levels by 2040.

The 2017 Scoping Plan,²⁰ approved on December 14, 2017, builds on previous programs and addresses the 2030 target established by the 2016 SB 32 (Pavley), which is further discussed below. The 2017 Scoping Plan outlines options to meet California's aggressive goals to reduce GHGs by 40 percent below 1990 levels by 2030. In addition, the plan incorporates the State's updated RPS requiring utilities to procure 50 percent of their electricity from renewable energy sources by 2030. It also raises the State's Low Carbon Fuel Standard and aims to reduce emissions of methane and hydrofluorocarbons by 40 percent from 2013 levels by 2030 and emissions of black carbon by 50 percent from 2013 levels.

Cap-and-Trade Program

The AB 32 Scoping Plan identifies a cap-and-trade program as one of the strategies California will employ to reduce the GHG emissions that cause climate change. This program will help put California on the path to meet its goal of reducing GHG emissions to 1990 levels by the year 2020, and ultimately achieving an 80% reduction from 1990 levels by 2050. Under cap-and-trade, an overall limit on GHG emissions from capped sectors will be established by the cap-and-trade program and facilities subject to the cap will be able to trade permits (allowances) to emit GHGs. Cap-and-trade is a market-based regulation that is designed to reduce GHGs from multiple sources.

Cap-and-trade sets a firm limit or cap on GHGs and minimizes the compliance costs of achieving AB 32 goals. The cap will decline approximately 3 percent each year beginning in 2013. Trading creates incentives to reduce GHGs below allowable levels through investments in clean technologies. With a carbon market, a price on carbon is established for GHGs. Market forces spur technological innovation and investments in

¹⁹ CARB, First Update to the Climate Change Scoping Plan: Building on the Framework (May 2014).

²⁰ CARB, California's 2017 Climate Change Scoping Plan, Accessed February 2021, https://www.arb.ca.gov/cc/scopingplan/scoping_plan_2017.pdf.

clean energy. The Proposed Project would be exempt from the Cap-and-Trade program since it only proposes residential and commercial uses and does not propose any industrial or high-emitting land uses. On July 2018, CARB recently announced that greenhouse gas pollution in California fell below 1990 levels, which was the 2020 greenhouse gas emissions goal passed by AB 32.²¹

California Senate Bills 1078, 107, and 2: Renewables Portfolio Standard

Established in 2002 under California Senate Bill 1078 and accelerated in 2006 under California Senate Bill 107, California's RPS requires retail suppliers of electric services to increase procurement from eligible renewable energy resources by at least 1 percent of their retail sales annually, until they reach 20 percent by 2010. On April 2, 2011, Governor Jerry Brown signed California Senate Bill 2 to increase California's RPS to 33 percent by 2020. This new standard also requires regulated sellers of electricity to procure 25 percent of their energy supply from certified renewable resources by 2016.

Low Carbon Fuel Standard

California Executive Order S-01-07 (January 18, 2007) requires a 10 percent or greater reduction in the average carbon intensity for transportation fuels in California regulated by CARB. CARB identified the Low Carbon Fuel Standard (LCFS) as a Discrete Early Action item under AB 32, and the final resolution (09-31) was issued on April 23, 2009.

Senate Bill 375

SB 375, signed into law in September 2008, aligns regional transportation planning efforts, regional GHG reduction targets, and land use and housing allocations.²² The act requires metropolitan planning organizations (MPOs) to adopt a Sustainable Communities Strategy (SCS) or Alternative Planning Strategy (APS) that prescribes land use allocation in that MPO's regional transportation plan (RTP). CARB, in consultation with MPOs, provided regional reduction targets for GHGs for the years 2020 and 2035.

Sustainable Communities Strategy

The County is a member agency of SCAG. SCAG is the MPO for Los Angeles, Orange, Ventura, Riverside, San Bernardino, and Imperial Counties and serves as a forum for the discussion of regional issues related to transportation, the economy, community development, and the environment. As the federally-designated MPO for the Southern California region, SCAG is mandated by the federal government to research and develop plans for transportation, hazardous waste management, and air quality. Pursuant to

21 California Air Resources Board, Climate Pollutants Fall Below 1990 Levels for First Time, Accessed February 2021, <https://ww2.arb.ca.gov/news/climate-pollutants-fall-below-1990-levels-first-time>.

22 California Legislative Information, Senate Bill No. 375, Accessed February 2021, https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=200720080SB375.

California Health and Safety Code Section 40460(b),²³ SCAG has the responsibility for preparing and approving the portions of the AQMP relating to regional demographic projections and integrated regional land use, housing, employment, and transportation programs, measures, and strategies. SCAG is also responsible under the CAA for determining conformity of transportation projects, plans, and programs with applicable air quality plans.

With regard to GHG emissions, SCAG has prepared and adopted the 2020–2045 RTP/SCS,²⁴ which includes a Sustainable Communities Strategy that addresses regional development and growth forecasts. The SCAG 2020–2045 RTP/SCS is a long-range visioning plan that balances future mobility and housing needs with economic, environmental, and public health goals, with a specific goal of achieving an 8 percent reduction in passenger vehicle GHG emissions on a per capita basis by 2020, 19 percent reduction by 2035, and 21 percent reduction by 2040 compared to the 2005 level.

SCAQMD

SCAQMD has released draft guidance regarding interim CEQA GHG significance thresholds. In October 2008, SCAQMD proposed the use of a percent emission reduction target to determine significance for commercial/residential projects that emit greater than 3,000 metric tons of CO₂e per year. On December 5, 2008, the SCAQMD Governing Board adopted the staff proposal for an interim GHG significance threshold for stationary source/industrial projects where SCAQMD is lead agency. However, SCAQMD has yet to formally adopt a GHG significance threshold for land use development projects (e.g., residential/commercial projects) and has formed a GHG Significance Threshold Working Group to further evaluate potential GHG significance thresholds.

County of Riverside

The County adopted a Climate Action Plan (CAP) for the unincorporated areas in the County in 2012. The CAP establishes a programmatic approach to reducing GHG emissions associated with the continued growth of the County and set a framework for a comprehensive plan that addresses the GHG impacts of future development and County operations. Through the CAP, the County has established goals and policies that incorporate environmental responsibility into its daily management of residential, commercial and industrial growth, education, energy and water use, air quality, transportation, waste reduction, economic development, and open space and natural habitats.

23 California Health and Safety Code, Division 26. Air Resources, PART 3. Air Pollution Control Districts, Chapter 5.5. South Coast Air Quality Management District, ARTICLE 5. Plan, Section 40460(b). Accessed February 2021, https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?sectionNum=40460.&lawCode=HSC.

24 Southern California Association of Governments (SCAG), Connect SoCal: 2020–2045 Regional Transportation Plan/Sustainable Communities Strategies Draft, “Chapter 1,” Accessed February 2021, <https://www.connectsocial.org/Pages/Connect-SoCal-Draft-Plan.aspx>.

As part of the CAP, the County of Riverside published a guidance document entitled “Greenhouse Gas Emissions, Screening Tables, County of Riverside, California.” As part of this guidance, the County established a threshold of GHG emission levels required for analysis. the Screening Tables or alternate emissions analysis method. The County determined that projects with emissions less than 3,000 million metric tons of carbon dioxide equivalents (MTCO₂e) 3,000 MTCO₂e per year, when combined with modest energy efficiency measures (i.e., energy efficient at least five percent greater than 2010 Title 24 requirements and water conservation measures that match the January 2011 California Green Building Code) are considered less than significant and do not require any further analysis.

If the project exceeds 3,000 MTCO₂e per year, then: (1) project emissions need to be reduced by 25 percent from year 2011 emissions levels or (2) alternatively, the project would need to achieve a minimum of 100 points pursuant to the CAP Screening Tables. The Screening Tables also allow developers to tailor their mitigation measures to the project’s needs, rather than have them be subject to “one-size fits all” mitigation measures that may not be appropriate.

Regional Emissions

The breakdown of GHG emissions within the Coachella Valley follows the Statewide pattern with the most significant sources of GHGs being transportation and fuel combustion, and electricity generation. On-road transportation and fuel combustion account for 94 percent of GHGs in the Coachella Valley. The Coachella Valley region produced 4.31 MMTCO₂e GHGs in 2005 from direct emissions.²⁵

Existing Emissions

Since approval of the Specific Plan in 2006 only the Classic Club Golf Course and Club House have been developed within the NorthStar Specific Plan Area. Operation of these uses currently generates GHG emissions associated with vehicle trips traveling to and from the Classic Club Golf Course and Club House. In addition, the Club House generates GHG emissions from building operations including area sources and indirect emissions from energy consumption, water use, wastewater generation, and waste management. The remainder of the NorthStar Specific Plan Area is undeveloped and does not currently generate GHG emissions.

- a. Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?***

EIR No. 470 Finding:

²⁵ South Coast Air Quality Management District (SCAQMD), Greenhouse Gas (GHG) Inventories for the Coachella Valley, June 2011.

At the time EIR No. 470 was certified, evaluation of GHG impacts was not required. Although EIR No. 470 did not address this subject, EIR No. 470 contained enough information about projected air quality emissions associated with the NorthStar Specific Plan project.

No Substantial Change from Previous Analysis:

The analysis of the Project’s GHG emissions consists of a quantitative analysis of the GHG emissions generated by the Project and a qualitative analysis of the Project’s consistency with adopted GHG-related legislation, plans, and policies. This approach is in accordance with CEQA Guidelines Section 15064.4(a), which affirms the discretion of a lead agency to determine, in the context of a particular project, whether to use quantitative and/or qualitative methodologies to determine the significance of a project’s impacts.

GHG emissions were quantified using SCAQMD’s CalEEMod model. CalEEMod is based on outputs from the CARB off-road emissions model (OFFROAD) and the CARB on-road vehicle emissions model (EMFAC), which are emissions estimation models developed by CARB and used to calculate emissions from construction activities, including on- and off-road vehicles (refer to **Appendix A** for construction equipment inventory list).

As shown in **Table 9: Arena Construction GHG Emissions**, total construction emissions for the Arena would be 4,610 MTCO_{2e}.

Table 9
Arena Construction GHG Emissions

Construction Phase	MTCO _{2e} /Year
2021	2,546
2022	2,064
Overall Total	4,610
30-Year Annual Amortized Rate	154

*Source: Refer to **Appendix C**.
Notes: GHG = greenhouse gas; MTCO_{2e} = metric tons of carbon dioxide equivalent.*

One-time, short-term emissions are converted to average annual emissions by amortizing them over the service life of a building. For buildings in general, it is reasonable to look at a 30-year time frame because this is a typical interval before a new building requires its first major renovation.²⁶ As shown in **Table 9**,

²⁶ International Energy Agency (IEA), Energy Efficiency Requirements in Building Codes, Energy Efficiency Policies for New Buildings, IEA Information Paper (2008).

when amortized over an average 30-year lifetime, average annual construction emissions from the Arena would be 154 MTCO_{2e} per year.

While EIR No. 470 did not include a GHG analysis, GHG emissions associated with the Approved Specific Plan land uses under EIR No. 470 were modeled for comparative purposes with the proposed Specific Plan, which includes the Arena. As shown in **Table 10: Operational EIR No. 470 Greenhouse Gas Emissions**, EIR No. 470 is estimated to generate a total of 86,213 MTCO_{2e} per year.

Table 10
Operational Approved Specific Plan Greenhouse Gas Emissions

Source	MTCO _{2e} per year
Area	14
Energy	21,834
Mobile	58,571
Waste	1,426
Water	4,368
TOTAL	86,213

Source: Refer to Appendix C for GHG calculation sheets.

Notes: GHG = greenhouse gas; MTCO_{2e} = metric tons of carbon dioxide equivalent.

Operation of the proposed Specific Plan has the potential to generate GHG emissions through vehicle trips traveling to and from the NorthStar Specific Plan Area. In addition, emissions would result from area sources on site, such as natural gas combustion, landscaping equipment, and use of consumer products. Emissions from mobile and area sources and indirect emissions from energy and water use, wastewater, as well as waste management would occur every year after full development of the uses allowed by the Project.

As shown in **Table 11: Operational Proposed Specific Plan Greenhouse Gas Emissions**, the proposed Specific Plan land uses are forecasted to generate a total of 83,442 MTCO_{2e} per year. The proposed Amendment would, therefore, result in a decrease of 2,925 MTCO_{2e} per year without construction amortization when compared to the Adopted Specific Plan. The proposed Specific Plan would incorporate energy and water efficiency design features to enhance efficiency in all aspects of the buildings' life cycle based on the latest CALGreen and Title 24 Building Energy Efficiency standards. Moreover, as further discussed below, the proposed Specific Plan would be consistent with the County's CAP and would achieve a minimum of 100 points pursuant to the CAP Screening Tables. As such, impacts would be less than

significant impact. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

Table 11
Operational Proposed Specific Plan Greenhouse Gas Emissions

Source	MTCO ₂ e per year
Construction (amortized)	154
Area	14
Energy	19,422
Mobile	58,750
Waste	920
Water	4,182
TOTAL	83,442

*Source: Refer to Appendix C for operational GHG calculation sheets.
Notes: GHG = greenhouse gas; MTCO₂e = metric tons of carbon dioxide equivalent.*

b. Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

EIR No. 470 Finding:

At the time of the certified EIR, evaluation of GHG impacts was not required. Although EIR No. 470 did not address this subject, EIR No. 470 contained enough information about projected air quality emissions associated with the NorthStar Specific Plan project that with the exercise of reasonable diligence, information about NorthStar’s potential effect on GHG emissions was readily available to the public.

No Substantial Change from Previous Analysis:

The proposed Project, which includes the Amendment to add Planning Area 11 and development of the Arena, would change the mix of uses allowed in the NorthStar Specific Plan Area. Since EIR No. 470 was certified in 2006, more stringent regulations and requirements have been adopted to address air quality emissions, including GHG emissions, such as increased fuel efficiency standards and energy- and water-related efficiency requirements pursuant to the Title 24 of the California Code of Regulations (CCR). As such, the proposed Specific Plan land uses, which includes the Arena, would result in a reduction in GHG emissions compared to the adopted Specific Plan land uses as analyzed in EIR No. 470.

As discussed previously, the County of Riverside adopted a CAP which has developed a process for determining significance of GHG impacts from new development projects that includes (1) applying an

emissions level that is determined to be less than significant for small projects, and (2) utilizing Screening Tables to mitigate project GHG emissions that exceed the threshold level. The CAP provides a screening threshold of 3,000 MTCO₂e per year, which was based on capturing 90 percent of emission from all projects in the County. Any project that exceeds the 3,000 MTCO₂e per year threshold has been determined by the CAP to create significant levels of GHG emissions that can be mitigated by garnering a minimum of 100 points of mitigation measures from the CAP's Screening Tables. According to the CAP, projects that implement 100 points of mitigation measures from the Screening Tables would be determined to have a less than significant individual impact for GHG emissions.

The analysis of the impacts associated with the proposed Specific Plan followed the two-step CAP process described above. Based on the Project-specific analysis, the operational plus amortized construction emissions associated with the proposed Specific Plan would generate 83,442 MTCO₂e per year, which would exceed the CAP's screening threshold of 3,000 MTCO₂e per year without implementing measures from the screening tables to reduce the emissions associated with the proposed Specific Plan.

According to the CAP, projects that implement 100 points of mitigation measures from the Screening Tables are determined to have a less than significant individual impact for GHG emissions. As such, the option selected to determine GHG impacts is an analysis pursuant to the Screening Tables, as shown in **Table 12: County of Riverside Greenhouse Gas Screening Table.**

**Table 12
Proposed NorthStar Specific Plan Greenhouse Gas Screening Table**

Feature	Description	Project Consistency	Points
Residential Development			
EE5.A.4 Air Infiltration	<p>Minimizing leaks in the building envelope is as important as the insulation properties of the building. Insulation does not effectively if there is excess air leakage.</p> <ul style="list-style-type: none"> Air barrier applied to the exterior walls, caulking, and visual such as the HERS Verified Quality Insulation Installation (QII or equivalent) 		6
EE5.B.1 Heating/ Cooling Distribution System	Modest Duct insulation (R-6)		4
EE5.B.4 Daylighting	<p>Daylighting is the ability of each room within the building to provide outside light during the day reducing the need for artificial lighting during daylight hours.</p> <ul style="list-style-type: none"> All rooms within the living space have daylight (through the use of windows, solar tubes, skylights, etc.) 		1
EE5.B.6 Appliances	<p>Energy Star Refrigerator (new) Energy Star Dish Washer (new) Energy Star Washing Machine (new)</p>	The Project will satisfy this measure by adhering to the Riverside County General Plan Energy Efficiency and Conservation policy AQ 5.2 which adopts incentives and/or regulations to enact energy conservation requirements for private and public developments.	3
E1.C.3 Energy Star Homes	EPA Energy Star for Homes (version 3 or above)		15
W2.A.1 Water Efficient Landscaping	Only California Native Plants that requires no irrigation or some supplemental irrigation		5
W1.A.2 Water Efficient Irrigation Systems	Weather based irrigation control systems or moisture sensors (demonstrate 20 percent reduced water use)		2
W2.B.1 Showers	Water Efficient Showerheads (2.0 gpm)		2
W2.B.2 Toilets	Water Efficient Toilets (1.5 gpm)		2

Feature	Description	Project Consistency	Points
W2.B.3 Faucets	Water Efficient faucets (1.28 gpm)		2
W2.B.4 Dishwasher	Water Efficient Dishwasher (6 gallons per cycle or less)		1
W2.B.5 Washing Machine	Water Efficient Washing Machine (Water factor <5.5)		1
T2.A.1 Sidewalks	Provide pedestrian linkage between residential and commercial uses within 1 mile		3
T2.A.2 Bicycle paths	Provide bicycle path linkages between residential and other land uses		2
Commercial Development and Public Facilities			
EE10.A.2 Windows*	Enhanced Window Insulation (0.32 U-factor, 0.25 SHGC)	The proposed Arena would satisfy this measure by providing enhanced window insulation.	5
EE10.A.3 Cool Roofs*	Greatly Enhanced Cool Roof (CRRC Rated 0.35 aged solar reflectance, 0.75 thermal emittance)	The proposed Arena would satisfy this measure by providing an enhanced cool roof.	10
EE10.A.4 Air Infiltration*	Minimizing leaks in the building envelope is as important as the insulation properties of the building. Insulation does not work effectively if there is excess air leakage. <ul style="list-style-type: none"> Air barrier applied to exterior walls, calking, and visual inspection such as the HERS Verified Quality Insulation Installation (QII or equivalent) Blower Door HERS Verified Envelope Leakage or equivalent 	The proposed Arena would satisfy this measure.	13
EE10.B.2 Space Heating/ Cooling Equipment**	Very High Efficiency HVAC (EER 16/82% AFUE or 9 HSPF)	The proposed Arena would satisfy this measure by providing very high efficiency HVAC.	7
EE10.B.4 Water Heaters*	Very High Efficiency Water Heater (0.92 Energy Factor)	The proposed Arena would satisfy this measure by providing very high efficiency water heaters.	11
EE10.B.6 Artificial Lighting*	High Efficiency Lights (50% of in-unit fixtures are high efficiency)	The proposed Arena would satisfy this measure by providing high efficiency lights.	7
EE10.B.7	Energy Star Commercial Refrigerator (new)	The proposed Arena would satisfy this measure by installing Energy Star Commercial, refrigerators, dishwashers and clothes washers.	6

Feature	Description	Project Consistency	Points
Appliances*	Energy Star Commercial Dishwasher (new) Energy Star Commercial Clothes Washer		
W2.D.1 Water Efficient Landscaping*	Only moderate water using plants	The proposed Arena, would satisfy this measure by landscaping with drought tolerant plants.	2
W2.D.2 Water Efficient Irrigation Systems*	Low precipitation spray heads < .75" /hr or drip irrigation	The proposed Arena, would satisfy this measure.	1
W2.E.1 Showers*	Water Efficient Showerheads (2.0 gpm)	The Arena would satisfy this measure by providing water efficient showerheads.	2
W2.E.2 Toilets	Water Efficient Toilets/Urinals (1.5 gpm) Waterless Urinals (note that commercial buildings having both waterless urinals and high efficiency toilets will have a combined point value of 6 points)	The Arena would satisfy this measure.	6
W2.E.3 Faucets*	Water Efficient faucets (1.28 gpm)	The Arena would satisfy this measure by providing water efficient faucets.	2
W2.F.1 Recycled Water*	Graywater (purple pipe) irrigation system on site	The Arena would satisfy this measure by providing a graywater irrigation system on site.	5
T3.A.1 Alternative Scheduling*	Encouraging telecommuting and alternative work schedules reduces the number of commute trips and therefore VMT traveled by employees. Alternative work schedules could take the form of staggered starting times, flexible schedules, or compressed work weeks. <ul style="list-style-type: none"> Provide flexibility in scheduling such that at least 30% of employees participate in 9/80 work week, 4-day/40-hour work week, or telecommuting 1.5 days/week. 	The Arena would satisfy this measure.	5
T3.A.2 Car/Vanpools*	<ul style="list-style-type: none"> Car/vanpool program Car/vanpool program with preferred parking Car/vanpool with guaranteed ride home program Subsidized employee incentive car/vanpool program 	The Arena would satisfy this measure.	6

Feature	Description	Project Consistency	Points
T3.A.3 Employee Bicycle/ Pedestrian Programs*	<ul style="list-style-type: none"> Complete sidewalk to residential within ½ mile Complete bike path to residential within 3 miles Bike lockers and secure racks Showers and changing facilities Subsidized employee walk/bike program 	The Arena would satisfy this measure.	3
T3.A.4 Shuttle/Transit Programs*	Guaranteed ride home program	The Arena would satisfy this measure.	1
T1.F.1 Parking*	Provide reserved preferential parking spaces for car-share, carpool, and ultra-low or zero emission vehicles. Provide larger parking spaces that can accommodate vans used for ridesharing programs and reserve them for vanpools and include adequate passenger waiting/loading areas.	The Arena would satisfy this measure.	2
T2.B.1 Sidewalks*	Provide sidewalks on both sides of the street	The Arena would satisfy this measure by providing sidewalks on site.	1
S1.B.1 Recycling*	County initiated recycling program diverting 80% of waste requires coordination with commercial development to realize this goal. The following recycling features will help the County fulfill this goal: <ul style="list-style-type: none"> Provide separated recycling bins within each commercial building/floor and provide large external recycling collection bins at central location for collection truck pick-up Provide commercial/industrial recycling programs that fulfills an on-site goal of 80% diversion of solid waste 	The Arena would satisfy this measure.	7
TOTAL			150

Notes:

*These features would apply to the Arena, totaling a minimum of 101 points.

Based on the features for the proposed uses, the proposed Specific Plan would result in a minimum total of 150 points and the Arena itself would result in a minimum total of 101 points. It is important to note, the proposed Specific Plan would also include GHG reduction features that do not have assigned point values in the Screening Table. Such features require documentation of the energy efficiency of innovative designs and point values are given based upon the proven efficiency beyond Title 24 Energy Efficiency Standards.

The proposed Project would also be required to implement the mitigation measures identified EIR No. 470 related to air quality that relate to greenhouse gas emissions, which for purposes of disclosure, have been included below. As such, consistent with County's CAP the Project would have a less than significant impact. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified several mitigation measures to address impacts to air quality. These measures, which are listed below, would continue to apply to the proposed Project and would be enforced as part of the Project's conditions the approval, as appropriate.

Construction Mitigation

AQ-1 Develop a dust control program to supplement the routine watering that constitutes CVBACMs in excess of any minimum SCAQMD Rule 403 and 403.1 requirements. CVBACMs that may be adopted and integrated into an enhanced dust control program include, but are not limited to, hydroseeding previously disturbed areas, adding chemical binders or surfactants to increase the effectiveness of watering, early paving or chip sealing of roads, enforcing reduced travel speeds (15 mph) on unpaved surfaces and/or using sand fences and perimeter sandbags. A Fugitive Dust Control Plan for grading the North Star SP 343 project is required. The plan would identify the "normal" dust control practices, "after-hour" controls, bulk material track-out, clean-up, long-term stabilization, soil import/export control measures, and site signage. If the disturbed surface area exceeds 50 acres, an Environmental Observer shall be retained and available to be on-site within 30 minutes, day or night.

AQ-2 Minimize construction interference with regional non-project traffic movement. Measures recommended for inclusion are:

- a. Scheduling receipt of construction materials to non-peak travel periods.

- b. Routing construction traffic through areas of least impact sensitivity.
- c. Limiting lane closures and detours to off-peak travel periods.
- d. Providing ride-share incentives for contractor and subcontractor personnel.

AQ-3 Reduce "spill-over" effects by preventing soil erosion, washing vehicles entering public roadways from dirt off-road project areas, and washing/sweeping project access to public roadways on an adequate schedule.

AQ-4 Require emissions control from on-site equipment through a routine mandatory program of low-emissions tune-ups, and soot filters on diesel-fueled equipment, where feasible.

AQ-5 Utilize alternative-fueled or "green diesel" fueled construction equipment if use of such equipment will not adversely affect the project schedule or economics. A report of the availability of such equipment shall be submitted in conjunction with the grading application to determine to what extent the cleaner equipment objective will be met by this project.

AQ-6 Enforce a speed limit of 15 mph on any unpaved surface.

AQ-7 Limit grading/soil disturbance to as small an area as practical at any one time not to exceed 15 acres on any given day.

AQ-8 Limit the application of paints and coating to average no more than the equivalent of two dwelling units per day over the project build-out lifetime using the most currently available low-VOC paint.

Operational Mitigation

AQ-9 Recommended developer-sponsored measures include the following:

1. Provide an attractive pedestrian environment.
2. Incorporate bicycle trails and interconnections.
3. Build homes that exceed minimum Statewide energy construction requirements.
4. Include residential design features that encourage trip elimination or trip diversion to alternative transportation:
 - a. Pre-wired for various telecommunications systems for in-home offices

- b. Pre-wired for 220V electric vehicle and golf cart charging systems.
- 5. Provide preferential parking spaces for employee carpools and vanpools.
- 6. Schedule truck deliveries and pickups for off-peak hours where feasible.

4.1.9 Hazards and Hazardous Materials

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
21. Hazards and Hazardous Materials					
<i>Would the project:</i>					
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 type="checkbox"/>	<input checked="" type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter	<input type="checkbox"/>	<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	No New Significant or Substantially More Severe Impacts
mile of an existing or proposed school?					
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 type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: Project Application Materials; Department of Toxic Substances Control; Riverside County EIR No. 470.

- a. *Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*
- b. *Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?*

EIR No. 470 Finding:

EIR No. 470 identified that the uses allowed by the proposed specific plan could potentially utilize hazardous materials. The use of hazardous materials would primarily be associated with the industrial golf course uses. EIR No. 470 noted that the industrial and golf course land uses would require submittal of a materials storage and management plan, which would be reviewed and approved by the County. This plan would be required mitigation to reduce any potential impacts due to toxic substances and hazardous materials. As such, EIR No. 470 determined impacts due to the hazardous materials would be reduced to less than significant.

No Substantial Change from Previous Analysis:

Heavy equipment that would be used during construction of the proposed Arena would be fueled and maintained by substances such as oil, diesel fuel, gasoline, hydraulic fluid, and other liquid materials. Improper use, storage, or transportation of these materials during construction would be considered hazardous and could result in accidental releases or spills, potentially posing health risks to workers, to

public, and the environment. However, this is a standard risk on all construction sites. There would be no greater risk for improper handling, transportation, or spills associated with the proposed Project that would occur on any other development within the approved NorthStar Specific Plan Area or similar construction site. There are no components of the construction activities required for the Arena project that would create a significant hazard to the public or the environment through reasonably foreseeable upset or accident conditions involving the release of hazardous materials into the environment. Furthermore, there are no components of the construction required for the Arena project that could result in increased hazardous materials impacts as compared to what was evaluated and disclosed by EIR No. 470. For these reasons, hazardous materials-related impacts associated with the Project construction activities would be less than significant.

The types and amounts of hazardous materials that would be used during Arena operations would include typical pesticide, landscaping products, cleaning products, and deliveries. The routine use of these products is not considered to create a significant hazard to the public or the environment. Delivery trucks would have separate loading in/out entrances and zones, so as to not create a hazard to the public. All potentially hazardous materials would be used and stored in accordance with existing County regulations. The Project will not create a hazard to the public or the physical environment through the routine transport, use, or disposal of hazardous materials.

Additionally, EIR No. 470 stated that hazardous materials would come predominantly from industrial uses and golf course uses. The proposed Project would reduce the amount of industrial uses to accommodate new Planning Area 11 and the Arena. The proposed Project would reduce the amount of industrial park square footage (from 1,200,000 square feet to 381,035 square feet) which would reduce the amount of hazardous materials generated from the industrial uses. The Arena, as an arena event center with a hockey training facility and surface parking lot, would not be expected to generate more hazardous materials than industrial uses. As the proposed Project would not introduce new land uses that would generate more hazardous materials than what was planned for and analyzed in the certified EIR, there would be no new impacts to the public or the environment associated with the routine transport, use, or disposal of hazardous materials or reasonably foreseeable upset or accident conditions involving the release of hazardous materials into the environment beyond that which was disclosed and mitigated for as part of EIR No. 470. As such, hazardous materials-related impacts associated with the Project operational activities would be less than significant. Therefore, implementation of the proposed project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

c. Would the project impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?

EIR No. 470 Finding:

EIR No. 470 identified the County of Riverside Multi-Hazard Functional Plan which establishes the responsibilities of the various County agencies. No portion of the project area is identified as an emergency evacuation route in any emergency response plans or emergency evacuation plans. As such, no impact would occur.

No Substantial Change from Previous Analysis:

No portion of the NorthStar Specific Plan is identified as an emergency evacuation route in any emergency response plans or emergency evacuation plans. The Project's addition of the Planning Area 11 as proposed in the Amendment would involve reduction of the industrial park (from 1,200,000 square feet to 381,035 square feet) and the development of the Arena (a total of 330,000 square feet). Construction of the Arena would not obstruct adjacent roadways and, therefore, would not physically interfere with an adopted emergency plan or emergency evacuation plan. Temporary changes to traffic may potentially occur during construction of the Project Site but would not result in permanent changes to the roadways. As such, no impact would occur. Therefore, implementation of the proposed project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

d. Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

EIR No. 470 Finding:

EIR No. 470 identified that the NorthStar Specific Plan Area is within the Palm Springs Unified School District's (PSUSD) jurisdiction. The nearest school to the NorthStar Specific Plan Area is Xavier College Preparatory High School located approximately 0.2 miles northwest of the Project Site. As summarized above, EIR No. 470 identified that the industrial and golf course uses could involve the use and storage of hazardous materials. EIR No. 470 noted that the industrial and golf course land uses would require submittal of a materials storage and management plan shall be reviewed and approved by the County and would be required to be implemented mitigation for any potential impacts due to emitting hazardous emissions near sensitive receptors including schools. As such, EIR No. 470 determined impacts due to emitting hazardous materials near an existing or proposed school would be less than significant with mitigation incorporated.

No Substantial Change from Previous Analysis:

The types and amounts of hazardous materials that would be used during Arena operations would include typical pesticide, landscaping products, cleaning products, and deliveries. EIR No. 470 stated that hazardous materials would come predominantly from industrial uses and golf course uses. The proposed Project would reduce the amount of industrial uses to accommodate new Planning Area 11 and the Arena. As the proposed Project would reduce the amount of industrial park square footage (from 1,200,000 square feet to 381,035 square feet), the amount of hazard materials generated from the industrial uses would be reduced. For these reasons impacts related to hazardous emissions generated by the Project to any schools would not be greater than was evaluated and mitigated to a level below significant by EIR No. 470, and there would be no new impacts associated with the currently proposed Project. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed by EIR No. 470.

- e. Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code, Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?***

EIR No. 470 Finding:

EIR No. 470 identified that the Project Site was historically used for agricultural purposes and was not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Thus, no impacts as a result of the hazardous materials pursuant to Government Code Section 65962.5 would occur.

No Substantial Change from Previous Analysis:

The Project Site is not included on a list of hazardous materials sites compiled pursuant to government code section 65962.5²⁷; Accordingly, no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified several mitigation measures to address impacts to hazards and hazardous materials. These measures, which are listed below, would continue to apply to the proposed project and would be enforced as part of the Project's conditions the approval, as appropriate.

27 Department of Toxic Substances Control. Accessed December 20, 2020. <https://www.envirostor.dtsc.ca.gov/public/>.

TS-1

Users of hazardous materials, especially the golf course and any business that may use toxic substances, shall comply with all applicable federal, State, and local laws pertaining to hazardous waste and materials.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
22. Airports					
<i>Would the project:</i>					
a. Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<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 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 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 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: WCVAP, Figure 4 “Western Coachella Valley Area Plan Overlays and Policy Areas”; Riverside County EIR No. 470.

a. Would the project result in an inconsistency with an Airport Master Plan?

EIR No. 470 Finding:

EIR No. 470 identified that the Project Site is outside all airport compatibility zones, all approach, transitional, horizontal, and conical surfaces and 55 Community Noise Equivalent Level (CNEL) noise contour. As such, the NorthStar Specific Plan Area is not within any compatibility area and therefore not subject to the restrictions outlined by the Airport Land Use Compatibility Plan.

No Substantial Change from Previous Analysis:

The Bermuda Dunes Airport is the closest airport to the Project Site. It is approximately 4 miles southeast of the property. However, the Project is outside of the Bermuda Dunes Airport land use compatibility impact areas and, as such, the development would have no impact on airport operations. No new information, changed circumstances, or more severe impacts would occur with the implementation of the Project.

b. Would the project require review by the Airport Land Use Commission?

c. For a project located within an airport land use plan or, where such a plan has not been adopted, within 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?

EIR No. 470 Finding:

EIR No. 470 identified that the *Riverside County Airport Land Use Compatibility Plan* policy document establishes policies applicable to land use compatibility planning in the vicinity of airports throughout Riverside County. However, the North Star Specific Plan Area is not within any compatibility area or Airport Influence Area and therefore not subject to restrictions outlined by the airport landing area compatibility plan or Airport Land Use Plan.

No Substantial Change from Previous Analysis:

As previously described, as part of the NorthStar Specific Plan Area, the Project Site is not located within the vicinity of any public or private airport; therefore, it would not require review by the Airport Land Use Commission (ALUC). The Project Site is not located within 2 miles of a public airport or public use airport that would result in a safety hazard for people residing or working in the Project area. As previously mentioned, the closest airport is Bermuda Dunes Airport, which is a privately owned airport for public use located 4 miles southeast of the Project Site. Therefore, the NorthStar project would not result in a safety hazard for people residing or working in the project area. Impacts would not occur with implementation

of the proposed Project. No new information, changed circumstances, or more severe impacts would occur with the implementation.

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?

EIR No. 470 Finding:

EIR No. 470 determined that the NorthStar Specific Plan Area is not located within the vicinity of any private airstrips or heliports.

No Substantial Change from Previous Analysis:

The Project Site is not located within the vicinity of any private airstrips or heliports. Therefore, the Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified that no mitigation measures were required related to airports. As the Project would not result in new impacts or increase the severity of impacts, no mitigation measures required.

4.1.10 Hydrology and Water Quality

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
23. Water Quality Impacts					
<i>Would the project:</i>					
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>	<i>No New Significant or Substantially More Severe Impacts</i>
the project may impede sustainable groundwater management of the basin?					
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in substantial erosion or siltation on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. In flood hazard, tsunami, or seiche zones, risk the release of pollutants	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>	<i>No New Significant or Substantially More Severe Impacts</i>
due to project inundation?					
i. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: WCVAP, Figure 11, “Western Coachella Valley Area Plan Flood Hazards”; Riverside County EIR No. 470; Pacific Advanced Civil Engineering, Inc., *Conceptual Drainage Summary and NorthStar Specific Plan – Updated Hydrology, Hydraulics, and Flood Control Improvement Plan Concept Study* (Hydrology Report; See **Appendix D1** and **D2**, respectively).

Since the time of the certified EIR, Checklist Questions for Section 4.1.10, Hydrology and Water Quality, have been updated in the CEQA Guidelines Appendix G Checklist. To determine whether the proposed Project would result in new impacts or an increase in the severity of previously identified impacts as analyzed by EIR No. 470 on the existing environmental conditions of the NorthStar Specific Plan Area, provided below is an update to the environmental information and analysis of the impacts of the proposed Project using the Checklist Questions from the current CEQA Guidelines Appendix G Checklist.

a. *Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?*

EIR No. 470 Finding:

EIR No. 470 noted that development of the North Star Specific Plan site would result in an increase in impervious surfaces and that runoff from the NorthStar Specific Plan site would contain minor amounts of pollutants typical of urban uses that would contribute to cumulative water quality impacts. EIR No. 470 concluded that with compliance with regulations, applied to NorthStar project as mitigation measures, impacts due to violation of water quality standards or waste discharge requirements would be less than significant.

No Substantial Change from Previous Analysis:

Impacts associated with water quality were evaluated for the entire NorthStar Specific Plan Area in EIR No. 470, which found that impacts to water quality would be less than significant with the incorporation

of mitigation measures. The proposed modifications to the Specific Plan associated with the proposed Project would not increase the size of the NorthStar Specific Plan Area and would result in the Arena being developed in an area previously approved for development of business park uses, which would not result in substantial changes to the construction or operational characteristics of the NorthStar Specific Plan. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

b. Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

EIR No. 470 Finding:

EIR No. 470 determined that the project's proposed storm drain systems would be constructed in accordance with the County's Master Drainage Plan in order to mitigate impacts on local drainage patterns and groundwater abundance. As such, EIR No. 470 concluded impacts to groundwater supplies would be less than significant.

No Substantial Change from Previous Analysis:

The Project Site includes an existing water well on-site that will be abandoned as part of the construction of the Project. The Approved Specific Plan includes a Conceptual Drainage Plan. As part of the proposed Specific Plan, minor changes to this Conceptual Drainage Plan are proposed. The proposed Conceptual Drainage Plan consists of the same basic layout as the Approved Specific Plan but incorporates minor revisions to the planned use and interior configuration of the development area along Varner Road. Comparison of the Approved Specific Plan Conceptual Drainage Plan to the proposed Specific Plan Conceptual Drainage Plan shows that the project elements necessary for the drainage design goals in the Approved Specific Plan are unchanged. All essential components of the Approved Specific Plan Conceptual Drainage Plan are retained in the proposed Specific Plan Conceptual Drainage Plan and will preserve the flow conditions of the Approved Specific Plan without changing the overall runoff volume, flowrate, or discharge flow patterns, leaving the regional and downstream flow conditions unchanged. The location and size of flow corridors through the golf course in the proposed Specific Plan are the same, preserving overland flow patterns of the Approved Specific Plan. Basin storage areas in the Approved Specific Plan are retained in the proposed Specific Plan, creating necessary storage, and allowing water quality treatment described in the Approved Specific Plan. The east golf course basin and flow channel through the east end of the development area are also retained, so that the proposed Specific Plan maintains the Approved Specific Plan discharge conditions to downstream properties. The Proposed Project design is consistent with the original design in the Approved Specific Plan as evaluated in EIR No. 470 and with the future CVWD Thousand Palms Flood Control Plan construction and will function as part of the overall regional

drainage system. As further discussed below in Section 4.1.20, Utility and Service Systems, the proposed Project would not result in an increase in demand for domestic water production, which could utilize groundwater resources. Therefore, a less than significant impact to groundwater supplies would occur. Accordingly, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

c. Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces?

EIR No. 470 Finding:

EIR No. 470 identified that development of the NorthStar Specific Plan project would result in an increase in impervious surfaces. EIR No. 470 concluded that with compliance with regulations applied to the project as mitigation measures, impacts due to alteration of the existing drainage pattern of the site would be less than significant. As such, EIR No. 470 concluded that with implementation of mitigation measures, impacts due to alteration of the existing drainage pattern of the site would be less than significant.

No Substantial Change from Previous Analysis:

EIR No. 470 identified that impacts associated with drainage would be less than significant based on compliance with the requirements of the Riverside County Flood Control and Water Conversation District (RCFCWCD) and RWQCB. The proposed Project would result in an increase in impervious surfaces compared to existing conditions but would not result in an increase in impervious surfaces compared to what was analyzed in EIR No. 470. The proposed Project area does not include any streams or rivers. The proposed modifications to the Specific Plan associated with the Project would not increase the intensity of development acres within the Specific Plan, would not result in physical impacts to areas that were not previously analyzed in EIR No. 470, nor would the changes result in a substantial change to the drainage pattern of the Specific Plan ensuring that impacts would be similar to those identified in EIR No. 470.

The Hydrology Report prepared for the proposed Project confirmed that implementation of the Project would not result in new or substantially increased impacts as compared to what was evaluated in EIR No. 470.²⁸ The proposed Project would include grading of the site and other improvements to protect the Arena from the 100-year flood without increasing flood hazards on downstream properties including the following:

²⁸ See Appendix D2.

- Raised arena and events center site, which lies 1.5 feet above the adjacent 100-year floodplain elevations;
- Diversion channel to golf course, which directs flow upstream of the arena site to the Classic Club golf course;
- Culvert and local drainage channel along Varner Road, which collects runoff from Varner Road as well as site runoff; and
- Outlet channel at the downstream of the NorthStar Specific Plan Area, which redistributes flows to match existing conditions.

The site's existing topography and drainage pattern would generally be maintained. The Master Drainage Plan is shown to provide flood protection to all development areas within the Specific Plan.

As discussed above, compared to the Approved Specific Plan Conceptual Drainage Plan, the proposed Specific Plan Conceptual Drainage Plan shows that the project elements necessary for the drainage design goals in the Approved Specific Plan are unchanged. All essential components of the Approved Specific Plan Conceptual Drainage Plan are retained in the proposed Specific Plan Conceptual Drainage Plan. The net runoff volume would incrementally increase from 33.5 ac-ft to 34.5 ac-ft for a 100 year 24 hour storm. The small increase in the volume of net runoff generated by the proposed Project would be easily compensated for by small increases to the size of the basins in the proposed Project. The small local alterations in flow patterns on the interior of the project would not result in differences in the downstream flow conditions between the Specific Plan Conceptual Drainage Plan and the proposed Project. The overall runoff volume, flowrate, and the regional flow patterns would not change with the proposed Project.²⁹ Thus, the proposed Specific Plan Conceptual Drainage Plan will preserve the flow conditions of the Approved Specific Plan without substantially changing the overall runoff volume, flowrate, or discharge flow patterns, leaving the regional and downstream flow conditions unchanged. The Proposed Project design is consistent the original design in the Approved Specific Plan as evaluated in EIR No. 470 and with the future CVWD Thousand Palms Flood Control Plan construction and will function as part of the overall regional drainage system.

As the Project would generally maintain the site's existing drainage pattern and because any increases in runoff due to paving can be retained by the golf course, the proposed Project would not result in substantial change to the existing drainage pattern of the site or area. Accordingly, with compliance of with the Hydrology Report, impacts would be less than significant. Therefore, implementation of the

²⁹ See Appendix D1.

proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

d. Would the project result in substantial erosion or siltation on-site or off-site?

EIR No. 470 Finding:

EIR No. 470 found that exposure of ground surfaces during grading would result in siltation. Furthermore, EIR No. 470 found that implementation of the NorthStar Specific Plan would increase the amount of impervious surfaces as compared to the conditions that existed at the time. EIR No. 470 indicated that increased surface runoff flows due to the increase in impervious surfaces would increase erosion and siltation on- and off-site. EIR No. 470 identified that the Project shall incorporate the current Best Management Practices and Best Available Technologies available at the time of application for pollution and erosion/siltation control permits. EIR No. 470 concluded impacts would be less than significant with implementation of mitigation.

No Substantial Change from Previous Analysis:

As mentioned, the proposed Project Site does not include any streams or rivers. The proposed modifications to the Specific Plan associated with the Project would change the uses allowed within the existing NorthStar Specific Plan Area as the proposed Arena would be allowed in a portion of the NorthStar Specific Plan Area currently planned for development of industrial park uses. For this reason, impacts associated with the Project would be similar to those identified in EIR No. 470, which disclosed that impacts associated with erosion and siltation hazards would be less than significant based on compliance with requirements of the RCFCWCD and the RWQCB. The Hydrology Report also analyzed prior sediment transport studies in the Project vicinity to determine bulking of flows is not required and sediment deposition on the NorthStar Specific Plan Area is minimal. Moreover, compliance with the NPDES permit involves preparation and implementation of a SWPPP for construction-related activities. The SWPPP would specify BMPs to minimize the potential for erosion and siltation to occur and would include specific Project Site measures to address the potential for temporary excavations. Typical BMPs that are implemented at construction sites to protect water quality include the implementation of straw bale barriers, plastic sheeting/erosion control blankets, and outlet protection measures. With mandatory adherence to the SWPPP requirements, effects associated with erosion and siltation would be maintained and less than significant.

Following implementation of the Project, the potential for erosion and siltation on the Project Site would be substantially reduced as a majority of the developed portion of the site would be covered with impervious surfaces and landscaped areas. As the Project would generally maintain the site's existing

drainage pattern, the proposed Project would not result in a substantial change to the existing drainage pattern of the site or area in a manner that would result in substantial erosion or siltation on- and off-site. Furthermore, the Project would be required to comply with the mitigation measures presented in EIR No. 470, which address erosion impacts and would further ensure that erosion and siltation impacts associated with the project remain below a level of significance. Accordingly, with compliance of the site-specific SWPPP, hydrology study, and mitigation measures identified in EIR No. 470, construction and operational impacts associated with erosion and siltation would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

e. Would the project substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?

EIR No. 470 Finding:

EIR No. 470 noted that development of the NorthStar Specific Plan project would result in an increase in impervious surfaces which would result in increased runoff that would have the potential to result in flooding on- or off-site. EIR No. 470 identified that the project is located within a 100-year flood zone by both the Riverside County Safety Element and the Federal Emergency Management Agency, and therefore, may be susceptible to periodic flooding. The Approved Conceptual Drainage Plan was developed to protect all structures from 100-year flood damage, result in no net increase in runoff volumes and no net increase in flowrate to downstream areas, provide all weather access through public and private streets, maintain existing drainage patterns through the golf course, and provide basin area for future water quality needs. The Approved Conceptual Drainage Plan relies on the golf course grading and project development layout to meet the stated project drainage design goals. Incorporation of mitigation measures would reduce impacts to less than significant. These mitigation measures include establishing the development pad elevations using the localized HEC-RAS analysis as a basis, top-of-berm elevations set to a minimum of three feet above the computed and adjacent 100-year water surface elevation, a Letter of Map Revision to be submitted to the Federal Emergency Management Agency, landscaping be of desert type, providing an easement for conveyance of the drainage system, applying a NPDES construction permit, incorporating current BMPs and BATs, and complying with the requirements of the California State Water Quality Control Board.

No Substantial Change from Previous Analysis:

The drainage system for the NorthStar Specific Plan Area has been designed in accordance with RCFCWCD and RWQCB requirements. The Hydrology Report prepared for the proposed Project confirmed that implementation of the Project would not result in new or substantially increased flooding impacts as

compared to what was evaluated in EIR No. 470.³⁰ The proposed Project would include the following improvements to protect the Arena from the 100-year flood without increasing flood hazards on downstream properties:

- Raised arena and events center site, which lies 1.5 feet above the adjacent 100-year floodplain elevations;
- Diversion channel to golf course, which directs flow upstream of the arena site to the Classic Club golf course;
- Culvert and local drainage channel along Varner Road, which collects runoff from Varner Road as well as site runoff; and
- Outlet channel at the downstream of the NorthStar Specific Plan Area, which redistributes flows to match existing conditions.

As discussed above, compared to the Approved Specific Plan Conceptual Drainage Plan, the proposed Specific Plan Conceptual Drainage Plan shows that the project elements necessary for the drainage design goals in the Approved Specific Plan are unchanged. All essential components of the Approved Specific Plan Conceptual Drainage Plan are retained in the proposed Specific Plan Conceptual Drainage Plan. The net runoff volume would incrementally increase from 33.5 ac-ft to 34.5 ac-ft for a 100 year 24 hour storm. The small increase in the volume of net runoff generated by the proposed Project would be easily compensated for by small increases to the size of the basins in the proposed Project. The small local alterations in flow patterns on the interior of the project would not result in differences in the downstream flow conditions between the Specific Plan Conceptual Drainage Plan and the proposed Project. The overall runoff volume, flowrate, and the regional flow patterns would not change with the proposed Project.³¹ Thus, the proposed Specific Plan Conceptual Drainage Plan will preserve the flow conditions of the Approved Specific Plan without substantially changing the overall runoff volume, flowrate, or discharge flow patterns, leaving the regional and downstream flow conditions unchanged. The Proposed Project design is consistent the original design in the Approved Specific Plan as evaluated in EIR No. 470 and with the future CVWD Thousand Palms Flood Control Plan construction and will function as part of the overall regional drainage system.

Impacts associated with the rate or amount of surface runoff of the NorthStar Specific Plan would be similar to those identified in EIR No. 470, which identified that impacts associated with drainage, including absorption rates and surface runoff, would be less than significant based on compliance with the requirements of the RCFCWCD and the RWQCB. Implementation of the proposed drainage system would

30 See **Appendix D2**.

31 See **Appendix D1**.

provide for areas of infiltration of project runoff, which would contribute to decreased amounts of runoff from the site that could adversely affect downstream properties. Accordingly, impacts would be less than significant. Therefore, implementation of the proposed project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

f. Would the project create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?

EIR No. 470 Finding:

EIR No. 470 identified that all water discharge systems were designed to meet federal, State, and county regulations and will be reviewed by applicable agencies to assure compliance with those laws.

No Substantial Change from Previous Analysis:

As the Project would generally maintain the site's existing drainage pattern, the proposed Project would not result in a substantial change to the existing drainage pattern of the site or area in a manner that would create or contribute runoff water that would exceed the capacity of the planned stormwater drainage systems or provide substantial additional sources of polluted water. The proposed Project would implement planned storm drain facilities that were identified in the Approved Specific Plan. Accordingly, with compliance with the Hydrology Report and mitigation measures identified in EIR No. 470, impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

g. Would the project impede or redirect flood flows?

EIR No. 470 Finding:

EIR No. 470 noted that development of the NorthStar Specific Plan would result in an increase in impervious surfaces which would result in increased runoff that would have the potential to impede or redirect flood flows. The Approved Conceptual Drainage Plan was developed to protect all structures from 100-year flood damage, result in no net increase in runoff volumes and no net increase in flowrate to downstream areas, provide all weather access through public and private streets, maintain existing drainage patterns through the golf course, and provide basin area for future water quality needs. The Approved Conceptual Drainage Plan relies on the golf course grading and project development layout to meet the stated project drainage design goals. EIR No. 470 concluded that compliance with mitigation, impacts to impeding or redirecting flood flows would be reduced to less than significant. As such, EIR No. 470 concluded that with implementation, impacts to impeding or redirecting flood flows would be less than significant.

No Substantial Change from Previous Analysis:

As the Project would generally maintain the site's existing drainage pattern, the proposed Project would not result in a substantial change to the existing drainage pattern of the site or area in a manner that would create or contribute runoff water that would impede or redirect flood flows. Moreover, the hydrology study concluded that the proposed Project does not increase flood risk on adjacent properties. The proposed Project would also maintain or reduce flow rates downstream of the NorthStar Specific Plan. Therefore, the hydrology report concluded that implementation of the proposed project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

h. Would the project in flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?

EIR No. 470 Finding:

EIR No. 470 identified that the project is located within a 100-year flood zone by both the Riverside County Safety Element and the Federal Emergency Management Agency, and therefore, may be susceptible to periodic flooding. EIR No. 470 noted that the project shall provide an easement for conveyance of the future Mid-Valley Drainage System flows as required by CVWD. EIR No. 470 included mitigation measures requiring implementation of drainage improvements, payment of fees, and a floodplain analysis be conducted if required, which EIR No. 470 concluded would reduce impacts below to a level of significance. As such, with implementation of mitigation, EIR No. 470 found that impacts due to project inundation would be less than significant.

No Substantial Change from Previous Analysis:

Although the proposed Project is located within a 100-year flood zone, appropriate measures have been implemented in the Arena's design. Flood control improvements were designed for the Project's development to protect the Arena from the 100-year flood without increasing flood hazards on downstream properties. As discussed above, compared to the Approved Specific Plan Conceptual Drainage Plan, the proposed Specific Plan Conceptual Drainage Plan shows that the project elements necessary for the drainage design goals in the Approved Specific Plan are unchanged. The Proposed Project design is consistent the original design in the Approved Specific Plan as evaluated in EIR No. 470 and with the future CVWD Thousand Palms Flood Control Plan construction and will function as part of the overall regional drainage system.

General Plan Safety Element, Figure S-10, Dam Failure Inundation Areas, also shows that the Project Site is not subject to dam inundation hazards, including hazards associated with levees and dams. The Project

Site is not directly located near bodies of water; therefore, the Project Site would have no potential to be affected by seiche hazards. Therefore, the proposed Project would not result in the release of pollutants into the environment as a result of inundation by floods, tsunamis, or seiches, and impacts would be less than significant. Accordingly, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

i. Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

EIR No. 470 Finding:

An NPDES permit shall be obtained prior to the start of grading. The Project shall incorporate the current Best Management Practices and Best Available Technologies available at the time of application for pollution and erosion/siltation control permits. The Project shall comply with the requirements of the California Water Quality Control Board. As such, with implementation of mitigation measures impacts would be less than significant.

No Substantial Change from Previous Analysis:

Impacts associated with water quality were evaluated for the entire NorthStar Specific Plan Area in EIR No. 470, which found that impacts to water quality would be less than significant with the incorporation of mitigation measures. The proposed modifications to the Specific Plan associated with the proposed Project would not increase the intensity of development acres within the Specific Plan or result in physical impacts to areas that were not previously analyzed in EIR No. 470. The Project would also incorporate the current Best Management Practices and Best Available Technologies available at the time of application for pollution and erosion/siltation control permits. Further analysis regarding groundwater management is above in response to Checklist Question b in this Section. Thus, impacts would be less than significant with mitigation identified in EIR No. 470. Accordingly, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified several mitigation measures to address impacts to hydrology and water quality. These measures, which are listed below, would continue to apply to the proposed Project and would be enforced as part of the Project's conditions the approval, as appropriate.

- FL-1** The localized HEC-RAS analyses shall provide the basis for establishing the development pad and top-of-berm elevations along the southerly golf course boundary. Development pad elevations shall be set a minimum of 1.5 feet above the computed and adjacent 100-

year water surface elevation computed in the localized analyses. In instances where there is a difference between the water surfaces computed in the two localized HEC-RAS analyses, the higher computed water surface shall govern.

FL-2 The top-of-berm elevations shall be set a minimum of three feet above the computed and adjacent 100-year water surface elevation.

FL-3 A Letter of Map Revision shall be submitted to the Federal Emergency Management Agency based on the As-Built plans for the golf course conveyance and adjacent development grading.

FL-5 The proposed Project shall provide an easement for conveyance of the future Mid- Valley Drainage System flows as required by CVWD. The exact location of the proposed easement will be defined when the future Mid-Valley Drainage System is designed.

WQ-1 Pursuant to requirements of the State Water Resources Control Board, a State- wide general National Pollutant Discharge Elimination System (NPDES) construction permit shall apply to construction activities (clearing, grading, excavation, etc.) that result in the disturbance of five acres of land or activity that is part of a larger common plan of development of five acres or greater. Such permits shall be obtained prior to the start of grading activities.

WQ-2 The project shall incorporate the current Best Management Practices and Best Available Technologies (BMPs and BATs) available at the time of application for pollution and erosion/siltation control permits. Examples of BMPs and BATs include, but are not limited to:

- Energy dissipation structures and rip-rap at storm water discharge points to stabilize flow and reduce velocities;
- Desilting basins for pollutant and siltation control during construction, resource based if possible;
- Mulching of cleared or freshly seeded areas for erosion/sedimentation control;
- Geotextiles and mats for erosion control during construction, storm drain inlet/outlet protection for siltation control;
- Slope drains for erosion control, silt fences/sand bags barriers for siltation control during construction;
- Low water vegetation in landscaped areas;
- Selection of slope planting species with low fertilization requirements;
- Requiring permanent irrigation systems to be inspected on a regular basis and properly maintained.

WQ-3 The project shall comply with the requirements of the California State Water Quality Control Board.

4.1.11 Land Use and Planning

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
24. Land Use					
<i>Would the project:</i>					
a. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: *Riverside County General Plan; WCVAP; Project Application Materials.*

a. *Would the project 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?*

EIR No. 470 Finding:

EIR No. 470 identified that the NorthStar Specific Plan project is within the area designated by the County for development as well as the Western Coachella Valley Area Plan (WCVAP). The project conformed to the following County of Riverside General Plan, Western Coachella Valley Area Plan Policies:

WCVAP 1.2 Coordinate with local agencies to ensure adequate service provision for all development within the Policy Area.

WCVAP 1.6 Require that development be sensitive to and retain the unique topographical features within and adjacent to the planning area.

WCVAP 1.7 Ensure a mix of land uses that creates a vital, economically and environmentally healthy area that is supportive of transit and other forms of alternative modes of transportation, promotes walkability and civic life, and provides a variety of housing, civic, employment, and open space opportunities throughout the planning area. General land uses may include a mix of:

- Regional and local serving commercial uses;
- Tourist facilities;
- Residential densities from Medium to High Density Residential'
- Active and passive open space area;
- Mixed Use;
- Cultural, educational, and civic uses;
- Transit facilities;
- Employment intensive office and business park uses; and
- Light Industrial uses north of Interstate 10.

WCVAP 1.8 Incorporate open space and recreational amenities into the planning area in order to enhance recreational opportunities and community aesthetics.

WCVAP 1.9 Apply the City of Rancho Mirage's adopted standards for median strips along specific roadways as those roadways extend into the City's Sphere of Influence.

As approved, the NorthStar project is intended to provide commercial, industrial, recreational, and residential land uses to meet economic and recreational needs within the Coachella Valley. The project proposed to provide a mixed-use master planned development along the I-10 corridor with an unified design character providing a sensitive interface between the mixed-use development, the golf course and the Coachella Valley Preserve. EIR No. 470 concluded that the project would be consistent with the General Plan and all other policies and regulations adopted for the purpose of avoiding or mitigating an environmental effect. EIR No. 470 concluded impacts due to a conflict with applicable land use plans, policies, and regulations would be less than significant.

No Substantial Change from Previous Analysis:

The WCVAP was updated on December 10, 2019. The primary land use policies identified and analyzed in EIR No. 470 were not changed in the update of the WCVAP.³²

32 Riverside County General Plan, Western Coachella Valley Area Plan, Revised December 10, 2019.

The adopted Specific Plan contains the following project objectives:

1. Provide a comprehensive land use plan that identifies development scenarios which designate the distribution, location, and extent of land uses;
2. Address the land use issues associated with development of the NorthStar Specific Plan in sufficient detail to ensure that the subject site develops in a manner consistent with the intent of the General Plan; protects the public health, safety and general welfare; complements zoning and land uses on adjacent properties and is suitable and appropriate for the subject property;
3. Incorporate project design standards which encourage creativity and excellence;
4. Develop a mixed-use project with world class residential, commercial, and resort components; and
5. Develop a project that ensures the public's health, safety and welfare.

The adopted Specific Plan currently allows a mix of residential and non-residential uses, including a range of commercial and light industrial uses. This Project proposes the addition of Planning Area 11 and the construction of the Arena within the NorthStar Specific Plan Area. The proposed Project includes a general plan amendment to alter the land use designation from Western Coachella Valley Area Plan – Business Park to Western Coachella Valley Area Plan – Commercial Tourist for proposed Planning Area 11. A zone change is also requested from the SP-343 NorthStar Specific Plan zone – Planning Area 8 (Business Park) to the SP-343 NorthStar Specific Plan – Planning Area 11 (Arena and Event Venue) zone for the Project Site. The proposed Project would reduce the proposed industrial park area from approximately 69.60 to 28.20 acres and the amount of associated development from approximately 1,200,000 square feet to 381,035 square feet in the NorthStar Specific Plan Area to accommodate the development of the Arena (a total of approximately 41.4 acres and 295,000 square feet). While the proposed Project would reduce the industrial park area and amount of associated development, the proposed Specific Plan would expand the range of commercial uses with development of the Arena and would not change the other land uses in the adopted Specific Plan. The type and range of uses allowed by the Specific Plan would continue to be consistent with the objectives of the NorthStar Specific Plan and the applicable policies in the WCVAP.

Additionally, the proposed Specific Plan land uses would continue to provide a comprehensive land use plan and a mixed-use project with residential, commercial, resort, and sports and entertainment components. As proposed, Planning Area 11 would be compatible with the configuration of the surrounding planning areas in the NorthStar Specific Plan Area and the uses allowed in these areas. As discussed in Section 4.1.1, Aesthetics, the proposed Arena height at approximately 65 feet would be below the maximum height of buildings currently allowed by the adopted Specific Plan and analyzed in EIR No. 470. As such, the proposed Arena would be suitable and appropriate for the Project Site and would incorporate design standards in accordance with the Specific Plan objectives.

Therefore, the proposed Amendment would remain consistent with the policies in the WCVAP and adopted Specific Plan objectives. The proposed Specific Plan would remain consistent and not result in any conflicts with the policies or requirements as established by the general plan, the North Star Specific Plan, the WCVAP, including policies and requirements adopted for the purpose of avoiding or mitigating an environmental effect. With the approval of the general plan amendment and zone change, the addition of Planning Area 11 and development of the Arena would not conflict with any land use plan, policy, or regulation and impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

b. Would the project disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?

EIR No. 470 Finding:

EIR No. 470 identified that the NorthStar Specific Plan would not disrupt or divide the physical arrangement of an established community. While the North Star Specific Plan project is separated from the City of Palm Desert by the I-10, it is not within the sphere of influence within any City. Therefore, EIR No. 470 concluded that impacts would be less than significant.

No Substantial Change from Previous Analysis:

The proposed Project would not result in the physical disruption or division of any established communities. Planning Area 11, the portion of the specific plan subject to the proposed Project, is presently vacant. As proposed, Planning Area 11 would be compatible with the configuration of the surrounding planning areas in the NorthStar Specific Plan Area and the uses allowed in these areas. No impacts would occur; therefore, implementation of the proposed project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified that no mitigation measures were required in regard to land use and planning. As the Project would not result in new impacts or increase the severity of impacts, no mitigation measures are required.

4.1.12 Mineral Resources

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>	<i>No New Significant or Substantially More Severe Impacts</i>
25. Mineral Resources					
<i>Would the project:</i>					
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 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 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Multipurpose and Open Space Element, Figure OS-6, "Mineral Resource Zones."

Since the time of the certified EIR, Checklist Questions for Section 4.1.12, Mineral Resources, have been updated in the CEQA Guidelines Appendix G Checklist. To determine whether the proposed Project would result in new impacts or an increase in the severity of previously identified impacts as analyzed by EIR No. 470 on the existing environmental conditions of the NorthStar Specific Plan Area, provided below is an update to the environmental information and analysis of the impacts of the proposed Project using the Checklist Questions from the current CEQA Guidelines Appendix G Checklist.

- a. Would the project result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?**
- b. Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?**

EIR No. 470 Finding:

EIR No. 470 identified that there are no mineral resources recovery areas on or near the NorthStar Specific Plan Area. EIR No. 470 determined that no impacts would occur in regard to mineral resources; therefore, the project would not result in the loss of availability of a known mineral resource.

No Substantial Change from Previous Analysis:

The Project Site is located within a Mineral Resources Zone 3 (MRZ-3) identified in the County's 2015 General Plan.³³ Pursuant to the Surface Mining and Reclamation Act of 1975 (SMARA), MRZ-3 is defined by the State of California Department of Conservation SMARA Mineral Land Classification Project as an area "where the available geologic information indicates that mineral deposits are likely to exist, however the significance of the deposit is undetermined."³⁴ Additionally, the Project Site was approved for development, industrial park uses, with approval of the NorthStar Specific Plan. The proposed Amendment to change the use on the Project Site to the Arena would not change the impacts previously disclosed in EIR No. 470. Therefore, the proposed Project does not have the potential to result in the loss of availability of a known mineral resource or of the locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan. Therefore, the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed and EIR No. 470.

- c. Would the project potentially expose people or property to hazards from proposed, existing, or abandoned quarries or mines?**

EIR No. 470 Finding:

EIR No. 470 identified that there are no mineral resources recovery areas on or near the NorthStar Specific Plan Area. EIR No. 470 determined that no impacts would occur in regard to mineral resources; therefore, the Project would not result in exposure to hazards from proposed, existing, or abandoned quarries or mines.

33 County of Riverside General Plan 2015. Chapter 5: Multipurpose Open Space Element. Figure OS-6: Mineral Resource Zones. Accessed October 2020. <https://planning.rctlma.org/General-Plan-Zoning/General-Plan>.

34 County of Riverside General Plan 2015. Chapter 5: Multipurpose Open Space Element. Accessed October 2020. <https://planning.rctlma.org/General-Plan-Zoning/General-Plan>.

No Substantial Change from Previous Analysis:

Onsite lands and Lands abutting the Project Site do not include any active or abandoned mining or quarry operations. Therefore, the Project would not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine and would not expose people or property to hazards from mines or quarries. Accordingly, impacts would be less than significant and implementation of the proposed project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified that no mitigation measures were required in regard to mineral resources. As the Project would not result in new impacts or increase the severity of impacts of a previously identified significant impact as analyzed in EIR No. 470, no mitigation measures are required.

4.1.13 Noise

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>	<i>No New Significant or Substantially More Severe Impacts</i>
26. Airport Noise					
<i>Would the project:</i>					
a. For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: *Riverside County General Plan*, Figure S-20, "Airport Locations"; County of Riverside Airport Facilities Map; Riverside County EIR No. 470.

Since the time of the certified EIR, Checklist Questions for Section 4.1.13, Noise, have been updated in the CEQA Guidelines Appendix G Checklist. To determine whether the proposed Project would result in new impacts or an increase in the severity of previously identified impacts as analyzed by EIR No. 470 on the existing environmental conditions of the NorthStar Specific Plan Area, provided below is an update to the environmental information and analysis of the impacts of the proposed Project using the Checklist Questions from the current CEQA Guidelines Appendix G Checklist.

- a. Would the project for a project located within an airport land use plan or, where such a plan has not been adopted, within 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. Would the project for a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?*

EIR No. 470 Finding:

EIR No. 470 identified that the Project Site is outside all airport compatibility zones, all approach, transitional, horizontal, and conical surfaces and 55 Community Noise Equivalent Level (CNEL) noise contour. EIR No. 470 determined that the NorthStar Specific Plan was not located within the vicinity of any public or private airstrip. Therefore, impacts resulting from airport noise would be less than significant.

No Substantial Change from Previous Analysis:

As mentioned above in Section 4.1.9, Hazards and Hazardous Materials, EIR No. 470 identified the Bermuda Dunes Airport is the closest airport to the NorthStar Specific Plan Area. It is approximately 4 miles southeast of the property. Accordingly, impacts would be less than significant and implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact related to airport noise as analyzed in EIR No. 470.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified that no mitigation measures were required in regard to airport noise. As the Project would not result in new impacts or increase the severity of impacts, no mitigation measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
27. Noise Effects on or by the Project					
<i>Would the project:</i>					
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: *Riverside County General Plan*, Table N-1 (Land Use Compatibility for Community Noise Exposure); US Department of Transportation, *Construction Noise Handbook*, Chapter 9.0 (August 2006); Project Application Materials; Meridian Consultants, LLC, *Noise Study for the Addendum to the NorthStar Specific Plan* ("Noise Study," see Appendix E).

a. *Would the project 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?*

EIR No. 470 Finding:

EIR No. 470 analyzed impacts related to noise associated with construction and operation of the land uses proposed under the NorthStar Specific Plan. EIR No. 470 determined that all construction would conform to Ordinance 457.90, Section 1G of the Riverside County Building and Safety Department. Specifically, no construction activities would be undertaken between the hours of 6:00 PM and 6:00 AM during the months of June through September and between the hours of 6:00 PM and 7:00 AM during the months of October through May when a construction site is within one-quarter mile of an occupied residence(s). Moreover, EIR No. 470 included mitigation measures to reduce construction noise from construction. As such, construction noise impacts were found to be less than significant with mitigation.

Mobile sources on nearby roadways were the primary concerns for long-term operational noise impacts associated with the NorthStar Specific Plan. EIR No. 470 studied roadway noise for 24 roadway segments to determine if the NorthStar Specific Plan would result in a 3 dBA increase in sound (e.g., doubling the volume of traffic on a roadway). EIR No. 470 concluded that while several roadways including Varner Road and Interstate 10 would experience a 3 dBA noise increase, these increases would either occur in areas absent of sensitive receptors or would be masked to imperceptible levels due to freeway background noise. However, EIR No. 470 determined cumulative noise impacts from roadway noise would be significant and unavoidable. EIR No. 470 also determined that noise exposure at outdoor spaces from combined maximum freeway noise would be 65 dBA. The maximum estimated noise exposure for usable recreational space would meet, but not exceed Riverside County Standards, and impacts were determined to be less than significant.

EIR No. 470 analyzed on-site noise impacts and determined that a common area of noise conflict is often found at the interface between commercial and residential uses, for example when delivery docks and truck alleys behind stores are located near residential or other sensitive uses. These potential impacts can be mitigated by shielding loading docks on the commercial establishment. Under EIR No. 470, the retail and industrial uses associated with Planning Areas 7 and 8 would not backup to noise-sensitive uses in Planning Areas 2, 3, 4, 5, and 6B which border Planning Areas 7 and 8 to the north. Moreover, per County standards EIR No. 470 determined that the southernmost tier of residential uses would require interior noise protection. Specifically, a maximum exterior noise exposure for residential uses of 65 CNEL requires 20 dBA of structural attenuation to meet County standards. The noise reduction potential for standard wood-frame construction with single-paned, closed windows is 20 dBA. With upgraded dual pane windows, noise reduction of 30 dBA can be achieved. However, tightly closed windows require a supplemental source of ventilation, i.e. air conditioning and a supplemental fresh air intake duct. To make sure that proposed development will be compatible with neighboring uses, the County may require a separate noise study and mitigation measures in the plot plan review process for individual projects. As such, on-site noise impacts were found to be less than significant with mitigation.

No Substantial Change from Previous Analysis:

Construction

A Noise Report was prepared to assess the potential noise impacts associated with the proposed Project in order to confirm that the potential for noise impacts for the proposed Project would not result in new or substantially increased noise impacts beyond what was disclosed by EIR No. 470. The Noise Study is provided in **Appendix E** to this addendum. The report concluded that the implementation of the proposed Project would not result in new or substantially increased noise impacts beyond what was disclosed by EIR No. 470 as discussed below. Construction activities that would occur during the proposed Project's

construction phases would generate both steady-state and episodic noise that would be heard both on and off the Project Site. Each phase involves the use of different types of construction equipment and, therefore, has its own distinct noise characteristics. The Project would be constructed using typical construction techniques; no blasting, impact pile driving, or jackhammers would be required.

There are no sensitive receptors within 500 feet of the Project Site. The nearest sensitive receptors to the Project Site are residential uses approximately 615 feet to the south across Interstate 10. The noise levels from construction activity at a reference distance of 50 feet and at the sensitive receptors are shown in **Table 13: Construction Maximum Noise Estimates**. As shown, construction noise levels would result in a maximum increase of 27.7 dBA above the exterior residential standard of 65 dBA at a distance of 50 feet. Moreover, construction noise would result in a maximum increase of 5.9 dBA above the exterior residential standard of 65 dBA at the nearest residential uses.

Table 13
Construction Maximum Noise Estimates

Noise Receptor (feet)	Max Leq	Exterior Residential Noise Standard (dBA)	Maximum Noise Increase over Noise Standard without Regulatory Compliance Measures (dBA)
Reference Distance (50 feet)	92.7	65	+27.7
Nearest Sensitive Receptors (615 feet)	70.9	65	+5.9

Note: Refer to **Appendix E** for Noise Study.

The Project would implement common construction best management practices such as the use of optimal muffler systems for all equipment would reduce construction noise levels by approximately 10 dB or more. Additionally, limiting the number of noise-generating heavy-duty off-road construction equipment (e.g., backhoes, dozers, excavators, loaders, rollers, etc.) simultaneously used on the Project Site to no more than one or two pieces of heavy-duty off-road equipment would further reduce construction noise levels by approximately 14 dBA. Additionally, limiting the number of noise-generating heavy-duty construction equipment to two (2) pieces operating simultaneously would reduce construction noise levels by approximately 5 dB. With implementation of these common practices, construction noise levels would be reduced by a minimum of 29 dB.

The Project would comply with Section 9.52.020 of the RCMC which exempts construction noise within one-quarter mile of an inhabited dwelling provided that construction does not occur between the hours of 6:00 PM and 6:00 AM during the months of June through September, and between the hours of 6:00 PM and 7:00 AM during the months of October through May. Moreover, with implementation of common construction best management practices, the Project would not exceed the exterior residential standard of 65 dBA at the nearest residential uses during construction. As such, the Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

Operation

Similar to EIR No. 470, the Noise Study analyzed roadway noise for 17 intersections to determine if the proposed Project would result in a 3 dBA increase in sound (e.g., doubling the volume of traffic on a roadway). The Noise Study analyzed the difference in traffic noise between existing conditions and existing plus Project conditions which represents the increase in noise attributable to Project-related traffic. The Noise Study found that the maximum noise level increases during the PM peak hour along analyzed roadways would be 3.2 dBA along Varner Road east of Cook Street (Intersection 4). Thus, the Project would result in a permanent increase in noise levels and vehicular related noise impacts under the Existing Plus Project scenario. Moreover, the Noise Study analyzed cumulative conditions and found that future roadway noise from Project implementation would result in a maximum noise level increase of 3.2 dBA along Varner Road east of Cook Street (Intersection 4). It should be noted that the Project would not result in a 3 dBA increase along any other roadway segment. Moreover, similar to EIR No. 470 these increases would not occur in an area with sensitive receptors present.

The proposed Project would reduce the size of Planning Area 8 and make minor adjustments to the boundaries of Planning Areas 4, 6, and 7 in order to accommodate the addition of new Planning Area 11. Accordingly, a portion of the previously identified Industrial Park within Planning Area 8 would instead be developed into a new multi-purpose arena, event center, and training facility with practice ice, public open space, surface parking, and a retail skate shop.

Up to 46 AHL games would be held annually at the Arena, comprised of one to four pre-season games, thirty-four 34 regular season games, and, if the team reaches the post-season, between one to eight playoff games. The majority of home games would start at 7:00 P.M. and run approximately 2-1/2 hours in duration. Home games would be evenly split between weekdays and weekends. Additionally, up to 138 non-AHL game events could occur annually at the Arena including concerts, family shows, other sporting events, and other events. There would be an estimated 45 annual concerts, with a maximum attendance

of approximately 11,700 patrons.³⁵ Concerts would typically occur on Friday and Saturday evenings within a 7:00 P.M. to 11:00 P.M. window. There would be an estimated 38 annual family shows which would occur in the daytime and evening periods (2:00 – 5:00 P.M., and 7:00 – 10:00 P.M.). The estimated average attendance at a family show would be 4,000 patrons, and maximum attendance would be 5,000 patrons. There would be an estimated 10 other sporting events annually. The estimated average attendance for other sporting events would be 7,000 patrons, with the estimated maximum attendance the same as maximum seating capacity for concerts (10,000) about twice per year. There would be an estimated 20 rental uses of the Arena annually, with an estimated average attendance level of 800 patrons and maximum attendance for 3,000 patrons. When open to the community, it is expected an average of twenty (20) to forty (40) people would use the facility per hour 7 days per week for six to eight hours per day.

All events associated with the Arena would occur indoors. According to the Transportation Analysis Report, there would be a short duration of peak arena traffic (i.e., two hours per event – the pre-event and post-event hours).³⁶ Thus, parking lot noise would occur for approximately one hour pre-event and one hour post-event. The Arena parking lots would be accessible by four driveways along Varner Road. As previously mentioned, there are no existing sensitive receptors within 500 feet of the Project Site. The nearest sensitive receptors include residential uses approximately 615 feet to the south across I-10. On-site operational noise from the Project would be imperceptible at the nearest sensitive receptors due to freeway background noise and distance from Project Site. The new boundaries of the Industrial Park within Planning Area 8 would border a majority of the northern portion of Planning Area 11, creating a buffer between the proposed east Arena parking lot and the residential uses within Planning Area 6B. The remaining northern portion of Planning Area 11 would be bordered by residential uses which would be setback to create a buffer between the proposed Arena, the four proposed driveways, and the traffic noise along Varner Road and the I-10 freeway. Specifically, the nearest on-site residential uses would be located approximately 230 feet from the Arena. Moreover, similar to EIR No. 470 the proposed residential uses would be required to include interior noise protection features to meet County standards. As such, on-site operational noise would not have a significant impact on the proposed residential uses.

The Proposed Specific Plan, which includes the Project, would not result in a substantial increase in the number of trips previously analyzed in EIR No. 470 for the Approved Specific Plan.³⁷ As the Proposed Specific Plan would not substantially increase trips, there would also not be a substantial increase in

³⁵ The Arena would provide 9,918 seats for hockey games. For non-AHL events with a maximum attendance of 11,700 patrons and requiring a larger floor area, a portion of the Arena would contain retractable seating.

³⁶ See **Appendix F1**.

³⁷ See **Appendix F1**.

mobile sources of noise. Thus, the roadway noise from the Proposed Specific Plan would also not result in a substantial increase compared to the roadway noise from Approved Specific Plan. On-site ambient noise from building operations would be the similar to what was analyzed under EIR No. 470 and nearby sensitive receptors would be designed to include structural noise attenuation features to meet County standards. The Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

b. Would the project generation of excessive ground-borne vibration or ground-borne noise levels?

EIR No. 470 Finding:

EIR No. 470 noted that the portions of the NorthStar Specific Plan that could generate vibration or ground-borne noise would be from the proposed industrial, commercial, and/or business uses. EIR No. 470 identified that a Plot Plan application would be required to submit reports describing proposed methods for handling vibration to ensure impacts would be less than significant. EIR No. 470 concluded that with implementation of mitigation measures, impact would be less than significant.

No Substantial Change from Previous Analysis:

The Noise Report assessed the potential vibration impacts associated with construction of the proposed Project. **Table 14: Construction Vibration Levels Estimates—Building Damage** presents construction vibration impacts associated with on-site construction in terms of building damage. It is important to note pile driving would not be required during construction.

As shown in **Table 14**, the forecasted vibration levels due to on-site construction activities would not exceed the building damage significance threshold for vibratory rollers, large bulldozers, caisson drilling, loaded trucks, jackhammers, and small bulldozers at a reference distance of 50 feet or at the nearest sensitive receptors. There are no sensitive receptors within the NorthStar Specific Plan Area. The nearest sensitive receptors are 615 feet south across Varner Road and I-10. The Project would be required to submit reports describing proposed methods for handling vibration to ensure impacts would be less than significant. As such, the Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

Table 14
Construction Vibration Level Estimates—Building Damage

Receptor (feet)	Estimated Vibration Velocity Levels at the Nearest Off-Site Structures from the Project Construction Equipment						Significance Threshold (PPV ips)
	Vibratory Roller	Large Bulldozer	Caisson Drilling	Loaded Trucks	Jackhammer	Small bulldozer	
FTA Reference Vibration Levels at 25 feet							
	0.210	0.089	0.089	0.076	0.035	0.003	
Reference Distance (50 feet)	0.074	0.031	0.031	0.027	0.012	0.001	0.5
Nearest Sensitive Receptors (615 feet)	0.002	0.001	0.001	0.001	0.000	0.000	0.5

Source: US Department of Transportation, Federal Transportation Authority, Transit Noise and Vibration Impact Assessment
Note: Refer to **Attachment B** for construction vibration worksheets.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified several mitigation measures to address noise impacts. These measures, which are listed below, would continue to apply to the proposed project and would be enforced as part of the Project’s conditions the approval, as appropriate.

- N-1** The southern tier of residential uses, and south-facing non-residential uses, shall have adequate structural noise protection to achieve a minimum -20 dB structural attenuation.

- N-2** Heavy equipment operations within one-fourth mile of any occupied dwelling shall comply with time limits in the Riverside County Code.

- N-3** All construction equipment shall utilize noise reduction features (e.g. mufflers and engine shrouds) that are no less effective than those originally installed by the manufacturer.

4.1.14 Paleontological Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
28. Paleontological Resources					
<i>Would the project:</i>					
a. Directly or indirectly destroy a unique paleontological resource, or site, or unique geological feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Figure OS-8, "Paleontological Sensitivity"; Phase 1 Cultural Resources Assessment of a 1,600-Foot Extension of the Imperial Irrigation District Distribution Line in Support of the Coachella Valley Arena Project, near Thousand Palms, Riverside County, California ("Cultural Resources Technical Report," Appendix J).

a. Would the project directly or indirectly destroy a unique paleontological resource, or site, or unique geological feature?

EIR No. 470 Finding:

EIR No. 470 identified that encountering paleontological resources on and in the vicinity of the NorthStar Specific Plan Area has a low probability. As no paleontological resources were found during the survey of the property. As such, no significant impacts regarding paleontological resources were anticipated. However, EIR No. 470 identified mitigation requiring monitoring for earthwork activities. As such with implementation of mitigation, EIR No. 470 determined impacts to paleontological resources would be less significant.

No Substantial Change from Previous Analysis:

Onsite

There is a potential for the proposed Project’s excavation activities to uncover previously unknown resources on site. While fill has occupied and grading has been done on site, the excavation during construction to accommodate development of the Arena would reach depths not previously disturbed during mass grading. Accordingly, the proposed Project would be required to implement the mitigation measures that were identified in EIR No. 470. Impacts to paleontological resources associated with the proposed Project would be within the scope of analysis of EIR No. 470, and, consistent with the findings of EIR No. 470. With implementation of these mitigation measures, the proposed Project would not result

in any new impacts or increase in the severity of a previously identified significant impact beyond that which was evaluated and mitigated in EIR No. 470.

Offsite

Improvements to the existing Edom substation, poles, and overhead lines planned by IID would be within previously disturbed areas and, for this reason, no environmental impacts would result from improvements to these existing facilities. Additionally, as part of the Project, a 1,600-foot extension of an existing power distribution line that ends north of the end of Cook Street to an existing distribution line along Cook Street would be installed. Approximately eleven (11) new aboveground poles and conduit would be installed to connect these two existing lines. The construction area along this straight route would be approximately 40 feet in width, outside of, but adjacent to the Coachella Valley Preserve. This area is disturbed by existing dirt roads. A cultural resources survey and report (Cultural Resources Report) was prepared to determine whether the construction and operation of this improvement would result in substantial adverse effects to paleontological resources.

According to the Cultural Resources Report, the Project Site is entirely made up of the Myoma Soil Series. Because the Myoma soil is young and has unstable geomorphic surfaces, there is a potential for archaeological sites to be buried in it, the probability of which is regarded as moderate to moderately high. With implementation of the mitigation measures identified in EIR No. 470, the proposed Project would not result in any new impacts or increase in the severity of a previously identified significant impact beyond that which was evaluated and mitigated in EIR No. 470.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified several mitigation measures to address impacts to paleontological resources. These measures, which are listed below, would continue to apply to the proposed Project and would be enforced as part of the Project's conditions the approval, as appropriate.

CPR-1 Grading shall be observed by a qualified archaeological and Native American monitor to watch for cultural and paleontological resources. Shall a subsurface resource be encountered during grading operations, the grading shall be halted and diverted from the area and a qualified archaeologist shall be contacted to determine whether or not the find is significant and warrants testing.

CPR-2 In addition to a qualified archaeological monitor, an approved cultural resources monitor shall be retained. The monitor may request that destructive construction halt and the monitor shall notify a qualified (Secretary of the Interior's Standards and Guidelines) Archaeologist to investigate and, if necessary, prepare a mitigation plan for submission to

the State Historic Preservation Officer, County Historic Preservation Officer and the Agua Caliente Cultural Resource Coordinator. This monitor shall be selected by the Agua Caliente tribe, from a list of approved monitors from the Native American Heritage Commission.

CPR-3 Prior to the issuance of grading permits, a qualified archaeologist shall be retained by the land developer for consultation and comment on the proposed grading with respect to potential impacts to unique archaeological resources. Shall the archeologist, after consultation with the appropriate Native American tribe(s) find that potential is high for impact to unique archaeological resources (cultural resources and sacred sites), a pre-grading meeting between the archaeologist, Native American observer(s), and the excavation and grading contractor shall take place. During grading operations, the archaeologist, the archaeologist's on-site representative(s) and the Native American Observer(s) shall actively monitor all project related grading and construction and, when deemed necessary in the professional opinion of the retained archaeologist and the Native American Observer(s) shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of unique archaeological resources.

CPR-4 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 Building and Safety Grading Division. If the retained archaeologist, after consultation with the appropriate Native American(s), 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.

CPR-5 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 the origin and disposition pursuant to Public Resource Code Section 5097.98. The County Coroner shall be notified immediately. If the remains are determined to be prehistoric, the Coroner shall notify the Native American Heritage Commission, which shall 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 recommendations as to the appropriate mitigation. After the recommendations have been made, the land divider, Native American Tribal representative(s), and the County representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented.

4.1.15 Population and Housing

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
29. Housing					
<i>Would the project:</i>					
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 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 type="checkbox"/>	<input checked="" type="checkbox"/>
c. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: *Riverside County General Plan, Housing Element; Riverside County EIR No. 470.*

Since the time of the certified EIR, Checklist Questions for Section 4.1.15, Population and Housing, have been updated in the CEQA Guidelines Appendix G Checklist. To determine whether the proposed Project would result in new impacts or an increase in the severity of previously identified impacts as analyzed by EIR No. 470 on the existing environmental conditions of the NorthStar Specific Plan Area, provided below is an update to the environmental information and analysis of the impacts of the proposed Project using the Checklist Questions from the current CEQA Guidelines Appendix G Checklist.

a. Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

EIR No. 470 Finding:

EIR No. 470 identified that a total of 700 dwelling units would result upon buildout of the NorthStar Specific Plan project, which would result in an additional population of approximately 1,540 persons residing in the NorthStar Specific Plan Area. EIR No. 470 also concluded that the project would not result in displacement of housing or residents, necessitating the construction of replacement housing elsewhere as the site did not contain any existing housing units.

No Substantial Change from Previous Analysis:

The Project Site is presently vacant and there are no existing residences on the site. Accordingly, the reduction in Planning Area 8, Industrial Park, from 69.6 acres to 28.2 acres to accommodate new Planning Area 11, totaling 41.4 acres, would not displace a substantial number of existing housing or residents, and would not result in the need to construct replacement housing elsewhere. Implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

b. Would the project create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?

EIR No. 470 Finding:

EIR No. 470 identified that the NorthStar Specific Plan project proposed a variety of land uses including residential, commercial, and recreational uses. EIR No. 470 determined that the project would generate a substantially greater number of employment opportunities within the project area that was projected to occur under the previous specific plan, SP No. 151, adopted for the site. It was also estimated that more than half of the potential employment opportunities created by the project may be filled by immigrants to the Coachella Valley. The project proposed the inclusion of just over 700 new residential dwelling units, which would result in an increased population of approximately 1,540 persons residing in the NorthStar Specific Plan Area. EIR No. 470 concluded that impacts related to housing would be less than significant.

No Substantial Change from Previous Analysis:

The proposed Project would result in the reduction in Planning Area 8, which would develop industrial uses, to accommodate new Planning Area 11 and construction of the Area. The Project would not change the amount of residential development allowed by the Approved Specific Plan. On non-event days there would be up to sixty (60) regular employees at the Arena. On event days there would be a minimum of twenty (20) event employees and a maximum of 125 event employees in addition to the regular

employees depending on the event type. It is anticipated that these employees would come from the existing employment pool within the County. Additionally, the AHL team members would be expected to live near the Project Site, either within the NorthStar Specific Plan Area or within the surrounding communities. However, the AHL team members would live in the area only during the AHL season in hotels or nearby existing apartments. The employees and addition of the AHL team members as temporary residents of the surrounding area would not result in new or substantially increased impacts related to demand for additional housing previously analyzed in EIR No. 470 as this demand would be offset by the reduction in business park employees associated with the reduction in the size of the business park planning area to accommodate the new planning area for the Arena.

c. Would the project induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

EIR No. 470 Finding:

The NorthStar Specific Plan site would result in increased demand for the roadway systems, utilities, community institutions, medical, education, and cultural needs. The proposed NorthStar Specific Plan would not induce population growth beyond those articulated in regional growth forecasts for the Coachella Valley and furthers the goals and policies for population, employment and housing in the sub region by improving the current jobs/housing balance. EIR No. 470 concluded that impacts related to project-induced substantial population growth would be less than significant.

No Substantial Change from Previous Analysis:

The proposed Project would result in changes to the internal configurations of land uses within the Approved Specific Plan, specifically, the reduction in Planning Area 8, which permits business park uses, to accommodate new Planning Area 11 and construction of the Area.

As discussed above, the attendees of the various events hosted at the Arena and the users of the hockey training facility would come from the existing surrounding population in unincorporated Riverside County, Palm Desert, and other nearby cities. It is anticipated that these patrons would be existing residents of the County and would thus not result in any population growth. Compared to the intensity of development acres that was previously approved and analyzed in EIR No. 470, the proposed Project would not include any increase in the number of dwelling units within the Project Site or within the NorthStar Specific Plan Area as a whole. There are no components of the proposed Project that would result in a substantial inducement to population growth beyond the growth anticipated with the approval of the NorthStar Specific Plan. The population impacts associated with the NorthStar Specific Plan would not change as a result of the implementation of this Project. Therefore, implementation of the proposed

Project would not result in any new impacts or increase the severity of a previously identified significant impacts as analyzed in EIR No. 470.

Project Requirements and EIR No. 470 Mitigation Compliance

The mitigation measures introduced by EIR No. 470 apply to the residential uses allowed by the North Star Specific Plan. The mitigation measures identified in EIR No. 470 related to population and housing would not apply to the construction and operation of the Arena. As the Project would not result in new impacts or increase the severity of impacts, no mitigation measures are required.

4.1.16 Public Services

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
<p><i>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:</i></p>					
30. Fire Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Safety Element, Figure S-13, "Inventory of Fire Facilities"; Riverside County EIR No. 470.

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

EIR No. 470 Finding:

EIR No. 470 noted that the NorthStar Specific Plan site would result in an increase in population and residential, commercial, and industrial uses and school and would result in an increased need for fire emergency services/facilities. EIR No. 470 determined that the NorthStar Specific Plan represented an intensification of land uses that would result in approximately 1,540 persons residing in the NorthStar Specific Plan Area and up to 1,415 part time guests, given the nature of businesses attributed to the project (hotel, golf course, retail shops, restaurants, business offices, commercial stores etc.); in a busy season, operating at full capacity, the project could employ as many as 7,000 employees. This means that when operating at full capacity, the project would generate approximately 10,310 people. (This number is high, considering that some residents may also be employed by the project and the project is expected

to operate at an average capacity of 70%, much of the time.) EIR No. 470 concluded that the NorthStar Specific Plan would result in less than significant impacts with mitigation incorporated. Mitigation measures included the applicant's participation in the existing Fire Protection Impact Mitigation Program, Fire Department review and approval of water mains and fire hydrants providing fire flows and constructed in accordance with the Riverside County Fire Code, fire retardant roofing material on all site structures, and meeting or exceeding standards addressed in Riverside County Ordinances 460 and 787 with respect to access, fire flow, and signage. EIR No. 470 also noted the project would contribute to potential significant cumulative impacts.

No Substantial Change from Previous Analysis:

Impacts associated with fire protection services were evaluated and disclosed in EIR No. 470, which found that such impacts would result in a potentially significant cumulative impact. EIR No. 470 identified mitigation measures that would apply to this proposed Project where applicable. The Riverside County Fire Department is currently planning a new fire station within the City of Palm Desert along Gerald Ford Drive to meet increased demand for services from growth in the City and surrounding areas. The NorthStar Specific Plan Area will be served by this planned new station. The Project would not change the amount of residential development allowed by the Approved Specific Plan. As a result, the proposed Project would not include any increase in the number of dwelling units within the NorthStar Specific Plan Area that was previously approved and analyzed as part of EIR No. 470. However, the Riverside County Fire Department identified the Arena would generate additional calls for service that would contribute to the need for this new facility. As a result, the Project would contribute to cumulative impacts from growth in the area. The Project Applicant would be required to comply with the provisions of the County's Development Impact Fee (DIF) Ordinance, which requires a fee payment to assist the County in providing for fire protection services, which would be mitigation for the Project's contribution of cumulative impacts on fire services. Furthermore, the Arena would provide adequate fire safety measures (sprinklers, hydrants, etc.) on-site. Therefore, implementation of the proposed Project would not result in any project or cumulative new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified several mitigation measures to address impacts to fire services. These measures, which are listed below, would continue to apply to the proposed Project and would be enforced as part of the conditions the approval, as appropriate.

- F-1 The applicant shall participate in the existing Fire Protection Impact Mitigation Program (currently \$400.00 per dwelling unit and \$0.25 per square foot of commercial/industrial buildings) that provides funds for the purchase of land to build new fire stations, remodel existing fire stations or purchase equipment to cover new development.
- F-2 All water mains and fire hydrants providing fire flows shall be constructed in accordance with the appropriate sections of the Riverside County Fire Code. The Fire Department shall review and approve such mains and hydrants prior to construction.
- F-3 All on-site structures shall be constructed with fire-retardant roofing material as described in the 1998 California Fire Code. Wood shingles shall not be allowed within the Project.
- F-4 All development shall meet or exceed standards addressed in Riverside County Ordinance 460 and 787 with respect to access, fire flow, and signage.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
<i>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:</i>					
31. Sheriff Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County EIR No. 470.

- a. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for sheriff services?*

EIR No. 470 Finding:

EIR No. 470 noted that the NorthStar Specific Plan site would result in an increase in population and residential, commercial, industrial, and school uses and would result in increased need for sheriff's services/facilities. EIR No. 470 determined that the NorthStar Specific Plan represents an intensification of on-site land uses. The current Specific Plan would result in approximately 1,540 persons residing in the NorthStar Specific Plan Area. EIR No. 470 concluded that the NorthStar Specific Plan would result in less than significant impacts for law enforcement services in the region after implementation of mitigation

measures. Mitigation measures included County Sheriff's Department review and condition of Tentative Tract Map entitlements with any necessary site-specific design features and capital impact fees in effect at the time prior to approval; Sheriff's Department review of road and gate design plan for access; project employment of full time, State-certified security personal to assist with seasonal, special events, special promotions, and high occupancy times; an internal location map posted at the entrance gates and an area map available at the gate or office; and Neighborhood Watch Program and Crime Free Multi Housing Program given to new owners. EIR No. 470 also noted the project would contribute to potential significant cumulative impacts.

No Substantial Change from Previous Analysis:

The proposed Project would be required to comply with the mitigation measures identified and EIR No. 470, which require the payment of required development impact fees to offset impacts associated with increased demand for Sheriff Services and facilities. As required through EIR No. 470, the Project Applicant would be required to comply with the provisions of the County's DIF Ordinance, which requires a payment fee to assist the County in providing the public services, including police protection services. The Project will employ full time, State-certified security personal to assist with seasonal, special events, special promotions, and high occupancy times to provide adequate security measures and aid Sheriff protective services, during peak periods and events.

As discussed above in Section 4.1.15 Population and Housing, the employees and patrons of the Arena would come from the existing employment pool and residents in surrounding unincorporated County, City of Palm Desert, and other nearby cities. The Project would not result in unplanned population growth and would have no significant effects on police protection services on a project or cumulative level. Accordingly, there would be no new impact to sheriff protection services associated with the proposed Project. Therefore, implementation of the proposed Project would not result in any project or cumulative new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified several mitigation measures to address impacts to sheriff services. These measures, which are listed below, would continue to apply to the proposed Project and would be enforced as part of the Project's conditions the approval, as appropriate.

SHS-1 Prior to the approval of Tentative Tract Map entitlements, the project will be reviewed by the County Sheriff's Department and conditioned with any necessary site-specific design features and capital impact fees in effect at the time of map approval, pursuant to

Riverside County Ordinance No. 659.5, in order to reduce potential project impacts associated with sheriff services in the project area.

- SHS-2** The road and gate design plan shall be reviewed by the Sheriff's Department for access.
- SHS-3** The Project shall employ full time, State-certified security personal to assist with seasonal, special events, special promotions, and high occupancy times.
- SHS-4** An internal location map shall be posted at the entrance gates and an area map shall be available at the gate or office.

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>	<i>No New Significant or Substantially More Severe Impacts</i>
<i>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:</i>					
32. Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Coachella Valley Unified School District, "Schools."

- a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for schools?*

EIR No. 470 Finding:

EIR No. 470 noted that the NorthStar Specific Plan site would result in an increase in population and residential, commercial, industrial, and school uses and would result in increased need for the provision of school services. EIR No. 470 determined that the NorthStar Specific Plan represents an intensification of on-site land uses. The Adopted Specific Plan would result in approximately 2,000 new residents to the general area. EIR No. 470 concluded that the NorthStar Specific Plan would result in less than significant impacts for schools after implementation of a mitigation measure. The mitigation measure included payment of a school impact fee. EIR No. 470 also noted the project would contribute to potential cumulative impacts.

No Substantial Change from Previous Analysis:

The proposed Amendment would not change the amount of residential development allowed by the Adopted Specific Plan. As discussed above in Section 4.1.15 Population and Housing, the employees and patrons of the Arena would come from the existing employment pool and residents in surrounding unincorporated Riverside County, Palm Desert, and other nearby cities. The Project would not result in unplanned population growth and would not adversely affect school facilities needed to accommodate the NorthStar Specific Plan. Additionally, because the Project would not increase the number of residential units allowed on-site, impacts to school services would be the same as the impacts identified in EIR No. 470. The Project Applicant would be required to implement the mitigation measures identified in EIR No. 470, including contribution of school impact fees for new or expanded school facilities. Accordingly, the proposed Project would not result in any project or cumulative new impacts to school services beyond that which was disclosed and mitigated for as part of the ER No. 470, and such impacts would be reduced to less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified several mitigation measures to address impacts to schools. These measures, which are listed below, would continue to apply to the proposed Project and would be enforced as part of the Project’s conditions the approval, as appropriate.

SCH-1 The developer shall pay into the school impact fee in affect at the time of building permit issuance.

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>	<i>No New Significant or Substantially More Severe Impacts</i>
<i>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:</i>					
33. Libraries	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan.

- a. ***Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for libraries?***

EIR No. 470 Finding:

EIR No. 470 noted that the NorthStar Specific Plan site would result in an increase in population and residential, commercial, industrial, and school uses related to an intensification of on-site land uses. The current Specific Plan would result in approximately 1,540 persons residing in the NorthStar Specific Plan Area. EIR No. 470 concluded that the NorthStar Specific Plan would result in less than significant impacts for libraries in the region after implementation of a mitigation measure. The mitigation measure included fair share payment of development fees pursuant to Riverside County Ordinance No. 659. EIR No. 470 also noted the project would contribute to potential cumulative impacts.

No Substantial Change from Previous Analysis:

Since the Project's changes to the NorthStar Specific Plan involving Planning Area 11 would not result in any additional dwelling units within the Specific Plan as compared to what was assumed by EIR No. 470, there would be no increase in demand for library services beyond what was evaluated in EIR No. 470 as the proposed Amendment would not change the amount of residential development allowed by the Specific Plan. As discussed above in Section 4.1.15 Population and Housing, the employees and patrons of the Arena would come from the existing employment pool and residents in surrounding unincorporated Riverside County, Palm Desert, and other nearby cities. The Project would not result in unplanned population growth and would not impact library services and facilities. Additionally, the Project Applicant would be required to contribute DIF fees pursuant to Riverside County Ordinance No.659, a portion of which would be used for library services and facilities. Therefore, implementation of the proposed Project would result would not result in any project or new cumulative impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified mitigation to address impacts to libraries. This mitigation, listed below, would continue to apply to the proposed Project and would be enforced as part of the Project's conditions the approval, as appropriate.

- Lib-1** The development shall pay its fair share of development fees pursuant to Riverside County Ordinance 659.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
<i>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:</i>					
34. Health Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: *Riverside County General Plan; Riverside County EIR No. 470.*

- a. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for health services?***

EIR No. 470 Finding:

EIR No. 470 noted that the NorthStar Specific Plan site would result in an increase in population and residential, commercial, industrial, and school uses and would result in increased need for emergency services/facilities. EIR No. 470 determined that the NorthStar Specific Plan represents an intensification of on-site land uses. The current Specific Plan would result in approximately 2,000 new residents to the general area. EIR No. 470 concluded that the NorthStar Specific Plan would result in less than significant impacts for the provision of health services in the region after incorporation of mitigation measures. Mitigation measures included copies of the Project’s final Tentative Tract Maps to American Medical Response, coordination with County Sheriffs and Environmental Health Department to ensure public health and safety measures were implemented, and construction of all components to meeting requirements of the Public Health and Safety Code. EIR No. 470 also noted the project would contribute to potential cumulative impacts.

No Substantial Change from Previous Analysis:

Since the Project’s changes to the NorthStar Specific Plan involving Planning Area 11 would not change the amount of residential development allowed by the Specific Plan, there would be no increase in demand for healthcare services beyond what was evaluated in EIR No. 470. The Project’s construction would still be required to meet the requirements of the Public Health and Safety Code. Accordingly, a new or more severe impact to health services would not occur. Therefore, implementation of the proposed Project would not result in any project or cumulative new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified several mitigation measures to address impacts to health services. These measures, which are listed below, would continue to apply to the proposed Project and would be enforced as part of the Project’s conditions the approval, as appropriate.

HS-1 The project proponent shall provide to American Medical Response copies of the Project’s final Tentative Tract Maps, with street names and structures clearly marked.

HS-2 The project proponent shall coordinate with County Sheriffs and Environmental Health Department to ensure public health and safety measures are implemented. (i.e., street lighting, safe intersections, adequate emergency access, site safety plans, etc.).

HS-3 All components of the project shall be constructed to meet requirements of the Public Health and Safety Code.

4.1.17 Recreation

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>	<i>No New Significant or Substantially More Severe Impacts</i>
35. Parks and Recreation					
<i>Would the project:</i>					
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 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 type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
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 type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: Ord. No. 460, Section 10.35 (Regulating the Division of Land—Park and Recreation Fees and Dedications); Ord. No. 659 (Establishing Development Impact Fees); Riverside County Regional Park and Open Space District, <https://www.rivcoparks.org/>; Riverside County EIR No. 470.

a. *Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?*

b. *Would the project 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?*

EIR No. 470 Finding:

EIR No. 470 identified that the NorthStar Specific Plan project would contain numerous recreational amenities, including but not limited to, a golf course. EIR No. 470 identified that the project would generate an incremental need for local and regional parkland. Impacts related to construction of the on-site recreation facilities were evaluated throughout EIR No. 470. Furthermore, EIR No. 470 noted the NorthStar Specific Plan would be required to comply with Riverside County Ordinance No. 470 which requires dedication of parkland based on population increases generated or payment of an in-lieu fee. EIR No. 470 included mitigation measures requiring compliance with park requirements and mitigation identifying possible maintenance entities for on-site parks. EIR No. 470 identified that with mitigation, impacts to recreation would be less than significant.

No Substantial Change from Previous Analysis:

The proposed Project does not propose any additional housing units or change the amount of residential units allowed by the Adopted Specific Plan as evaluated in EIR No. 470. As discussed above in Section 4.1.15 Population and Housing, the employees and patrons of the Arena would come from the existing employment pool and residents in surrounding unincorporated Riverside County, Palm Desert, and other nearby cities. The Project would not result in unplanned population growth and, therefore, does not create any additional impact to the park system. The proposed Project would be required to implement

the applicable mitigation measures identified in EIR No. 470, including payment of park in-lieu fees for parkland demands not met on-site pursuant to Ordinance No. 460. With the payment of fees pursuant to Ordinance No. 460, no new impacts to parks or recreational facilities or increase the severity of a previously identified significant impact as analyzed in EIR No. 470 would occur.

c. Would the project be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

EIR No. 470 Finding:

At the time of the certified EIR, Checklist Question c above, was not included in the CEQA Guidelines Appendix G Checklist and, therefore, analysis was not required. Although EIR No. 470 did not specifically respond to this checklist question, EIR No. 470 discussed potential recreation impacts and fee contributions of the NorthStar project. Thus, EIR No. 470 contained enough information about existing conditions and recreation on the NorthStar Specific Plan site that with the exercise of reasonable diligence, information about the potential effect of the NorthStar project related to the location of the project within a CS or recreation and park district with a Community Parks and Recreation Plan was readily available to the public.

EIR No. 470 noted that the NorthStar Specific Plan project would be required to contribute fees pursuant to Riverside County Ordinance No. 460, which requires park dedication ratios for the population and would meet the park dedication ratio for on-site parkland. EIR No. 470 included mitigation measures for requiring compliance with park requirements and mitigation identifying possible maintenance entities for the on-site parks. As such EIR No. 470 concluded the with implementation of mitigation measures, impacts to recreational facilities would be less than significant.

No Substantial Change from Previous Analysis:

The Project Site is not located within a Community Services District. The proposed Project would be expected to contribute fees pursuant to Ordinance No. 460, as required by EIR No. 470 and as a mandatory condition of approval. Accordingly, the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified several mitigation measures to address impacts to recreation. These measures, which are listed below, would continue to apply to the proposed Project and would be enforced as part of the Project's conditions the approval, as appropriate.

PR-1 As the project develops and where needed, the developer shall be required to pay into a fund in lieu of providing park land consistent with the Quimby Act and County Ordinance.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
36. Recreational Trails					
<i>Would the project:</i>					
a. Include the construction or expansion of a trail system?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: WCVAP, Figure 8, "Trails and Bikeway System."

a. Would the project include the construction or expansion of a trail system?

EIR No. 470 Finding:

EIR No. 470 identified that the NorthStar Specific Plan Area would have extensive pedestrian, bike, and other recreational trails. The NorthStar Specific Plan Area includes Varner Road, a County designated route for a Class 1 Bike Path, consistent with the County General Plan, which will connect with the regional system as envisioned by the General Plan. The developer of those planning areas along Varner Road will be required to construct that bike path as part of the street improvements. As such, EIR No. 470 concluded impacts due to the construction or expansion of a trail system would be less than significant.

No Substantial Change from Previous Analysis:

There are no existing trails on the proposed Project Site. The proposed Project would not substantially increase significant effects with respect to recreational trails. Internal trail systems are included for residents and connect each planning area of the NorthStar Specific Plan. The Class 1 Bike Path on Varner Road was constructed during construction of the Golf Club to the north of the Project Site. No new information, changed circumstances, or more severe impacts would occur with the implementation of the proposed Project in this regard as compared to EIR No. 470.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified no mitigation measures in regard to trails and bikeway systems. As the Project would not result in new impacts or increase the severity of impacts, no mitigation measures are required.

4.1.18 Transportation/Traffic

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
37. Transportation					
<i>Would the project:</i>					
a. Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: The Mobility Group, *Riverside County Arena Project Transportation Analysis Report* ("Transportation Analysis Report," see **Appendix F1**); Fehr & Peers, *Draft Memorandum NorthStar Specific Plan EIR Addendum Vehicles Miles Traveled (VMT) Analysis Memo* ("VMT Memo," see **Appendix F2**); County of Riverside's *Riverside County Transportation Analysis Guidelines for Vehicle Miles Traveled*, December 2020; EIR No. 470.

Since the time of the certified EIR, Checklist Questions for Section 4.1.18, Transportation/Traffic, have been updated in the CEQA Guidelines Appendix G Checklist. To determine whether the proposed Project would result in new impacts or an increase in the severity of previously identified impacts as analyzed by EIR No. 470 on the existing environmental conditions of the NorthStar Specific Plan Area, provided below is an update to the environmental information and analysis of the impacts of the proposed Project using the Checklist Questions from the current CEQA Guidelines Appendix G Checklist.

a. Would the project conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?

EIR No. 470 Finding:

EIR No. 470 identified that the NorthStar Specific Plan Area would have extensive pedestrian, bike, and other recreational trails. The NorthStar Specific Plan Area includes Varner Road, a County designated route for a Class 1 Bike Path. The developer of those planning areas along Varner Road will be required to construct that bike path as part of the street improvements. EIR No. 470 stated the NorthStar project would comply with the General Plan policies regarding transit, bicycle, and pedestrian facilities by ensuring all planning areas within the NorthStar Specific Plan are connected by pedestrian and bicycle paths. Walking within NorthStar would therefore be allowed and encouraged via the enhanced paths. There is no transit service at this time but if, in the future, service is made available, pedestrian facilities on and off site will be constructed. As the area develops, transit service would be become available. The project would provide a sidewalk and bike path along the entire frontage of the site.

EIR No. 470 determined impacts to transportation would be potentially significant with implementation of the NorthStar Specific Plan. All intersections are expected to operate at a Level of Service (LOS) "D" or better with normal daily traffic generated by the proposed uses. A special event scenario was also evaluated that assessed the impacts associated with a major golf tournament expected to bring an estimated 30,000 – 50,000 spectators. This analysis identified six (6) intersections in the area projected to operate at LOS "F." EIR No. 470 identified mitigation requiring transportation improvements that would reduce impacts to intersections and roadway segments from typical traffic conditions. EIR No. 470 determined that impacts to transportation when a major golf tournament is held would be significant and unavoidable on a direct and cumulative basis.

No Substantial Change from Previous Analysis:

The Arena would be located in a newly defined Planning Area 11, which would be created by reducing the size of Planning Area 8 and revising the boundaries of several other adjacent planning areas. The Amendment would result in reduction in the amount of Business Park uses currently allowed by the Specific Plan. All other land use types and quantities in the Approved Specific Plan would remain the same.

The Approved Specific Plan included a Circulation Plan that discussed the vehicular, pedestrian, and bicycle systems within the NorthStar Specific Plan. The proposed Specific Plan includes updates to Circulation Plan that incorporates the Project into the circulation system. The Project does not propose bike trails but would also not replace uses that would contain bike trails. The proposed Specific Plan includes internal trail systems for residents to connect each planning area. The Class 1 Bike Path on Varner Road was constructed during construction of the Golf Club to the north of the Project Site. With implementation of the proposed Project, the pedestrian circulation system would continue to provide a system of ADA compliant sidewalks and walkways which link together the entire NorthStar Specific Plan Area. A sidewalk along Varner Road would be maintained along the frontage of the proposed Project. While no transit service currently exists on Varner Road, the Project would not conflict with the transit component of the Circulation Plan.

A Transportation Analysis Report was prepared for the proposed Arena to analyze traffic conditions with respect to consistency with the County's General Plan. The purpose of this report was to address transportation conditions for the proposed Project to (1) determine if there would be any new significant environmental impacts or a substantial increase in the severity of significant impacts previously identified in EIR No. 470; and (2) compare operational conditions and the potential need for roadway improvements compared to the 2006 EIR Traffic Study and the Specific Plan Conditions of Approval. The Riverside County General Plan defines level of service targets to assess the performance of a street or highway system and the capacity of a roadway to ensure the County provides and maintains a highway system with adequate capacity and acceptable levels of service to accommodate projected travel demands associated with buildout of the Land Use Element. Thus, the Transportation Analysis Report analyzed the level of service of the roadway network to determine the consistency of the proposed Project with the General Plan. The Transportation Analysis Report analyzed seventeen (17) study intersections, a combination of intersections studied in EIR No. 470 and arterial intersections where the Project would add 50 or more PM peak hour trips per the Riverside County Guidelines. As such, thirteen (13) study intersections were also analyzed in EIR No. 470 and four (4) new intersections.³⁸ All study intersections were analyzed in the Transportation Study under the following conditions:

- Existing Conditions, 2020;
- Existing + Ambient + Proposed Arena Conditions, 2023; and
- Existing + Ambient + Proposed Arena Conditions + Cumulative Conditions, 2023.

38 The intersection of Monterey Avenue & I-10 WB Ramps that was studied in EIR No. 470 no longer exists, as the ramps have since been reconfigured to include free flowing on ramps, so that intersection is not analyzed (see Appendix F1).

Project trip generation was estimated by event and attendance level, for daily totals, and for the AM Peak Hour, the PM Peak Hour (5:00 – 6:00 pm), the Pre-Event hour (6:00 – 7:00 pm, and for the Post-Event hour (actual time depends on the type of event – 9:30 to 10:30 pm for AHL games and 11:00 pm to 12:00 midnight for concerts). The estimates include patrons by private vehicle, shuttle bus vehicles, transportation network companies (TNCs such as Uber, and Lyft type services), and employees. The average AHL game would generate 622 trips in the PM peak hour, 2,175 trips in the pre-event hour (6:00 to 7:00 pm), and 2,902 trips in the post-event hour (9:30 to 10:30 pm). The higher trip totals that occur in the pre-event and post-event hours would occur outside of the PM peak hour and later in the evening when background traffic levels are lower.

According to the Transportation Analysis Report, the following intersections require improvement to maintain a LOS consistent with applicable County General Plan LOS standard of LOS “D”:

Existing + Ambient + Proposed Arena Conditions

- Berkey Drive & Varner Road;

Existing + Ambient + Proposed Arena Conditions + Cumulative Conditions

- Jack Ivey Drive & Varner Road;
- Cook Street & I-10 Freeway EB Ramps; and
- Berkey Drive & Varner Road.

The Transportation Analysis Report identified roadway improvements at all these intersections that would eliminate the projected deficiencies. These roadway improvements would be the same as those identified in EIR No. 470. With the identified improvements, the proposed Project would not result in any inconsistency with the General Plan LOS standard. No new information, changed circumstances, or more severe impacts would occur with the implementation of the proposed Project as compared to EIR No. 470.

b. Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

EIR No. 470 Finding:

EIR No. 470 did not address this topic as analysis of the impact of the amount of Vehicle Miles Travelled (VMT) induced by a proposed project was not required at the time of the certified EIR. EIR No. 470 provided a VMT estimate for informational purposes when conducting the air quality analysis.

No Substantial Change from Previous Analysis:

In response to Senate Bill 743, CEQA Guidelines Section 15064.3 was added to the 2019 update to the CEQA Guidelines pertaining to VMT based analysis of transportation impacts. As discussed above, a VMT analysis was not performed for EIR No. 470, as it was not required at the time the Certified EIR was prepared.

VMT analysis was prepared to quantify the VMT for the proposed NorthStar Specific Plan land uses (see **Table 2**, above), including the development of the Arena was conducted in accordance with the Riverside County Transportation Analysis Guidelines for Vehicle Miles Traveled, December 2020. In accordance with these guidelines, the County's RIVTAM/RIVCOM transportation model was used to conduct a detailed VMT assessment. RIVTAM was utilized to estimate the VMT for all the land uses allowed by the adopted Specific Plan and the uses that would be allowed by the proposed Specific Plan in the proposed Specific Plan except for the Arena. Land use was coded into a separate Traffic Analysis Zone (TAZ) to represent the Project, except for the Arena. The Arena VMT was generated using off-model estimates during post-processing of the model data. A model sensitivity test using RIVTAM was conducted and determined the VMT calculations for the Arena were accurate.³⁹ The VMT for the proposed NorthStar Specific Plan land uses was then compared to the approved NorthStar Specific Plan land uses VMT, which was also calculated using RIVTAM.

Since the arena events vary in size, vary in type of event, and events only occur on 180 days out of the year, the model daily project-level VMT estimates were annualized in order to effectively compare the specific plan alternatives. Estimates performed using RIVTAM represent a typical weekday. ITE Trip Generation estimates were performed for the land uses for typical weekday, Saturday, and Sunday in order to factor the daily VMT estimates to represent a 365-day year. Trip generation estimates are provided in **Appendix F2** and annualized VMT estimates are shown in **Table 15: Annual VMT Forecasts**.

As shown in **Table 15**, the uses that would be permitted by the proposed Amendment would result in incrementally increase in VMT in comparison to the uses allowed by the Approved Specific Plan. Both the Approved and Proposed Specific Plans would generate approximately 132 million VMT annually. The Proposed Specific Plan would generate approximately 0.3% more VMT annually as compared to the Adopted Specific Plan. The proposed Amendment would not result, therefore, in substantially greater VMT impacts than the Approved Specific Plan.

With the proposed Amendment the NorthStar Specific Plan continue to allow a mix of residential, commercial, light industrial and recreational uses, similar to the Adopted NorthStar Specific Plan as

³⁹ See **Appendix F2**.

analyzed in EIR No. 470. The annualized VMT estimates between the adopted specific plan and the proposed specific plan are within 1% of each other. Thus, the addition of the proposed Project would not result in a new impact or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

Table 15
Annual VMT Forecasts

Scenarios	Approved NorthStar Specific Plan	Proposed NorthStar Specific Plan
Daily (Weekday) VMT	385,594	322,850
Adjusted Saturday VMT	392,898	336,533
Adjusted Sunday VMT	211,318	182,064
Annual Arena VMT	n/a	21,323,770
Total Annual VMT	132,059,266	132,463,664

Notes:

1. The adopted NorthStar Specific Plan Weekday VMT was factored by 1.02 to adjust to Saturday VMT and 0.55 to adjust to Sunday VMT.
 2. The Amended NorthStar Specific Plan Weekday VMT was factored by 1.04 to adjust to Saturday VMT and 0.56 to adjust to Sunday VMT. Trip generation comparisons between plans are provided in Attachment A to show how factors were generated.
 3. The G-League VMT was removed from the total annual VMT estimate as it is no longer included in the project description. Non-event VMT was factored up to account for 25 G-League events that were removed.
 4. Annual VMT forecast calculated as 52 Saturdays, 52 Sundays and 261 Weekdays.
- Sources: 1. Draft Memorandum NorthStar Specific Plan EIR Addendum Vehicles Miles Traveled (VMT) Analysis Memo (see **Appendix F2**).
2. RIVTAM, 2021
3. Trip Generation, 10th Edition, Institute of Transportation Engineers, 2017

c. Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

EIR No. 470 Finding:

EIR No. 470 did not address the potential for impacts due to a geometric design feature as this analysis was not required at the time of the certified EIR. EIR No. 470 contained enough information about proposed transportation design features and surrounding uses of the NorthStar Specific Plan site that with exercise of reasonable diligence, information about the Specific Plan’s potential effects to hazards due to a geometric design feature was readily available to the public. EIR No. 470 did not evaluate impacts due to hazardous geometric design features.

No Substantial Change from Previous Analysis:

All proposed circulation improvements have been designed to meet applicable agency standards. No changes to the off-site circulation system in the Approved Specific Plan are proposed to accommodate the Arena. The County Transportation Department has reviewed the proposed circulation improvements in relationship to the approved circulation plan for the NorthStar Specific Plan and has concluded that all

proposed roadway improvements are consistent with the requirements of agency standards. Therefore, because all roadway improvements would be designed to County standards and because no conflict is anticipated between Project-related motor vehicle use and adjacent land uses, a less than significant impact would occur. Therefore, implementation of the proposed project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

d. Would the project cause an effect upon, or a need for new or altered maintenance of roads?

EIR No. 470 Finding:

EIR No. 470 identified the Approved Specific Plan would generate trip totals of 38,721 daily, 2,201 AM peak hour, and 3,820 PM peak hour trips. Developers of NorthStar would be responsible for all street improvements that are related to the project. In addition, the project would have to pay a proportionate share into funds to offset the costs of local and regional improvements that are not directly related to the project impacts.

The 2006 Traffic Study identified roadway improvements at intersections that resulted in acceptable levels of service. Thus, EIR No. 470 identified mitigation requiring transportation improvements that would reduce impacts to intersections and roadway segments under normal conditions. However, under major special events, such as tournaments at the golf course, EIR No. 470 determined that impacts to transportation would be considered significant and unavoidable on a direct and cumulative basis.

No Substantial Change from Previous Analysis:

As discussed above, EIR No. 470 identified the Approved Specific Plan would generate trip totals of 38,721 daily, 2,201 AM peak hour, and 3,820 PM peak hour trips. According to the Transportation Analysis Report, compared to the Approved Specific Plan, in most every case (for all event types and for daily, AM peak hour and PM peak hour), total trips under the proposed Specific Plan Amendment would be less than the total trips identified in EIR No. 470. For one event type the proposed Specific Plan Amendment daily trips would be slightly higher than the Approved Specific Plan. The daily trips for days with sellout concerts events would be 1.4% higher (39,725 compared to 38,271 daily trips) with the Specific Plan Amendment. However, this would occur only 23 days out of the year. The AM and PM peak hour trip totals for this event type would be lower than the Approved Specific Plan. For all other events, and non-event days, the Specific Plan Amendment trips will be lower than the Approved Specific Plan trip totals – a total of 340 days a year. The proposed Specific Plan Amendment would not result in a substantial increase in the number of trips previously analyzed and, thus, not deteriorate the existing roads more than the Approved Specific Plan. Therefore, the proposed Project would not cause an effect upon or a need for new or altered maintenance of roads.

Additionally, the Transportation Analysis Report identified the following intersections require improvement to maintain a LOS consistent with applicable County General Plan-LOS standard of LOS "D":

The Transportation Analysis Report identified roadway improvements at the following intersections that would eliminate the projected deficiencies.

- Berkey Drive & Varner Road (under existing plus ambient plus proposed Arena conditions);
- Jack Ivey Drive & Varner Road (under existing plus ambient plus proposed Arena conditions plus cumulative conditions);
- Cook Street & I-10 Freeway EB Ramps; and
- Berkey Drive & Varner Road (existing plus ambient plus proposed Arena conditions plus cumulative conditions).

These roadway improvements would be the same as those identified in EIR No. 470. Thus, no new information, changed circumstances, or more severe impacts would occur with the implementation of the proposed Project.

e. Would the project cause an effect upon circulation during the project's construction?

EIR No. 470 Finding:

EIR No. 470 stated construction may entail roadway encroachment, detours, lane closures and competition between construction vehicles (trucks and contractor employee commuting) and ambient traffic for available roadway capacity. Emissions controls require good housekeeping procedures and a construction traffic management plan that maintains such "spill over" effects at a less than significant level. EIR No. 470 included a mitigation measure (AQ-2) that involves minimizing construction interference with regional non-project traffic movement by including measures such as scheduling receipt of construction materials to non-peak travel periods, routing construction traffic through areas of least impact sensitivity, limiting lane closures and detours to off peak travel periods, and providing ride share incentives for contractor and subcontractor personnel to reduce impacts to less than significant.

No Substantial Change from Previous Analysis:

The proposed Project would represent changes to the development of the NorthStar Specific Plan and the implementation of the portions of the Specific Plan as envisioned in EIR No. 470, specifically a reduction in Planning Area 8 to add Planning Area 11 and develop the Arena. Construction of the Arena would generate vehicle trips from workers and haul trucks traveling to and from the Project Site. The proposed Project would implement mitigation measures included in EIR No. 470 for the approved NorthStar Specific Plan, including mitigation measures that minimize construction interference with regional non-project

traffic movement. Thus, with implementation of mitigation measures, proposed Project impacts would be less than significant. Accordingly, the implementation of the proposed Project would not result in any new impact or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

f. Would the project result in inadequate emergency access or access to nearby uses?

EIR No. 470 Finding:

EIR No. 470 determined that all points of the project would have adequate direct and secondary access for emergency vehicles per the County code.

No Substantial Change from Previous Analysis:

On-site emergency access will be accommodated with new internal roadways constructed as part of the Project and connected to the existing circulation network. The Project does not propose changes that will negatively affect any off-site roadways that currently provide emergency access to surrounding land uses. The Project would also implement mitigation measures included in EIR No. 470 for the approved NorthStar Specific Plan, including mitigation measures that ensure adequate emergency access. Additionally, the Proposed Project will develop and implement a Transportation Management Plan (TMP) to address temporary traffic conditions in the Pre-Event and Post-Event hours, and to ensure the efficient coordination and management of event traffic. This would be developed in conjunction with the County of Riverside, City of Palm Desert, and Caltrans, prior to the opening of the arena. Principal potential operational TMP measures are the following:

- Modify signal timing, including change cycle length and splits.
- Traffic signal or traffic control officer (TCO) operation.
- Temporary intersection lane reconfiguration.
- Re-direction / directional management of arena traffic.

Other supportive and complimentary measures could include:

- Changeable message signs.
- Fixed signage program.
- Informational materials and Arena Website.

The Proposed Project would therefore develop and implement a Transportation Management Plan. This would be developed in detail in conjunction with the appropriate agencies prior to the opening of the Arena. Therefore, impacts to emergency access on and off-site would be less than significant. Accordingly,

implementation of the proposed project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified several mitigation measures to address impacts to transportation/traffic. These measures, which are listed below, would continue to apply to the proposed Project and would be enforced as part of the Project's conditions the approval, as appropriate.

- AQ-2** Minimize construction interference with regional non-project traffic movement. Measures recommended for inclusion are:
- a. Scheduling receipt of construction materials to non-peak travel periods.
 - b. Routing construction traffic through areas of least impact sensitivity.
 - c. Limiting lane closures and detours to off-peak travel periods.
 - d. Providing ride-share incentives for contractor and subcontractor personnel.
- SHS-2** The road and gate design plan shall be reviewed by the Sheriff's Department for access.
- HS-2** The project proponent shall coordinate with County Sheriffs and Environmental Health Department to ensure public health and safety measures are implemented. (i.e., street lighting, safe intersections, adequate emergency access, site safety plans, etc.)
- F-4** All development shall meet or exceed standards addressed in Riverside County Ordinance 460 and 787 with respect to access, fire flow, and signage.
- C-1** Construct Varner Road from the west project boundary to the east project boundary at its ultimate half-section width as a Major highway (118-foot right-of-way) including landscaping, sidewalks and bike trail in conjunction with development.
- C-2** Sufficient on-site parking shall be provided to meet County of Riverside parking code requirements. Shared parking may be allowed subject to review and approval as outlined in the Zoning Ordinance section of the Specific Plan.
- C-3** On-site traffic signing/stripping shall be implemented in conjunction with detailed construction plans for the Project site.

C-4 Sight distance at each project access shall be reviewed with respect to standard Caltrans/County of Riverside sight distance standards at the time of preparation of final grading, landscape, and street improvement plans.

C-5 Participate in the phased construction of off-site traffic signals through payment of traffic signal mitigation fees. The traffic signals within the study area at buildout shall specifically include an interconnect of the traffic signals to function in a coordinated system.

C-6 The developer shall comply with the trip reduction ordinance of the County of Riverside.

For special events:

C-7 Key elements of the parking management for the proposed development as described in Section VI of the Traffic/Parking Analysis shall be implemented.

C-8 On-site traffic signing/stripping shall be implemented in conjunction with detailed construction plans for the Project site.

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>	<i>No New Significant or Substantially More Severe Impacts</i>
38. Bike Trails					
<i>Would the project:</i>					
a. Would the proposed Project include the construction or expansion of a bike system or bike lanes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: WCVAP, Figure 8, "Trails and Bikeway System."

a. Would the proposed Project include the construction or expansion of a bike system or bike lanes?

EIR No. 470 Finding:

EIR No. 470 identified that the NorthStar Specific Plan Area would have extensive pedestrian, bike, and other recreational trails. The NorthStar Specific Plan Area includes Varner Road, a County designated route for a Class 1 Bike Path. The developer of those planning areas along Varner Road will be required to construct that bike path as part of the street improvements. As such, EIR No. 470 concluded impacts due to the construction or expansion of the trail system would be less than significant.

No Substantial Change from Previous Analysis:

There are no existing trails on the proposed Project Site. Under the Approved Specific Plan, the Project Site is designated for industrial uses, which would not contain trails. The Project does not propose bike trails but would also not replace uses that would contain bike trails. The proposed Project would not substantially increase significant effects with respect to recreational trails. The proposed Specific Plan includes internal trail systems for residents to connect each planning area. The Class 1 Bike Path on Varner Road was constructed during construction of the Golf Club to the north of the Project Site. Impacts would be less than significant. No new information, changed circumstances, or more severe impacts would occur with the implementation of the proposed Project as compared to EIR No. 470.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified no mitigation measures in regard to trails and bikeway systems. As the Project would not result in new impacts or increase the severity of impacts, no mitigation measures are required.

4.1.19 Tribal Cultural Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
39. Tribal Cultural Resources					
<i>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:</i>					
a. Listed or eligible for listing in the California Register of Historical resources or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. A resource determined by the lead agency, in its discretion and supported by substantial evidence,	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>	<i>No New Significant or Substantially More Severe Impacts</i>
to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1? (In applying for 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.)					

Source: *WCVAP, Figure 8, "Trails and Bikeway System." Assembly Bill 52; California Public Resource Code Section 21080.3, et. Seq.; Riverside County EIR No. 470; Phase 1 Cultural Resources Assessment of a 1,600-Foot Extension of the Imperial Irrigation District Distribution Line in Support of the Coachella Valley Arena Project, near Thousand Palms, Riverside County, California ("Cultural Resources Technical Report," Appendix J).*

At the time of the certified EIR, Section 4.1.19, Tribal Cultural Resources, and Checklist Questions a and b, above, were not included in the CEQA Guidelines Appendix G Checklist and, therefore, analysis was not required. Although EIR No. 470 did not specifically respond to these checklist questions, EIR No. 470 discussed the potential for archaeological sites to occur within the NorthStar Specific Plan Area and included mitigation measures requiring Native American monitors during grading and other ground disturbing activities. Thus, EIR No. 470 contained enough information about existing conditions and tribal cultural resources on the NorthStar Specific Plan site that with the exercise of reasonable diligence, information about the potential effect of the NorthStar project to tribal cultural resources was readily available to the public.

- a. *Would the project 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. *Would the project 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 for 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.)?*

EIR No. 470 Finding:

Assembly Bill 52 (AB 52) was signed into law in 2014 and added the above listed thresholds to Appendix G of the CEQA Guidelines. Thus, at the time EIR No. 470 was certified in 2006, AB 52 was not in place and EIR No. 470 did not evaluate the topic of Tribal Cultural Resources separate from the evaluation of cultural resource impacts included in the EIR. As previously discussed in *Section 4.1.5: Cultural Resources*, no significant archaeological sites were identified within the NorthStar Specific Plan boundaries. Additionally, EIR No. 470 concluded that with implementation of mitigation measures, which include requirements for monitoring or grading and other ground disturbing activities by Native American monitors, impacts to cultural resources would be less than significant.

No Substantial Change from Previous Analysis:

Assembly Bill (AB) 52 requires a Lead Agency to begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of a Project Site, if the tribe requested to the lead agency, in writing, to be informed of proposed projects in that geographic area and the tribe requests consultation prior to determining whether a negative declaration, mitigated negative declaration, or environmental impact report is required for a project.⁴⁰ The legislature declared that AB 52 "shall apply only to a project that has a notice of preparation or a notice of negative declaration or mitigated negative declaration filed on or after July 1, 2015."⁴¹ Since the proposed Project does not require a Notice of Preparation or Notice of Negative Declaration, AB 52 is not applicable to the proposed Project.

Consultation with California Native American tribes affiliated with the area was conducted as part of the cultural resource investigations for EIR No. 470, consistent with Senate Bill (SB) 18 requirements. As summarized above, grading, and other ground disturbing activities will be monitored by Native American monitors.

⁴⁰ Assembly Bill 52; California Public Resource Code Section 21080.3, et. Seq.

⁴¹ Assembly Bill 52; California Public Resource Code Section 21080.3, et seq.

Onsite Improvements

There is a potential for grading and excavation activities to inadvertently encounter tribal cultural resources in soil not previously disturbed. Accordingly, the proposed Project would be required to implement the mitigation measures that were identified in EIR No. 470.

Offsite Improvements

Improvements to the existing Edom substation, poles, and overhead lines planned by IID would be within previously disturbed areas and, for this reason, no environmental impacts would result from improvements to these existing facilities. Additionally, as part of the Project, a 1,600-foot-long extension of an existing power distribution line that ends north of the end of Cook Street to an existing distribution line along Cook Street would be installed. Approximately eleven (11) new aboveground poles and conduit would be installed to connect these two existing lines. The construction area along this straight route would be approximately 40 feet in width, outside of, but adjacent to the Coachella Valley Preserve. This area is disturbed by existing dirt roads. A cultural resources survey and report (Cultural Resources Report) was prepared to determine whether the construction and operation of this improvement would result in substantial adverse effects to cultural resources. The NAHC sacred-lands-file search did not indicate the presence of Native American traditional cultural places within the off-site improvements area. Additionally, the proposed Project would be required to implement the previously identified mitigation measures that were identified in EIR No. 470, including mitigation measures that would require retaining an archaeologist and Native American monitor to watch for cultural and paleontological resources during grading, an Agua Caliente tribe approved cultural resources monitor during grading, an archaeologist for consultation and comment on the proposed grading prior to the issuance of grading permits.

Implementation of mitigation measures would result in less than significant impacts, both on site and off site, and would not result in any new impacts or increase in the severity of a previously identified significant impact of tribal cultural resources beyond that which was evaluated and mitigated in EIR No. 470.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified several mitigation measures to address impacts to paleontological resources. These measures, which are listed below, would continue to apply to the proposed Project and would be enforced as part of the Project's conditions of approval, as appropriate.

CPR-1 Grading shall be observed by a qualified archaeological and Native American monitor to watch for cultural and paleontological resources. Shall a subsurface resource be encountered during grading operations, the grading shall be halted and diverted from the

area and a qualified archaeologist shall be contacted to determine whether or not the find is significant and warrants testing.

CPR-2 In addition to a qualified archaeological monitor, an approved cultural resources monitor shall be retained. The monitor may request that destructive construction halt and the monitor shall notify a qualified archaeologist to investigate and, if necessary, prepare a mitigation plan for submission to the State Historic Preservation Officer, County Historic Preservation Officer and the Agua Caliente Cultural Resource Coordinator. This monitor shall be selected by the Agua Caliente tribe, from a list of approved monitors from the Native American Heritage Commission.

CPR-3 Prior to the issuance of grading permits, a qualified archaeologist shall be retained by the land developer for consultation and comment on the proposed grading with respect to potential impacts to unique archaeological resources. Shall the archeologist, after consultation with the appropriate Native American tribe(s) find that potential is high for impact to unique archaeological resources (cultural resources and sacred sites), a pre-grading meeting between the archaeologist, Native American observer(s), and the excavation and grading contractor shall take place. During grading operations, the archaeologist, the archaeologist's on- site representative(s) and the Native American Observer(s) shall actively monitor all project related grading and construction and, when deemed necessary in the professional opinion of the retained archaeologist and the Native American Observer(s) shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of unique archaeological resources.

CPR-4 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 Building and Safety Grading Division. If the retained archaeologist, after consultation with the appropriate Native American(s), 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.

CPR-5 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 the origin and disposition pursuant to Public Resource Code Section 5097.98. The County Coroner shall be notified immediately. If the remains are determined to be prehistoric, the Coroner shall notify the Native American Heritage Commission, which shall 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 recommendations as to the appropriate mitigation. After the recommendations have

been made, the land divider, Native American Tribal representative(s), and the County representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented.

4.1.20 Utility and Service Systems

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>	<i>No New Significant or Substantially More Severe Impacts</i>
40. Water					
Would the project:					
a. Require or result in the construction of new or expanded water, wastewater treatment, or storm water drainage systems, whereby the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: Riverside County Land Information System; CVWD, 2015 Urban Water Management Plan; CVWD Letters (see **Appendix G**); Will Serve Letters (see **Appendix K**); Ord. No. 859; Riverside County EIR No. 470.

a. Would the project require or result in the construction of new or expanded water, wastewater treatment, or storm water drainage systems, whereby the construction of which would cause significant environmental effects?

EIR No. 470 Finding:

EIR No. 470 identified that the NorthStar Specific Plan would result in additional demand for water, wastewater treatment, and storm water drainage facilities. EIR No. 470 identified that the Coachella Valley Water District (CVWD) provides these services in the Coachella Valley.

Water & Wastewater

EIR No. 470 noted that CVWD reviewed and confirmed that the proposed pipe sizes and water distribution system would provide adequate water pressures under the tested fire flow demand scenarios. Additionally, a Water Supply Assessment / Water Supply Verification (WSA/WSV) showed that adequate water is available for the project. Additionally, CVWD provided a verification letter stating the District did not anticipate any adverse environmental impacts associated with providing water facilities for the project. The project would generate a demand for treatment of sewage. EIR No. 470 stated disposal of sanitary sewage would be into a 12-inch sewer line in Varner Road operated by the CVWD. That line will carry sewage flows to the wastewater treatment plant located at 43000 Cook Street, Palm Desert, California. Management of the project's wastewater will be in accordance with CVWD and California State Water Quality Control Board regulations. EIR No. 470 identified that the NorthStar Specific Plan would utilize conservation and mitigation measures to significantly reduce project impacts due to the demands of water and sewer. EIR No. 470 also noted the project would contribute to potential significant cumulative impacts.

Storm Water Drainage Systems

A hydraulic modeling study was performed for the NorthStar Specific Plan project and included as an appendix to EIR No. 470. The results of the analysis determined the design would enter the golf course across the northerly boundary of the NorthStar Specific Plan Area without altering the existing condition floodplain depth in the existing areas north of the Project. The results of the regional hydraulic analyses showed little or no change in the water surface elevations upstream and downstream of the NorthStar Specific Plan Area. Localized analyses to be completed as individual projects were developed within the NorthStar Specific Plan Area would determine the elevations for development pads and top of berm elevations along the southerly golf course boundary. Development pad elevations would be required to be a minimum of 1.5 feet, and top of berm elevations shall be set a minimum of three feet above the 100-year water surface elevations as determined in the localized analyses. The results of the regional HEC RAS hydraulic analyses indicated that there is little or no change in the water surface elevations upstream and downstream of the proposed Project as a result of the golf course. The Project proposed to use the golf course as the flood conveyance facility in lieu of the levee/channel. The golf course, as demonstrated in the flood analyses, will provide the protection anticipated by the levee/channel system. EIR No. 470 determined impacts associated with flooding would be less than significant with incorporation of mitigation measures. Mitigation measures required the preparations of localized HEC RAS analysis to provide the basis for establishing development pad elevations, minimum top of berm elevations, a Letter of Map Revision to be submitted to Federal Emergency Management Agency based on As Built Plans,

desert landscaping for the golf course, and providing an easement for conveyance of the future Mid Valley Drainage System flows as required by CVWD.

No Substantial Change from Previous Analysis:

Water

CVWD prepared updated hydraulic analysis of the domestic water demands, fire flow requirements, and the proposed on-site infrastructure improvements for the Arena project to determine if pressure, flow velocity, and head loss requirements satisfy CVWD criteria.⁴² Based on the modeling results, the CVWD concluded the general location of the proposed domestic water service and fire protection connections for the on-site piping are acceptable. For off-site piping, domestic water pipeline improvements were previously installed within the NorthStar Specific Plan Area during construction of the golf course and golf club. Additional off-site pipelines are not required for this project. The CVWD determined the cost to design and construct the reservoir storage will be paid for either through the Project's Water System Backup Facility Charge or through a separate Reservoir Fee that will be determined at the time the Special Domestic Water System Installation Agreement is prepared. CVWD also determined that the two (2) domestic water well sites are required for the NorthStar Specific Plan Area, which is a reduction from the three (3) well sites required in 2006 for the total project because of changes to CVWD's well site criteria. One well site will be provided within the NorthStar Specific Plan Area with the Arena Project. Therefore, impacts would be less than significant.

Wastewater

The NorthStar Specific Plan Area is served by existing sewers, and no septic tanks or other means of underground sewage treatment are proposed as part of the currently proposed Project. The Project includes the construction of approximately 0.2 miles of new gravity main between 8 to 10-inches in diameter that collect development flow and connect to an existing 24-inch diameter pipeline along Varner Road beginning approximately 4,900 feet southeast of Cook Street. CVWD has determined this proposed sanitary sewer pipeline is adequate for the anticipated sewer loading for the proposed Project and the existing pipelines downstream of the development are adequately sized to convey development flows.⁴³ Impacts would be less than significant.

Storm Water Drainage Systems

The Approved Specific Plan includes a Conceptual Drainage Plan. As part of the proposed Amendment, minor changes to this Conceptual Drainage Plan are proposed. The proposed Conceptual Drainage Plan

42 See Appendix G.

43 See Appendix G.

consists of the same basic layout as the Approved Specific Plan but incorporates minor revisions to the planned use and interior configuration of the development area along Varner Road to accommodate the Arena Project. All essential components of the Approved Specific Plan Conceptual Drainage Plan are retained in the proposed Specific Plan Conceptual Drainage Plan. The net runoff volume would incrementally increase from 33.5 ac-ft to 34.5 ac-ft for a 100-year 24 hour storm. The small increase in the volume of net runoff generated by the proposed Project would be easily compensated for by small increases to the size of the basins in the proposed Project. The small local alterations in flow patterns on the interior of the project would not result in differences in the downstream flow conditions between the Specific Plan Conceptual Drainage Plan and the proposed Project. The overall runoff volume, flowrate, and the regional flow patterns would not change with the proposed Project.⁴⁴ Thus, the flow paths and conditions of the Approved Specific Plan would be preserved with the proposed Specific Plan Conceptual Drainage Plan without substantially changing the overall runoff volume, flowrate, or discharge flow patterns, leaving the regional and downstream flow conditions unchanged. The location and size of flow corridors through the golf course in the proposed Specific Plan are the same, preserving overland flow patterns of the Approved Specific Plan. Basin storage areas in the Approved Specific Plan are retained in the proposed Specific Plan, creating necessary storage, and allowing water quality treatment described in the Approved Specific Plan. The east golf course basin and flow channel through the east end of the development area are also retained, so that the proposed Specific Plan maintains the Approved Specific Plan discharge conditions to downstream properties. The Proposed Project design is consistent the original design in the Approved Specific Plan as evaluated in EIR No. 470 and with the future CVWD Thousand Palms Flood Control Plan construction and will function as part of the overall regional drainage system. With the Proposed Specific Plan, CVWD determined no substantial change in regional flow patterns relative to the Approved Specific Plan that would require major revisions to EIR. No. 470.⁴⁵ No new significant drainage impacts will result from the proposed Project.

Thus, the project would not result in an increase in demand for water, wastewater treatment, or storm water drainage system capacity beyond what was evaluated and mitigated for as part of EIR No. 470. Therefore, compliance with the mitigation measures specified in EIR No. 470 for water, sewer, and storm water drainage, the project would not result in any project or cumulative new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

44 See Appendix D1.

45 See Appendix K.

b. Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?

EIR No. 470 Finding:

A WSA/WSV was prepared for the CVWD in 2005, which determined the total annual estimated water demand needed for the NorthStar Specific Plan Project was 1,873 AFY. EIR No. 470 noted that the CVWD reviewed the NorthStar Specific Plan project’s water demand and determined that adequate water supplies would be available to service the NorthStar Specific Plan project during normal, dry, and multiple dry years. EIR No. 470 concluded impacts to water supplies would be less than significant with implementation of mitigation measures. EIR No. 470 also noted the project would contribute to potential cumulative impacts.

No Substantial Change from Previous Analysis:

At the request of the CVWD, updated estimates of the total water demand for the uses allowed by the adopted and proposed Specific Plans were prepared using CVWD’s current methodology.⁴⁶ CEQA Guidelines Section 15155(d) identifies the circumstances that require the update of an approved WSA. The total water demand for the uses allowed by the Approved Specific Plan is approximately 1,348.50-acre feet per year (AFY) as shown in **Table 16: Approved NorthStar Specific Plan Total Water Demand**.

**Table 16
Approved NorthStar Specific Plan Total Water Demand**

Planning Area	Land Acres	Indoor Residential Demand (AFY)	Indoor Commercial and Industrial Demand (AFY)	Outdoor Irrigation Demand (AFY)	Total Water Demand (AFY)
1	240			684.41	684.41
2	5.9		9.98		9.98
3	17.6		118.53	15.06	133.59
4	7.3	10.61		6.25	16.86
5	9.95	42.45		8.51	50.96
6	33.2	108.09		28.40	136.49
7	36.2	29.48	49.29	10.32	89.09
8	69.6		128.89	19.85	148.74
9	16		48.95	11.41	60.36
10	20		12.32	5.70	18.02
Total	455.75	190.63	367.96	789.91	1,348.50

Sources: 1. CVWD Water Demand Calculation Table, 2020 (see Appendix G).

46 See Appendix G.

This updated estimate is lower than the estimated water demand of 1,983 AFY included in the 2005 WSA/WSV approved by CVWD. Moreover, adequate water supplies would be available to service the NorthStar Specific Plan project during normal, dry, and multiple dry years. The total water demand for the proposed Specific Plan, which includes the Arena, is 1,269.23 AFY as shown in **Table 17: Proposed NorthStar Specific Plan Total Water Demand**. The total water demand for the NorthStar Specific Plan would be reduced by 79.27 AFY with approval of the proposed Amendment. This water demand estimate is 714 AFY lower than the estimate for the NorthStar Specific Plan project in the 2005 WSA/WSV.

As the total water demand for the NorthStar Specific Plan Area would be reduced with the proposed Amendment, no update of the WSA required. Additionally, the implementation of any portion of the Specific Plan, including the proposed Project, is required to comply with Riverside County Ordinance No. 859, which sets forth water efficient landscape requirements that apply to all new discretionary projects with a total landscape area equal to or greater than 2,500 square feet.⁴⁷ With implementation of mitigation measures, impacts would be less than significant on a project and cumulative level. The proposed Project would not result in any project or cumulative new impacts or increase the severity of a previously identified significant impacts as analyzed in EIR No. 470.

Table 17
Proposed NorthStar Specific Plan Total Water Demand

Planning Area	Land Acres	Indoor Residential Demand (AFY)	Indoor Commercial and Industrial Demand (AFY)	Outdoor Irrigation Demand (AFY)	Total Water Demand (AFY)
1	240			684.41	684.41
2	5.9		9.98		9.98
3	17.6		118.53	15.06	133.59
4	7.3	10.61		6.25	16.86
5	9.95	42.45		8.51	50.96
6	33.2	108.09		28.40	136.49
7	36.2	29.48	49.29	10.32	89.09
8	28.2		40.93	8.04	
9	16		48.95	11.41	60.36
10	20		12.32	5.70	18.02
11	41.40		15.15	5.35	
Total	455.75	190.63	295.15	783.45	1,269.23

Sources: 1. CVWD Water Demand Calculation Table, 2020 (see Appendix G).

47 Riverside County. Ordinance No. 859: An Ordinance of the County of Riverside Amending Ordinance No. 859 The Water Efficient Landscape Requirements 2009, website: <http://www.rivcocob.org/ords/800/859.pdf>, accessed February 16, 2021.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified several mitigation measures to address impacts to water. These measures, which are listed below, would continue to apply to the proposed project and would be enforced as part of the Project's conditions the approval, as appropriate.

- WS-1** The developer shall follow the Water Management Plan of the CVWD for water conservation practices and plans shall be reviewed by the CVWD for water conservation designs implemented into the project design.
- WS-2** The developer shall implement the Landscape guidelines found in the Document by CVWD Landscape Ordinance and reviewed by the CVWD for implementation of Landscape and watering methods.
- FL-1** The localized HEC-RAS analyses shall provide the basis for establishing the development pad and top-of-berm elevations along the southerly golf course boundary. Development pad elevations shall be set a minimum of 1.5 feet above the computed and adjacent 100-year water surface elevation computed in the localized analyses. In instances where there is a difference between the water surfaces computed in the two localized HEC-RAS analyses, the higher computed water surface shall govern.
- FL-2** The top-of-berm elevations shall be set a minimum of three feet above the computed and adjacent 100-year water surface elevation.
- FL-3** A Letter of Map Revision shall be submitted to the Federal Emergency Management Agency based on the As-Built plans for the golf course conveyance and adjacent development grading.
- FL-5** The proposed Project shall provide an easement for conveyance of the future Mid- Valley Drainage System flows as required by CVWD. The exact location of the proposed easement will be defined when the future Mid-Valley Drainage System is designed.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
41. Sewer					
Would the project:					
a. Require or result in the construction of new wastewater treatment facilities, including septic systems, or the expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Coachella Valley Water District, Coachella Valley Water Management Plan 2016 Status Report (January 2012); CVWD Letters (see **Appendix G**); Riverside County EIR No. 470.

- a. Would the project require or result in the construction of new wastewater treatment facilities, including septic systems, or the expansion of existing facilities, the construction of which would cause significant environmental effects?**
- b. Would the project 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?**

EIR No. 470 Finding:

EIR No. 470 identified that all project development would be served by sewer, no septic tanks or other means of underground sewage treatment are proposed. Additionally, EIR No. 470 did not anticipate any adverse environmental impacts associated with providing sewer to the project. The developer shall follow the Water Management Plan and Landscape Ordinance guidelines that are provided by the CVWD for the conservation of water. EIR No. 470 identified that sanitary sewer service is provided by CVWD. Discussions with the District identified no issues with providing the project with sewer service. EIR No. 470 also noted the project would contribute to potential significant cumulative impacts.

No Substantial Change from Previous Analysis:

The NorthStar Specific Plan Area is served by sewers, and no septic tanks or other means of underground sewage treatment are proposed as part of the currently proposed Project. The Project includes construction of approximately 0.2 miles of new gravity main between 8 to 10-inches in diameter that collect development flow and connect to an existing 24-inch diameter pipeline along Varner Road beginning approximately 4,900 feet southeast of Cook Street. CVWD has determined this proposed sanitary sewer pipeline is adequate for the anticipated sewer loading for the proposed Project and the existing pipelines downstream of the development are adequately sized to convey development flows.⁴⁸ Impacts would be less than significant on a project and cumulative level. Therefore, the project would not result in any project or cumulative new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified several mitigation measures to address impacts to sewer. These measures, which are listed below, would continue to apply to the proposed project and would be enforced as part of the Project's conditions the approval, as appropriate.

- WS-1** The developer shall follow the Water Management Plan of the CVWD for water conservation practices and plans shall be reviewed by the CVWD for water conservation designs implemented into the project design.

48 See Appendix G.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
42. Solid Waste					
Would the project:					
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 type="checkbox"/>	<input checked="" type="checkbox"/>
b. Comply with federal, State, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: CalRecycle, "Solid Waste Information System"

<https://www2.calrecycle.ca.gov/SolidWaste/Site/Search>; CalRecycle, "Estimated Solid Waste Generation Rates" <https://www2.calrecycle.ca.gov/wastecharacterization/general/rates>; Riverside County Department of Waste Resources, Riverside County Non-disposal Facility Element; Riverside County EIR No. 470.

a. Would the project 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?

EIR No. 470 Finding:

EIR No. 470 estimated that the project would generate approximately 50.3 tons of solid waste per day. EIR No. 470 noted that the proposed project would increase the need for the services of waste haulers and would increase the amount of solid waste at the Edom Hill Transfer Station by less than four percent. EIR No. 470 included mitigation measure requiring review of the routes for trash collection service prior to the building of structures and consider feasibility of design features to reduce solid waste. EIR No. 470 determined with implementation of mitigation, impacts would be less than significant.

No Substantial Change from Previous Analysis:

EIR No. 470 estimated that the approved NorthStar Specific Plan would generate approximately 50.3 tons of solid waste per day. Since 2006, the estimated solid waste generation rates have not been updated. Using the same generation rates, the proposed Specific Plan, which includes the Arena, would generate approximately 29.35 tons of solid waste per day as shown in **Table 18: Estimated Waste Generation from Proposed NorthStar Specific Plan.**

**Table 18
Estimated Waste Generation for Proposed NorthStar Specific Plan**

Planning Area	Units	Waste Generation Factor ¹	Total Water Demand (AFY)	
18 Hole Golf Course	Clubhouse	74,500 sq ft	0.046 lb/sq ft/day	3,427 lb/day
	Restaurant	~6,500 sq ft ²	0.005 lb/sq ft/day	32.5 lb/day
Golf View Hotel	Hotel	350 rooms	2 lb/room/day	700 lb/day
	Spa	25,000 sq ft	3.12 lb/100 sq ft/day ³	780 lb/day
	Meeting Rooms	32,000 sq ft	3.12 lb/100 sq ft/day ³	998.4 lb/day
Golf View Villas	54 units	12.23	660.4 lb/day	
Resort Timeshares	216 units	12.23 lb/household/day	2,641.7 lb/day	
Golf View Condos	550 units	12.23 lb/household/day	6,726.5 lb/day	
Mixed Use Village	Residential	150 units	12.23 lb/household/day	1,834.5 lb/day
	Retail	400,000 sq ft	13 lb/1000 sq ft/day	5,200 lb/day
Industrial Village	381,035 sq ft	62.5 lb/1000 sq ft/day	23,814.7 b/day	
Executive Office	230,000 sq ft	6 lb/1000 sq ft/day	1,380 lb/day	
Community Commercial	100,000 sq ft	13 lb/1000 sq ft/day	1,300 lb/day	
Arena	295,000 sq ft	3.12 lb/100 sq ft/day ³	9,204 lb/day	
Total			58,699.7 lb/day 29.35 tons/day	

Notes:

1. The waste generation factors were taken from the CalRecycle website estimates of solid waste generation rates accessed February 2, 2021.

2. The square footage of the restaurant portion of the clubhouse was taken from the current building layout plans.

3. This waste generation factor was the estimated rate for "other services" in the table for "Estimated Solid Waste Generation Rates for Service Establishments" on the CIWMB website. It was used due to absence of a rate for the specific land use.

Sources: 1. CalRecycle, "Estimated Solid Waste Generation Rates" <https://www2.calrecycle.ca.gov/wastecharacterization/general/rates>.

The Edom Hill Transfer Station has a design capacity of 3,500 tons per day, including up to 500 tons per day of green and woody waste and 300 tons per day of construction and demolition waste.⁴⁹ Thus, the estimated solid waste for the NorthStar Specific Plan would be reduced by 20.95 tons/day with approval of the proposed Project. With implementation of mitigation measures, would not result in any new impacts or increase the severity of a previously identified significant impacts as analyzed in EIR No. 470.

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

EIR No. 470 Finding:

EIR No. 470 estimated that the project would generate approximately 50.3 tons of solid waste per day. EIR No. 470 indicated that order for the NorthStar Specific Plan project to aid Riverside County in achieving the goals of the CIWMP, the Applicant would work with future haulers to implement recycling and waste reduction programs. Furthermore, EIR No. 470 included mitigation measures requiring the NorthStar Specific Plan project comply with applicable statutes and regulations and work with the Riverside County Department of Waste Resources to participate in the efforts to achieve the goals of the CIWMP. As such, EIR No. 470 concluded that impacts related to compliance with management and reduction statutes and regulations would be less than significant with implementation of mitigation.

No Substantial Change from Previous Analysis:

Public Resources Code Section 40000 et seq. requires that local jurisdictions divert at least 50 percent of all solid waste generated. The Project would be subject to the County's solid waste generated. The Project would be subject to the County's solid waste collection and disposal requirements pursuant to Municipal Code Chapter 8.132, which sets forth the requirements for trash disposal and collection. Accordingly, the Project would be fully compliant with applicable Federal, State, and local statutes and regulations related to solid waste, resulting in a less than significant impact. Therefore, implementation of the proposed project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified several mitigation measures to address impacts to solid waste. These measures, which are listed below, would continue to apply to the proposed project and would be enforced as part of the Project's conditions the approval, as appropriate.

⁴⁹ Riverside County Department of Waste Resources, Riverside County Non-disposal Facility Element, Table A-3: Edom Hill Transfer Station/MRF County of Riverside NDFE, July 2015 Amended December 2019, April 2020, and May 2020, website: <https://www.rcwaste.org/Portals/0/Files/Planning/CIWMP/NDFE.PDF>, accessed February 2, 2021.

SW-1 Waste Management of the Desert, Inc. shall review routes for trash collection service prior to the building of structures. Waste Management of the Desert shall approve routes prior to granting service agreements.

SW-2 Recyclable materials enclosures shall be provided including trash collection. Each enclosure shall include a sign, identifying the use of the bin or storage or recyclable materials, placed on the enclosure entrance gates and shall be no larger than two (2) square feet. The colors of the sign shall be ivory and brown.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact	No New Significant or Substantially More Severe Impacts
43. Utilities					
<i>Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, the construction of which could cause significant environmental effects?</i>					
a. Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County EIR No. 470.

- a. Would the project impact the electricity facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, the construction of which could cause significant environmental effects?**
- b. Would the project impact the natural gas facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, the construction of which could cause significant environmental effects?**
- c. Would the project impact the communications systems facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, the construction of which could cause significant environmental effects?**

- d. Would the project impact the street lighting facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, the construction of which could cause significant environmental effects?*
- e. Would the project impact the maintenance of public facilities, including roads requiring or resulting in the construction of new facilities or the expansion of existing facilities, the construction of which could cause significant environmental effects?*
- f. Would the project impact the other governmental services facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, the construction of which could cause significant environmental effects?*

EIR No. 470 Finding:

EIR No. 470 noted implementation of the North Star Specific Plan project would result in an increased demand for electricity, natural gas, communication systems, and street lighting. EIR No. 470 indicated that the utilities would provide services in accordance with policies and rules for extension of service on file with the California Public Utilities Commission. EIR No. 470 did not indicate that the construction or expansion of facilities would cause significant environmental effects and concluded that impacts to utilities would be less than significant.

No Substantial Change from Previous Analysis:

Onsite

Implementation of the Project would require the construction of facilities as necessary to provide services to the site, including electrical facilities, natural gas lines, communication systems (telephone/cable) and street lighting. All facilities needed to serve the Project are available in the local area, and the Project would implement improvements on site that would connect to existing facilities available within or adjacent to the Project Site. Impacts associated with the construction of other facilities needed to serve the proposed Project have been evaluated throughout the EIR Addendum accordingly. As concluded herein, the Project's construction-related impacts would be less than significant or could be mitigated to less-than-significant levels with standard regulatory compliance and implementation of the mitigation measures identified by EIR No. 470. There are no components of the proposed Project or its demand for utility services that could result in significant environmental effects not otherwise addressed herein. Accordingly, implementation of the proposed Project would result in less than significant impacts. The proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

Offsite

Improvements to the existing Edom substation, poles, and overhead lines planned by IID would be within previously disturbed areas and, for this reason, no environmental impacts would result from improvements to these existing facilities. Additionally, as part of the Project, a 1,600 extension of an existing power distribution line that ends north of the end of Cook Street to an existing distribution line along Cook Street would be installed. Approximately eleven (11) new aboveground poles and conduit would be installed to connect these two existing lines. The construction area along this straight route would be approximately 40 feet in width, outside of, but adjacent to the Coachella Valley Preserve. This area is disturbed by existing dirt roads. The construction of the extended overhead distribution line along the 1,600-foot gap between the existing lines would not result in significant environmental effects and no mitigation measures are proposed related to utilities. Mitigation measures identified throughout EIR No. 470 would continue to apply to the proposed Project, both on site and off site. Accordingly, the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 identified no mitigation measures in regard to utilities (electricity, natural gas, communication systems, street lighting, maintenance of public facilities, and other governmental services). As the Project would not result in new impacts or increase the severity of impacts, no mitigation measures are required.

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>	<i>No New Significant or Substantially More Severe Impacts</i>
44. Wildfire					
<i>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:</i>					
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<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,	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>	<i>No New Significant or Substantially More Severe Impacts</i>
pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?					
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 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 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan. Chapter 6: Safety Element. Figure S-11, *Wildfire Susceptibility*.

- a. *Would the project substantially impair an adopted emergency response plan or emergency evacuation plan?*
- b. *Would the project 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?*
- c. *Would the project 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?*
- d. *Would the project 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?*
- e. *Would the project expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?*

EIR No. 470 Finding:

At the time of the certified EIR, evaluation of wildfire impacts was not required. Although EIR No. 470 did not address this subject, EIR No. 470 contained enough information about existing conditions and wildfire present on the NorthStar Specific Plan site that with the exercise of reasonable diligence, information about NorthStar's potential affect to wildfire was readily available to the public. EIR No. 470 did not evaluate impacts to wildfire.

No Substantial Change from Previous Analysis:

According to the Figure S-11 of the Riverside County General Plan, the Project Site is not identified as being susceptible to wildland fire hazards.⁵⁰ The proposed project would be developed in accordance with Riverside County Fire Department standards regarding fire hydrant locations and brush clearance requirements for the proposed building structures on site. Therefore, with compliance with the Specific Plan Design Guidelines for fuel modification zones and compliance with Riverside County Fire Department standards, impacts associated with wildfire would be less than significant. The proposed project would result in a reallocation of land uses and would not introduce any new land uses that would increase the potential for wildland fire hazards. Moreover, the proposed project would be reviewed by the County of Riverside to ensure the design complies with all applicable regulations that relate to wildland fires. Accordingly, implementation of the proposed project would not result in less than significant impacts.

⁵⁰ Riverside County General Plan. Chapter 6: Safety Element. Figure S-11, Wildfire Susceptibility.

Project Requirements and EIR No. 470 Mitigation Compliance

EIR No. 470 did not identify any mitigation measures in regard to wildfire as an evaluation of wildfire impacts was not required. However, there is enough current information about the Project area to accurately assess that the Project would not result in new impacts or increase the severity of impacts, no mitigation measures are required.

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>	<i>No New Significant or Substantially More Severe Impacts</i>
45. MANDATORY FINDINGS OF SIGNIFICANCE					
a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: All applicable sources provided above.

a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

No Substantial Change from Previous Analysis:

As indicated throughout the analysis in this EIR Addendum, assuming incorporation of the mitigation measures specified in EIR No. 470, implementation of the proposed Project would not substantially degrade the quality of the environment, substantially reduce the habit of fish or wildlife species, cause a fish or wildlife population 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 example of the major periods of California history or prehistory. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 470.

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

Sources: Riverside County EIR No. 470; The Mobility Group, *Riverside County Arena Project Transportation Analysis Report* ("Transportation Analysis Report," see Appendix F1).

b. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?

No Substantial Change from Previous Analysis:

Cumulative effects that would result from implementation of the Project have been evaluated throughout this EIR Addendum, which concludes that such impacts would not occur, would be less than significant,

or would be reduced to the maximum feasible extent with implementation of the mitigation measures specified by EIR No. 470. Additionally, this EIR Addendum concludes that the Project as proposed would not result in any new or more severe cumulative effects beyond what was already evaluated and disclosed by EIR No. 470. All applicable mitigation measures identified as part of EIR No. 470 and that were imposed to address cumulatively considerable effects would continue to apply to the proposed Project. The analysis throughout the EIR Addendum demonstrates that all Project cumulative impacts would be less than significant or would be reduced in comparison to the analysis and conclusions of EIR No. 470. Additionally, the analysis herein demonstrates that physical impacts associated with the project (e.g., biological resources, cultural resources, geology/soils, etc.) would not substantially change or increase compared to the analysis presented in EIR No. 470. Therefore, because the Project would have similar or reduced cumulative impacts to the environment as compared to what was evaluated and disclosed to EIR No. 470, the Project would not result in any new or increased cumulative impacts to the environment beyond what was evaluated, disclosed, and mitigated for by EIR No. 470. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant cumulative impact as previously analyzed in EIR No. 470.

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>	<i>No New Significant or Substantially More Severe Impacts</i>
c. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: Riverside County EIR No. 470.

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

No Substantial Change from Previous Analysis:

The Project’s potential to result in a substantial adverse effect on human beings has been evaluated throughout this Addendum (e.g., Air Quality, Geology/Soils, Noise, etc.) Where potential significant impacts are identified, mitigation measures from EIR No. 470 have been imposed to reduce any potential adverse effects to a level below significance. There are no components of the proposed Project that could result in substantial adverse effects on human beings that are not already evaluated and disclosed

throughout this EIR Addendum and/or by EIR No. 470. Accordingly, no additional significant impacts would occur. Therefore, implementation of proposed Project would not result in any new impacts or increase the severity of a previously identified significant impacts as previously analyzed in EIR No. 470.

4.2 Earlier Analysis

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:

- County of Riverside General Plan
- RCLIS—Riverside County Land Information System
- Environmental Impact Report No. 470

4.3 Appendices

- Appendix A Air Quality Study for the Addendum to the NorthStar Specific Plan, prepared by Meridian Consultants, LLC and dated February 2021;
- Appendix B1 Geotechnical Exploration Report Proposed Ice Hockey Arena Varner Road Between Cook Street and Washington Street, Coachella Valley, Riverside County, California, prepared by Leighton Consulting, Inc. and dated October 30, 2020 (Revised November 10, 2020);
- Appendix B2 Addendum to Geotechnical Exploration Report Proposed Ice Hockey Arena Varner Road between Cook Street and Washington Street, Coachella Valley, Palm Desert, Riverside County, California, prepared by Leighton Consulting, Inc. and dated October 30, 2020 (Revised November 10, 2020);
- Appendix C Greenhouse Gas Model Outputs;
- Appendix D1 Conceptual Drainage Summary, NorthStar Specific Plan 343 Amendment, prepared by Pacific Advanced Civil Engineering, Inc. and dated February 2021;
- Appendix D2 NorthStar Specific Plan – Updated Hydrology, Hydraulics, and Flood Control Improvement Plan Concept Study, prepared by Pacific Advanced Civil Engineering, Inc. and dated February 2021;
- Appendix E Noise Study for the Addendum to the NorthStar Specific Plan, prepared by Meridian Consultants, LLC and dated March 2021;
- Appendix F1 Riverside County Arena Project Transportation Analysis Report, prepared by The Mobility Group and dated March 2021;
- Appendix F2 Draft Memorandum NorthStar Specific Plan EIR Addendum Vehicles Miles Traveled (VMT) Analysis Memo, prepared by Fehr & Peers and dated March 12, 2021;

- Appendix G Coachella Valley Water District Water and Wastewater Hydraulic Modeling;
Palm Springs Arena – Sanitation Hydraulic Modeling Results, prepared by CVWD and dated December 17, 2020;
Parcel Map No. 38040, Palm Springs Arena Hydraulic Modeling Results, Project No. ST0197, prepared by CVWD and dated January 6, 2021;
Riverside County NorthStar Specific Plan Amendment Water Supply Assessment Review, prepared by Meridian Consultants, LLC dated February 16, 2021;
- Appendix H Sign Lighting Report, prepared by Jon E. Muse, P.E. and dated February 2, 2021;
- Appendix I Imperial Irrigation District Distribution Line Extension, City of Palm Desert, Riverside County, California, Habitat Assessment Coachella Valley Multiple Species Habitat Conservation Plan Consistency Analysis, prepared by ELMT Consulting, dated February 2021.
- Appendix J Phase 1 Cultural Resources Assessment of a 1,600-Foot Extension of the Imperial Irrigation District Distribution Line in Support of the Coachella Valley Arena Project, near Thousand Palms, Riverside County, California prepared by Statistical Research, Inc., dated February 17, 2021.
- Appendix K Will Serve Letters
Will Serve Letter Request for Palm Springs Arena APNs 695-100-010 and 695-100-015, prepared by Imperial Irrigation District and dated February 26, 2021;
Northstar Specific Plan 343 Amendment Project, prepared by CVWD and dated February 19, 2021.

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

Location: County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92502

4.4 Authorities Cited

Assembly Bill 52; California Building Code (2007 and 2019); Section 1802.3.2; California Government Code (GOV); Sections 51104(g), 65962.5; California Code of Regulations (CCR), Title 14. Natural Resources, Division 6, Chapter 3. Guidelines for Implementation of the California Environmental Quality Act; Sections 15000 - 15387 (CEQA Guidelines). Specific Sections cited: 670.2, 670.5, 15064.5, 15162; California Code of Regulations (CCR), Title 24, Building Standards Code; California Public Resource Code (PRC), Division 13. Environmental Quality; Sections 21000-21178 (CEQA); Specific Sections cited: 21074, 21080.3; California Public Resource Code (PRC); Sections 4526, 5020.1(k), 5024.1, 5097. 94(k), 5097.98, and 12220(g); Code of Federal Regulations (CFR), Title 50. Wildlife and Fisheries; Sections 17.11 and 17.12

5.0 REFERENCES

Assembly Bill 52; California Public Resource Code Section 21080.3, et. Seq.

California Air Resources Board, *Air Quality and Land Use Handbook*, 2005.

California Air Resources Board, California's 2017 Climate Change Scoping Plan, Accessed February 2021, https://www.arb.ca.gov/cc/scopingplan/scoping_plan_2017.pdf.

California Air Resources Board, Climate Change Scoping Plan, p. ES-7.

California Air Resources Board, Climate Change Scoping Plan: A Framework for Change, Accessed February 2021, https://www.arb.ca.gov/cc/scopingplan/document/adopted_scoping_plan.pdf.

California Air Resources Board, Climate Pollutants Fall Below 1990 Levels for First Time, Accessed February 2021, <https://ww2.arb.ca.gov/news/climate-pollutants-fall-below-1990-levels-first-time>.

California Air Resources Board, First Update to the Climate Change Scoping Plan: Building on the Framework, May 2014.

California Department of Conservation, Farmland Mapping and Monitoring Program (FMMP).

California Department of Conservation, Important Farmland Finder. <https://maps.conservation.ca.gov/DLRP/CIFF/>, accessed March 12, 2021.

California Department of Finance, *E-5 City/County Population and Housing Estimates*, January 1, 2013).

California Energy Commission, Enforcement Procedures for the Renewables Portfolio Standards for Local Publicly Owned Electric Utilities: Amended Regulations, Accessed February 2021, <http://www.energy.ca.gov/2016publications/CEC-300-2016-002/CEC-300-2016-002-CMF.pdf>.

California Health and Safety Code, Division 26. Air Resources, PART 3. Air Pollution Control Districts, Chapter 5.5. South Coast Air Quality Management District, ARTICLE 5. Plan, Section 40460(b). Accessed February 2021, https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?sectionNum=40460.&lawCode=HSC.

California Legislative Information, Senate Bill No. 375, Accessed February 2021, https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=200720080SB375.

CalRecycle, "Estimated Solid Waste Generation Rates"
<https://www2.calrecycle.ca.gov/wastecharacterization/general/rates>.

CalRecycle, "Solid Waste Information System," Accessed February 2, 2021.
<https://www2.calrecycle.ca.gov/SolidWaste/Site/Search>.

Coachella Valley MSHCP, Coachella Valley Multiple Species Habitat Conservation Plan Fact Sheet,
Accessed February 2, 2021. <https://cvmshcp.org/doc/Fact%20Sheet%20CVMSHCP.pdf>.

Coachella Valley Multi-Species Habitat Conservation Plan, 2007.

Coachella Valley Unified School District, "Schools," Accessed February 2021, <https://www.cvusd.us/our-schools>.

Coachella Valley Water District, Coachella Valley Water Management Plan 2016 Status Report, January 2012.

County of Riverside Airport Facilities Map, Accessed February 2021, <http://www.rcaluc.org/Maps/Airport-Maps>.

County of Riverside Climate Action Plan Update, November 2019.

County of Riverside Department of Waste Resources, Riverside County Nondisposal Facility Element.
Accessed February 2021. <https://www.rcwaste.org/Portals/0/Files/Planning/CIWMP/NDFE.PDF>

County of Riverside General Plan 2015. Chapter 5: Multipurpose Open Space Element. Accessed October 2020. <https://planning.rctlma.org/General-Plan-Zoning/General-Plan>.

County of Riverside General Plan 2015. Chapter 7: Noise Element. Accessed February 2021.
https://planning.rctlma.org/Portals/14/genplan/general_Plan_2017/elements/OCT17/Ch07_Noise_120815.pdf?ver=2017-10-11-102104-080.

County of Riverside General Plan 2017. Chapter 8: Housing Element 2017-2021. Accessed February 2021,
https://planning.rctlma.org/Portals/14/genplan/general_Plan_2017/elements/OCT17/Ch08_Housing_100317.pdf?ver=2017-10-23-162929-533.

County of Riverside General Plan 2019. Chapter 6: Safety Element. Accessed February 2021,
https://planning.rctlma.org/Portals/14/genplan/2019/elements/Ch06_Safety_080619.pdf.

County of Riverside General Plan Revised December 10, 2019, *Western Coachella Valley Area Plan*.

County of Riverside. Ord. No. 460, Section 10.35 (Regulating the Division of Land—Park and Recreation Fees and Dedications)

County of Riverside. Ord. No. 655 (Regulating Light Pollution)

County of Riverside. Ord. No. 659 (Establishing Development Impact Fees)

County of Riverside. Ord. No. 859: An Ordinance of the County of Riverside Amending Ordinance No. 859 The Water Efficient Landscape Requirements 2009. Accessed February 16, 2021. <http://www.rivcocob.org/ords/800/859.pdf>.

County of Riverside Regional Park and Open Space District. Accessed March 15, 2021. <https://www.rivcoparks.org/>.

County of Riverside Transportation Analysis Guidelines for Vehicle Miles Traveled, December 2020.

CVWD, *2015 Urban Water Management Plan*. Accessed February 2021. <https://www.cvwd.org/ArchiveCenter/ViewFile/Item/516>

Department of Toxic Substances Control. Accessed December 20, 2020. <https://www.envirostor.dtsc.ca.gov/public/>.

International Energy Agency (IEA), *Energy Efficiency Requirements in Building Codes, Energy Efficiency Policies for New Buildings*, IEA Information Paper (2008).

South Coast Air Quality Management District (“SCAQMD”), *Final 2012 Air Quality Management Plan*.

South Coast Air Quality Management District (SCAQMD), *Greenhouse Gas (GHG) Inventories for the Coachella Valley*, June 2011.

Southern California Association of Governments (SCAG), *Connect SoCal: 2020–2045 Regional Transportation Plan/Sustainable Communities Strategies Draft, “Chapter 1,”* Accessed February 2021. <https://www.connectsocial.org/Pages/Connect-SoCal-Draft-Plan.aspx>.

US Department of Transportation, *Construction Noise Handbook, Chapter 9.0* (August 2006).

US Department of Transportation, Federal Transportation Authority, *Transit Noise and Vibration Impact Assessment*.

6.0 MITIGATION MONITORING PROGRAM

Impact Category	EIR No. 470 Impact	SP00343A02 Finding	EIR No. 470 Mitigation Measure	EIR No. 470 Mitigation Implementation Timing	Responsible Agency for Mitigation	Applicability of EIR NO. 470 Mitigation to SP00343A02	Conditions of Approval, Regulatory Requirements, and Mitigation Measures Applicable to SP00343A02	EIR No. 470 Level of Significance after Mitigation
4.1.1: Aesthetics	Impacts would be less than significant with mitigation.	Because the Project would be designed to integrate into and be visually consistent with the overall NorthStar Specific Plan, impacts to aesthetics would be less than significant.	SR-1: In order to ensure the project is built as envisioned and in an aesthetically pleasing manner, the various components of the project shall be consistent with the Specific Plan. Plot plan approval by the County prior to issuance of building permits will give interested parties a vehicle to review development.	Prior to approval of the Plot Plan	County of Riverside, Planning Department	Applicable	Mitigation Measure shall apply.	Less than Significant.
4.1.2: Agriculture and Forest Resources	Impacts to agriculture and forest resources was determined to be less than significant at the project level. The loss of potential farmland would contribute to significant and unavoidable cumulative impacts on farmland.	The Project would not result in a substantial alteration of the land uses that were approved through the NorthStar Specific Plan and evaluated in EIR No. 470; thus, impacts would be less than significant.	No mitigation identified.	Not applicable	Not applicable	--	No mitigation identified.	Less than significant at the project level. Significant and unavoidable cumulative impacts.

Impact Category	EIR No. 470 Impact	SP00343A02 Finding	EIR No. 470 Mitigation Measure	EIR No. 470 Mitigation Implementation Timing	Responsible Agency for Mitigation	Applicability of EIR NO. 470 Mitigation to SP00343A02	Conditions of Approval, Regulatory Requirements, and Mitigation Measures Applicable to SP00343A02	EIR No. 470 Level of Significance after Mitigation
4.1.3-Air Quality	EIR No. 470 that determined construction and operation of the NorthStar Specific Plan project would not be significant at the project level with mitigation. However, the project would result in significant and unavoidable cumulative impacts due to the generation of CO, NO, PM _{2.5} , PM ₁₀ , and ROG.	The Project would result in less than significant impacts during construction and operation with mitigation. Operation of the proposed Specific Plan would exceed the SCAQMD thresholds for VOCs, NOx, CO, and PM ₁₀ , but would not exceed operational thresholds for SOx or PM _{2.5} . However, the proposed Specific Plan land uses would result in lower emissions compared to the adopted Specific Plan land uses disclosed in EIR No. 470.	<p>EIR No. 470 Mitigation Measure</p> <p>AQ-1: Develop a dust control program to supplement the routine watering that constitutes CVBACMs in excess of any minimum SCAQMD Rule 403 and 403.1 requirements. CVBACMs that may be adopted and integrated into an enhanced dust control program include, but are not limited to, hydroseeding previously disturbed areas, adding chemical binders or surfactants to increase the effectiveness of watering, early paving or chip sealing of roads, enforcing reduced travel speeds (15 mph) on unpaved surfaces and/or using sand fences and perimeter sandbags. A Fugitive Dust Control Plan for grading the North Star SP 343 project is required. The plan would identify the "normal" dust control practices, "after-hour" controls, bulk material track-out, clean-up, long-term stabilization, soil import/export control measures, and site signage. If the disturbed surface area exceeds 50 acres, an Environmental Observer shall be retained and available to be on-site within 30 minutes, day or night.</p> <p>AQ-2: Minimize construction interference with regional non-project traffic movement. Measures recommended for inclusion are:</p> <ol style="list-style-type: none"> Scheduling receipt of construction materials to non-peak travel periods. Routing construction traffic through areas of least impact sensitivity. Limiting lane closures and detours to off-peak travel periods. Providing ride-share incentives for contractor and subcontractor personnel. <p>AQ-3: Reduce "spill-over" effects by preventing soil erosion, washing vehicles entering public roadways from dirt off-</p>	Prior to the Issuance of Grading and Building Permits	Riverside County Building and Safety Department	Applicable	Mitigation Measure shall apply.	Project level Impacts not significant. Significant and unavoidable cumulative Impacts.

Impact Category	EIR No. 470 Impact	SP00343A02 Finding	EIR No. 470 Mitigation Measure	EIR No. 470 Mitigation Implementation Timing	Responsible Agency for Mitigation	Applicability of EIR NO. 470 Mitigation to SP00343A02	Conditions of Approval, Regulatory Requirements, and Mitigation Measures Applicable to SP00343A02	EIR No. 470 Level of Significance after Mitigation
			road project areas, and washing/sweeping project access to public roadways on an adequate schedule.	Grading and Building Permits	Safety Department			
			AQ-4: Require emissions control from on-site equipment through a routine mandatory program of low-emissions tune-ups, and soot filters on diesel-fueled equipment, where feasible.	Prior to the issuance of Grading and Building Permits	Riverside County Building and Safety Department	Applicable	Mitigation Measure shall apply.	
			AQ-5: Utilize alternative-fueled or "green diesel" fueled construction equipment if use of such equipment will not adversely affect the project schedule or economics. A report of the availability of such equipment shall be submitted in conjunction with the grading application to determine to what extent the cleaner equipment objective will be met by this project.	Ongoing During Construction	Riverside County Building and Safety Department	Applicable	Mitigation Measure shall apply.	
			AQ-6: Enforce a speed limit of 15 mph on any unpaved surface.	Ongoing During Construction	Riverside County Building and Safety Department	Applicable	Mitigation Measure shall apply.	
			AQ-7: Limit grading/soil disturbance to as small an area as practical at any one time not to exceed 15 acres on any given day.	Prior to approval of Grading Permit	Riverside County Building and Safety Department	Applicable	Mitigation Measure shall apply.	
			AQ-8: Limit the application of paints and coating to average no more than the equivalent of two dwelling units per day over the project build-out lifetime using the most currently available low-VOC paint.	Prior to Approval of Building Permit	Riverside County Building and Safety Department	Applicable	Mitigation Measure shall apply.	
			AQ-9: Recommended developer-sponsored measures include the following: 1. Provide an attractive pedestrian environment.	Prior to approval of Plot Plan	County of Riverside, Planning Department	Applicable	Mitigation Measure shall apply.	

Impact Category	EIR No. 470 Impact	SP00343A02 Finding	EIR No. 470 Mitigation Measure	EIR No. 470 Mitigation Implementation Timing	Responsible Agency for Mitigation	Applicability of EIR NO. 470 Mitigation to SP00343A02	Conditions of Approval, Regulatory Requirements, and Mitigation Measures Applicable to SP00343A02	EIR No. 470 Level of Significance after Mitigation			
4.1.4: Biological Resources	EIR No. 470 that impacts to sensitive biological resources would be less than significant with mitigation.	The Project, including both onsite and offsite improvements, would result in less than significant impacts with mitigation.	<p>2. Incorporate bicycle trails and interconnections.</p> <p>3. Build homes that exceed minimum statewide energy construction requirements.</p> <p>4. Include residential design features that encourage trip elimination or trip diversion to alternative transportation:</p> <ul style="list-style-type: none"> a. Pre-wired for various telecommunications systems for in-home offices b. Pre-wired for 220V electric vehicle and golf cart charging systems. <p>5. Provide preferential parking spaces for employee carpools and vanpools.</p> <p>6. Schedule truck deliveries and pickups for off-peak hours where feasible.</p>	Ongoing	County of Riverside, Environmental Health Department; Planning	Applicable	Mitigation Measure shall apply.	Less than Significant.			
			<p>WR-1: No use of chemical controls for weeds or animals within 100 feet of the preserve boundary.</p>				Review of Plot Plan		County of Riverside, Planning Department	Applicable	Mitigation Measure shall apply.
			<p>WR-2: A diagram of plant species proposed for landscaping use is to be presented to the manager of the Coachella Valley Preserve 120 days prior to planting. This will allow the preserve manager to make recommendations regarding species selection and placement prior to actual planting. The objective is to prevent the accidental introduction of exotic and invasive plant species into the preserve.</p> <p>WR-3: No additional trees over fifteen feet in height shall be planted within 100 feet of the preserve boundary. This shall avoid unnatural perches from which avian predators can prey upon sensitive animal species.</p>				Review of Plot Plan; Ongoing		County of Riverside, Planning Department	Applicable	Mitigation Measure shall apply.

Impact Category	EIR No. 470 Impact	SP00343A02 Finding	EIR No. 470 Mitigation Measure	EIR No. 470 Mitigation Implementation Timing	Responsible Agency for Mitigation	Applicability of EIR NO. 470 Mitigation to SP00343A02	Conditions of Approval, Regulatory Requirements, and Mitigation Measures Applicable to SP00343A02	EIR No. 470 Level of Significance after Mitigation
			<p>EIR No. 470 Mitigation Measure</p> <p>WR-4: Boundary fencing shall allow for the movement of animals on and off the preserve.</p> <p>WR-5: Boundary fencing shall prevent humans from entering the preserve from the project site. Stray golf balls from the project course shall be collected periodically at the discretion of the preserve management.</p> <p>WR-6: Informational signs shall be posted at 50-yard intervals informing project site users as to the purpose and fragile nature of the preserve.</p> <p>WR-7: Since night lighting can interfere with the nocturnal hunting activities of native fauna, the Project site lighting is to be directed toward the ground and away from the Preserve.</p> <p>WR-8: Domestic cats and dogs shall not be allowed on the project site at any time. Stray pets, particularly cats, can prey upon small animals including the Coachella Valley fringe-toed lizard.</p> <p>WR-9: Prior to any special event on the golf course that is expected to attract large crowds, the Coachella Valley Preserve management staff shall be contacted with regard to crowd control, press and media control, equipment placement and other issues regarding the operations of the event.</p> <p>WR-10: The NorthStar project shall grant permission to the Coachella Valley</p>	<p>Ongoing</p> <p>Ongoing.</p> <p>Ongoing</p> <p>Review of Plot Plan</p> <p>Ongoing</p> <p>Ongoing</p> <p>Ongoing</p>	<p>County of Riverside, Planning Department</p> <p>County of Riverside, Planning Department</p> <p>County of Riverside, Planning Department</p> <p>County of Riverside, Planning Department</p> <p>County of Riverside, Planning Department</p> <p>County of Riverside, Planning Department; Fire Department; Sheriff Department; Environmental Health Department; Transportation Department</p> <p>County of Riverside,</p>	<p>Applicable</p> <p>Not Applicable. This mitigation measure applies to the golf course and not the Arena.</p> <p>Applicable</p> <p>Applicable</p> <p>Applicable</p> <p>Applicable</p>	<p>Mitigation Measure shall apply.</p> <p>None.</p> <p>Mitigation Measure shall apply.</p> <p>Mitigation Measure shall apply.</p> <p>Mitigation Measure shall apply.</p> <p>None.</p> <p>Mitigation Measure shall apply.</p>	<p>Significance</p> <p>Significance</p> <p>Significance</p> <p>Significance</p> <p>Significance</p> <p>Significance</p> <p>Significance</p>

Impact Category	EIR No. 470 Impact	SP00343A02 Finding	EIR No. 470 Mitigation Measure	EIR No. 470 Mitigation Implementation Timing	Responsible Agency for Mitigation	Applicability of EIR NO. 470 Mitigation to SP00343A02	Conditions of Approval, Regulatory Requirements, and Mitigation Measures Applicable to SP00343A02	EIR No. 470 Level of Significance after Mitigation
			Preserve staff to enter the NorthStar property for the purpose of bird of prey control. WR-11: No palm trees shall be placed in the golf course. For other planning areas, palm trees may be allowed with the exception of fan palms. Palm trees shall be trimmed each year in March to limit the opportunity for nesting of birds of prey.	Review of Plot Plan; Ongoing	County of Riverside, Planning Department	Not Applicable. This mitigation measure applies to the golf course and not the Arena.	None.	
			WR-12: Except in the case where flood waters pose a threat to life or property, no water will be released onto Coachella Valley Preserve property without first consulting the Preserve staff.	Ongoing	County of Riverside, Planning Department; Transportation Department	Applicable	Mitigation Measure shall apply.	
			WR-13: Adjacent to the Preserve boundary fence and on the NorthStar property, a snow fence or equivalent shall be built for the purposes of collecting blow sand. The operator of the golf course shall collect sand that accumulates along that fence and dispose of it in a place and method prescribed by Preserve staff. WR-14: All utilities shall be underground, especially along the common boundary between the Preserve and NorthStar	Review of Plot Plan; Ongoing	County of Riverside, Planning Department	Not Applicable. This mitigation measure applies to the golf course and not the Arena.	None.	
			CPR-1: Grading shall be observed by a qualified archaeological and Native American monitor to watch for cultural and paleontological resources. Shall a subsurface resource be encountered during grading operations, the grading shall be halted and diverted from the area and a qualified archaeologist shall be contacted to determine whether or not the find is significant and warrants testing.	Review of Plot Plan	County of Riverside, Planning Department	Applicable	Mitigation Measure shall apply.	
4.1.5: Cultural Resources	EIR No. 470 determined the NorthStar Specific Plan site did not contain any significant historical or archaeological resources. Given the possibility of discovering subsurface resources	Although the project site has been subject to previous disturbance since the certification of EIR No. 470 and the adoption of the NorthStar Specific Plan, there is a potential for	the qualified archaeological and Native American monitor to watch for cultural and paleontological resources. Shall a subsurface resource be encountered during grading operations, the grading shall be halted and diverted from the area and a qualified archaeologist shall be contacted to determine whether or not the find is significant and warrants testing.	Prior to issuance of Building and Grading Permits	County of Riverside, Building and Safety Department	Applicable	Mitigation Measures shall apply.	Less than Significant.

Impact Category	EIR No. 470 Impact	SP00343A02 Finding	EIR No. 470 Mitigation Measure	EIR No. 470 Mitigation Implementation Timing	Responsible Agency for Mitigation	Applicability of EIR NO. 470 Mitigation to SP00343A02	Conditions of Approval, Regulatory Requirements, and Mitigation Measures Applicable to SP00343A02	EIR No. 470 Level of Significance after Mitigation
	<p>during grading activities, EIR No. 470 concluded with implementation of mitigation measures, including requiring an Agua Caliente tribe approved cultural resources monitor during grading, impacts would be less than significant.</p>	<p>grading and excavation activities to disturb native soil not previously disturbed. Implementation of mitigation would result in less than significant impacts.</p>	<p>CPR-2: In addition to a qualified archaeological monitor, an approved cultural resources shall be retained. The monitor may request that destructive construction halt and the monitor shall notify a qualified archaeologist to investigate and, if necessary, prepare a mitigation plan for submission to the State Historic Preservation Officer, County Historic Preservation Officer and the Agua Caliente Cultural Resource Coordinator. This monitor shall be selected by the Agua Caliente tribe, from a list of approved monitors from the Native American Heritage Commission.</p> <p>CPR-3: Prior to the issuance of grading permits, a qualified archaeologist shall be retained by the land developer for consultation and comment on the proposed grading with respect to potential impacts to unique archaeological resources. Shall the archaeologist, after consultation with the appropriate Native American tribe(s) find that potential is high for impact to unique archaeological resources (cultural resources and sacred sites), a pre-grading meeting between the archaeologist, Native American observer(s), and the excavation and grading contractor shall take place. During grading operations, the archaeologist, the archaeologist's on-site representative(s) and the Native American Observer(s) shall actively monitor all project related grading and construction and, when deemed necessary in the professional opinion of the retained archaeologist and the Native American Observer(s) shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of unique archaeological resources.</p>	<p>Prior to the issuance of Grading and Building Permits</p>	<p>County of Riverside, Building and Safety Department</p>	<p>Applicable</p>	<p>Mitigation Measure shall apply.</p>	

Impact Category	EIR No. 470 Impact	SP00343A02 Finding	EIR No. 470 Mitigation Measure	EIR No. 470 Mitigation Implementation Timing	Responsible Agency for Mitigation	Applicability of EIR NO. 470 Mitigation to SP00343A02	Conditions of Approval, Regulatory Requirements, and Mitigation Measures Applicable to SP00343A02	EIR No. 470 Level of Significance after Mitigation
4.1.6: Energy	Impacts to energy was determined by EIR No. 470 to be less than significant.	The Project would result in a decreased energy demand as compared to what	<p>CPR-4: 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 Building and Safety Grading Division. If the retained archaeologist, after consultation with the appropriate Native American(s), 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.</p> <p>CPR-5: 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 the origin and disposition pursuant to Public Resource Code Section 5097.98. The County Coroner shall be notified immediately. If the remains are determined to be prehistoric, the Coroner shall notify the Native American Heritage Commission, which shall 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 recommendations as to the appropriate mitigation. After the recommendations have been made, the land divider, Native American Tribal representative(s), and the County representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented.</p> <p>No mitigation is required.</p>	Prior to issuance of Grading and Building Permits	County of Riverside, Building and Safety	Applicable	Mitigation Measures shall apply	Less than significant.
				Not applicable	Not applicable	--	Mitigation Measures shall apply	No mitigation is required.

Impact Category	EIR No. 470 Impact	SP00343A02 Finding	EIR No. 470 Mitigation Measure	EIR No. 470 Mitigation Implementation Timing	Responsible Agency for Mitigation	Applicability of EIR NO. 470 Mitigation to SP00343A02	Conditions of Approval, Regulatory Requirements, and Mitigation Measures Applicable to SP00343A02	EIR No. 470 Level of Significance after Mitigation
4.1.7: Geology and Soils	With implementation of mitigation, EIR No. 470 determined that impacts would be less than significant.	was evaluated for the Project site in EIR No. 470. Accordingly, the Project's impacts due to wasteful, inefficient, or unnecessary consumption of energy resources during Project construction and operation would be less than significant.	<p>With compliance with mitigation measures and recommendations in the Geotechnical Exploratory Report and Addendum to the Geotechnical Exploratory Report, the Project's impacts to geology and soils would be less than significant.</p> <p>AQ-1: Develop a dust control program to supplement the routine watering that constitutes CVBACMs in excess of any minimum SCAQMD Rule 403 and 403.1 requirements. CVBACMs that may be adopted and integrated into an enhanced dust control program include, but are not limited to, hydroseeding previously disturbed areas, adding chemical binders or surfactants to increase the effectiveness of watering, early paving or chip sealing of roads, enforcing reduced travel speeds (15 mph) on unpaved surfaces and/or using sand fences and perimeter sandbags. A Fugitive Dust Control Plan for grading the North Star Sp 343 project is required. The plan would identify the "normal" dust control practices, "after-hour" controls, bulk material track-out, clean-up, long-term stabilization, soil import/export control measures, and site signage. If the disturbed surface area exceeds 50 acres, an Environmental Observer shall be retained and available to be on-site within 30 minutes, day or night.</p>	Prior to the Issuance of Grading and Building Permits	Riverside County Building and Safety Department	Applicable	Mitigation Measure shall apply.	Less than Significant.

Impact Category	EIR No. 470 Impact	SP00343A02 Finding	EIR No. 470 Mitigation Measure	EIR No. 470 Mitigation Implementation Timing	Responsible Agency for Mitigation	Applicability of EIR No. 470 Mitigation to SP00343A02	Conditions of Approval, Regulatory Requirements, and Mitigation Measures Applicable to SP00343A02	EIR No. 470 Level of Significance after Mitigation
			<p>SS-1: Clearing and grubbing: At the start of site grading, existing vegetation, trees, large roots, pavements, foundations, non-engineered fill, construction debris, trash, and abandoned underground utilities (including the old irrigation pipes) shall be removed from the proposed building, structural, and pavement areas. The surface shall be stripped of organic growth and removed from the areas that are likely to receive structures and improvements. Areas disturbed during clearing shall be properly backfilled and compacted as described in SS- below.</p> <p>SS-2: Dust Control: Dust control shall be implemented during construction. Site grading shall be in strict compliance with the requirements of the South Coast Air Quality Management District.</p> <p>SS-3: Site Preparation: Because of the relatively under compacted nature of the near surface site soils, on likely building areas, pre compaction of soils in areas of fill is required. The existing surface soils within these areas shall be scarified and then moisture conditioned such that the moisture penetrates to a depth of at least three feet below existing grad. The resting grade shall be compacted to at least 90% relative compaction. If unsuitable materials are found in the areas of future improvement, over excavation of the soils will be required. The depth and lateral extent of unsuitable soil to be over excavated will be determined in the field at the time of grading.</p> <p>SS-4: Auxiliary Structures Subgrade Preparation. Auxiliary structures such as garden or retaining walls shall have the foundation sub grade prepared similar to the building pad recommendations given</p>	<p>Prior to issuance of Grading Permit</p> <p>Prior to issuance of Grading Permit</p> <p>Prior to issuance of Grading Permit</p>	<p>County of Riverside, Building and Safety Department</p> <p>County of Riverside, Building and Safety Department</p> <p>County of Riverside, Building and Safety Department</p>	<p>Applicable</p> <p>Applicable</p> <p>Applicable</p>	<p>Mitigation Measure shall apply.</p> <p>Mitigation Measure shall apply.</p> <p>Mitigation Measure shall apply.</p>	

Impact Category	EIR No. 470 Impact	SP00343A02 Finding	EIR No. 470 Mitigation Measure	EIR No. 470 Mitigation Implementation Timing	Responsible Agency for Mitigation	Applicability of EIR NO. 470 Mitigation to SP00343A02	Conditions of Approval, Regulatory Requirements, and Mitigation Measures Applicable to SP00343A02	EIR No. 470 Level of Significance after Mitigation
			<p>in SS 3 above. The lateral extent of the over excavation needs only to extend two feet beyond the face of the footing.</p> <p>SS-5: Engineered Fill Soils: The native soil is suitable for use as engineered fill and utility trench backfill, provided it is free of significant organic or deleterious matter. The native soil shall be placed in maximum 8 inch lifts (loose) and compacted to at least 90% relative compaction (ASTM D 1557) near its optimum moisture content. Compaction shall be verified by testing.</p> <p>SS-6: Shrinkage: The shrinkage factor for earthwork is expected to range from 15 to 25 percent for the upper excavated or scarified site soils. This estimate is based on compactive effort to achieve an average relative compaction of about 92% and may vary with contractor methods. Subsidence is estimated to be less than 0.2 feet. Losses from site clearing and removal of existing site improvements may affect earthwork quantity calculations and shall be considered.</p> <p>SS-7: Site Drainage: Positive drainage shall be maintained away from the structures (5% for five feet minimum) to prevent ponding and subsequent saturation of the foundation soils. Gutters and downspouts may be considered as a means to convey water away from foundations if adequate drainage is not provided. Drainage shall be maintained for paved areas. Water shall not pond on or near paved areas.</p> <p>SS-8: Foundations: All foundations shall be placed on compacted soils as recommended above. In addition, foundations shall meet the following:</p>	<p>Prior to issuance of Grading Permit</p> <p>Prior to issuance of Grading Permit</p> <p>Prior to issuance of Building Permit</p>	<p>County of Riverside, Building and Safety Department</p> <p>County of Riverside, Building and Safety Department</p> <p>County of Riverside, Building and Safety Department</p>	<p>Applicable</p> <p>Applicable</p> <p>Applicable</p>	<p>Mitigation Measure shall apply.</p> <p>Mitigation Measure shall apply.</p> <p>Mitigation Measure shall apply.</p>	

Impact Category	EIR No. 470 Impact	SP00343A02 Finding	EIR No. 470 Mitigation Measure	EIR No. 470 Mitigation Implementation Timing	Responsible Agency for Mitigation	Applicability of EIR NO. 470 Mitigation to SP00343A02	Conditions of Approval, Regulatory Requirements, and Mitigation Measures Applicable to SP00343A02	EIR No. 470 Level of Significance after Mitigation
			<p>EIR No. 470 Mitigation Measure</p> <p>A. A minimum footing depth of 12 inches and 18 inches below the lowest adjacent grade shall be maintained for one and two story structures, respectively.</p> <p>B. For conventional foundations, the estimated bearing values are given below for foundations on re compacted soils, assuming fill import (if required) is equal to or better than site soils:</p> <p>(1)Continuous foundations of one foot wide and 12 inches below grade:</p> <ul style="list-style-type: none"> i) 1500 psf for dead, plus reasonable live, loads ii) 2000 psf for wind and seismic considerations <p>(2) Isolated pad foundations 2' x 2' and bottomed 12 inches below grade:</p> <ul style="list-style-type: none"> i) 1800 psf for dead, plus reasonable live, loads ii) 2400 psf for wind and seismic considerations <p>C. Allowable increases of 300 psf per one foot of additional footing width and 300 psf for each additional six inches of footing depth may be used. Maximum bearing capacity shall not exceed 3000 psf.</p> <p>D. Although footing reinforcement may not be required, one number four rebar at the top and bottom of the footings shall be considered in order to span surface imperfections. Other requirements that are more stringent due to structural loads will govern.</p> <p>E. Soils beneath footings and slabs shall be pre moistened prior to placing concrete.</p> <p>F. Lateral loads may be resisted by soil friction on floor slabs and foundations and by passive resistance of the soils acting on foundation stem walls. Lateral capacity is based partially on the</p>					

Impact Category	EIR No. 470 Impact	SP00343A02 Finding	EIR No. 470 Mitigation Measure	EIR No. 470 Mitigation Implementation Timing	Responsible Agency for Mitigation	Applicability of EIR NO. 470 Mitigation to SP00343A02	Conditions of Approval, Regulatory Requirements, and Mitigation Measures Applicable to SP00343A02	EIR No. 470 Level of Significance after Mitigation
			<p>assumption that any required backfill adjacent to foundations and grade beams is properly compacted.</p> <p>G. Foundation excavations shall be visually observed by the soil engineer during excavation ad prior to placement of reinforcing steel or concrete. Local variations in conditions may warrant deepening of footings.</p> <p>H. Allowable bearing values are net (weight of footing and soil surcharge may be neglected) and are applicable for dead, plus reasonable live, loads.</p> <p>I. Allowable bearing values are net (weight of footing and soil surcharge may be neglected) and are applicable for dead, plus reasonable live, loads.</p> <p>SS-9: Slabs-on-Grade</p> <p>A. Concrete slabs-on-grade shall be supported by compacted structural fill placed in accordance with applicable sections of these mitigation measures.</p> <p>B. In areas of moisture sensitive floor coverings, an appropriate vapor barrier shall be installed in order to minimize vapor transmission from the sub-grade soil to the slab. The membrane shall be covered with two inches of sand to help protect it during construction. The sand shall lightly moistened just prior to placing concrete.</p> <p>C. Reinforcement of slab-on-grade is contingent upon the structural engineers recommendations and the expansion index of the supporting soil. Since the mixing of fill soil with native soil could change the expansion index, additional tests shall be conducted during rough grading to determine the expansion index of the sub-grade soil. Also, due to the high temperature differential endemic to desert areas, large concrete</p>	Prior to issuance of Building Permit	County of Riverside, Building and Safety Department	Applicable	Mitigation Measure shall apply.	

Impact Category	EIR No. 470 Impact	SP00343A02 Finding	EIR No. 470 Mitigation Measure	EIR No. 470 Mitigation Implementation Timing	Responsible Agency for Mitigation	Applicability of EIR NO. 470 Mitigation to SP00343A02	Conditions of Approval, Regulatory Requirements, and Mitigation Measures Applicable to SP00343A02	EIR No. 470 Level of Significance after Mitigation
			<p>EIR No. 470 Mitigation Measure</p> <p>slabs on grade are susceptible to Tension cracks. Although reinforcing is not required, consideration shall be given to reinforcing slabs with 6" x 6"/#10 x #10 welded wire fabric. Additional reinforcement due to the expansion index of the site soil shall be provided as recommended in SS-13 below. Additional reinforcement may also be required by the structural engineer.</p> <p>D. It is recommended that the proposed perimeter slabs (sidewalks, patios, etc.) be designed relatively independent of foundation stems (free-floating) to help mitigate cracking due to foundation settlement and/or expansion.</p> <p>SS-10: Settlement Considerations: Maximum estimated settlement, based on footings founded on firm soils as recommended, shall be less than one inch. Differential settlement between exterior and interior bearing members shall be less than one half inch.</p> <p>SS-11: Frictional and Lateral Coefficients: A. Resistance to lateral loading may be provided by friction acting on the base of foundations, a coefficient of friction of 0.50 shall be used for dead load forces. B. Passive resistance acting on the sides of foundation stems (300 pcf, equivalent fluid weight), may be included for resistance to lateral load. C. A one third increase in the quoted passive value may be used for wind or seismic loads. D. Passive resistance of soils against grade beams and the frictional resistance between the floor slabs and the supporting soils may be combined in determining the total lateral resistance, however, the friction factor shall be reduced to 0.31 of dead load forces.</p>	<p>Prior to issuance of Grading and Building Permits</p> <p>Prior to issuance of Building Permit</p>	<p>County of Riverside, Building and Safety Department</p> <p>County of Riverside, Building and Safety Department</p>	<p>Applicable</p> <p>Applicable</p>	<p>Mitigation Measure shall apply.</p> <p>Mitigation Measure shall apply.</p>	

Impact Category	EIR No. 470 Impact	SP00343A02 Finding	EIR No. 470 Mitigation Measure	EIR No. 470 Mitigation Implementation Timing	Responsible Agency for Mitigation	Applicability of EIR NO. 470 Mitigation to SP00343A02	Conditions of Approval, Regulatory Requirements, and Mitigation Measures Applicable to SP00343A02	EIR No. 470 Level of Significance after Mitigation
4.1.8: Greenhouse Gas Emissions	The issue of Greenhouse Gas (GHG) emissions was not required to be	The proposed Specific Plan Amendment would result in a decrease of 2,925 MTCO2e	E. For retaining walls backfilled with compacted native soil, it is recommended that an equivalent fluid pressure of 35 pcf be used for well drained level backfill conditions.	Prior to issuance of Grading Permit	County of Riverside, Building and Safety Department	Applicable	Mitigation Measure shall apply.	
			SS-12: Slope Stability: If slopes exceed five feet, engineering calculations shall be performed to substantiate the stability of slopes steeper than 2 to 1. Fill slopes shall be overfilled and trimmed back to competent material.	Prior to issuance of Building Permit	County of Riverside, Building and Safety Department	Applicable	Mitigation Measure shall apply.	
4.1.8: Greenhouse Gas Emissions	The issue of Greenhouse Gas (GHG) emissions was not required to be	The proposed Specific Plan Amendment would result in a decrease of 2,925 MTCO2e	SS-13: Expansion: The design of foundations shall be based on the weighted expansion index (UBC Standard) of the soil. As stated in the soil properties section, the preliminary expansion index of the on-site soil is in the very low (0-19) classification. However, during site preparation, if the soil is thoroughly mixed and additional fill is added, the expansion index may change. Therefore, the expansion index shall be evaluated after the site preparation has been completed, and the final foundation design adjusted accordingly.	Prior to approval of Tentative Tract Map	County of Riverside, Planning Department	Applicable; Prior to approval of Tentative Parcel Map	Mitigation Measure shall apply.	
			SS-14: The developer or successor interest shall include a disclosure about wind erosion susceptibility on property title.	Prior to approval of Tentative Tract Map	County of Riverside, Planning Department	Applicable; Prior to approval of Tentative Parcel Map	Mitigation Measure shall apply.	
4.1.8: Greenhouse Gas Emissions	The issue of Greenhouse Gas (GHG) emissions was not required to be	The proposed Specific Plan Amendment would result in a decrease of 2,925 MTCO2e	SS-15: The developer shall include a disclaimer on all deeds, homeowners associations, maintenance associations and other similar mechanisms, that the property is within a "High" blow sand area.	---	---	---	COA: The project shall be conditioned to demonstrate prior to building permits that the project has	N/A

Impact Category	EIR No. 470 Impact	SP00343A02 Finding	EIR No. 470 Mitigation Measure	EIR No. 470 Mitigation Implementation Timing	Responsible Agency for Mitigation	Applicability of EIR NO. 470 Mitigation to SP00343A02	Conditions of Approval, Regulatory Requirements, and Mitigation Measures Applicable to SP00343A02	EIR No. 470 Level of Significance after Mitigation
	evaluated at the time of EIR No. 470.	per year without construction amortization when compared to the Adopted Specific Plan. The Project Applicant would be required to demonstrate as part of future building permit applications that the project will achieve a minimum of 100 points per the Riverside County Climate Action Plan (CAP).					incorporated measures to achieve a minimum of 100 points per the Riverside County CAP.	
4.1.9: Hazards and Hazardous Materials	Impacts to hazards and hazardous materials were determined by EIR No. 470 to be less than significant with implementation of mitigation.	The Project would not result in significant impacts due to the transportation use, or storage of hazardous materials. Impacts would be less than significant.	<p>TS-1: Users of hazardous materials, especially the golf course and any business that may use toxic substances, shall comply with all applicable federal, state, and local laws pertaining to hazardous waste and materials.</p> <p>TS-2: A materials storage and management plan for the golf course shall be reviewed and approved by the County Hazardous Waste Management Department.</p>	Ongoing	Code Enforcement	Applicable.	Mitigation Measure shall apply.	Less than Significant.
4.1.10: Hydrology and Water Quality	Impacts to hydrology and water quality would be less than significant with implementation of mitigation.	Comparison of the approved Specific Plan Conceptual Drainage Plan to the proposed Specific Plan Conceptual Drainage Plan shows that the	<p>FL-1: The localized HEC-RAS analyses shall provide the basis for establishing the development pad and top-of-bank elevations along the southerly golf course boundary. Development pad elevations shall be set a minimum of 1.5 feet above the computed and adjacent 100-year water surface elevation computed in the</p>	Prior to approval of Plot Plan	County of Riverside, Hazardous Waste Management Department; Planning Department	Not Applicable. This mitigation measure applies to the golf course and not the Arena.	None.	Less than significant.

Impact Category	EIR No. 470 Impact	SPO0343A02 Finding	EIR No. 470 Mitigation Measure	EIR No. 470 Mitigation Implementation Timing	Responsible Agency for Mitigation	Applicability of EIR NO. 470 Mitigation to SPO0343A02	Conditions of Approval, Regulatory Mitigation Measures Applicable to SPO0343A02	EIR No. 470 Level of Significance after Mitigation
		<p>SPO0343A02 Finding</p> <p>project elements necessary for the drainage design goals in the approved Specific Plan are unchanged. The proposed Project would result in an increase in impervious surfaces compared to existing conditions but would not result in an increase in impervious surfaces compared to what was analyzed in EIR No. 470. With implementation of EIR No. 470 mitigation measures, impacts would be less than significant.</p>	<p>EIR No. 470 Mitigation Measure</p> <p>localized analyses. In instances where there is a difference between the water surfaces computed in the two localized HEC-RAS analyses, the higher computed water surface shall govern.</p> <p>FL-2: The top-of-berm elevations shall be set a minimum of three feet above the computed and adjacent 100-year water surface elevation.</p> <p>FL-3: A Letter of Map Revision shall be submitted to the Federal Emergency Management Agency based on the As-Built plans for the golf course conveyance and adjacent development grading.</p> <p>FL-4: The landscaping for the golf course shall be desert type, except where designated otherwise, as shown on the approved landscaping plans.</p> <p>FL-5: The proposed Project shall provide an easement for conveyance of the future Mid-Valley Drainage System flows as required by CVWD. The exact location of the proposed easement will be defined when the future Mid-Valley Drainage System is designed.</p> <p>WQ-1: Pursuant to requirements of the State Water Resources Control Board, a State-wide general National Pollutant Discharge Elimination System (NPDES) construction permit shall apply to construction activities (clearing, grading, excavation, etc.) that result in the disturbance of five acres of land or activity that is part of a larger common plan of development of five acres or greater. Such permits shall be obtained prior to the start of grading activities.</p>	<p>Prior to issuance of Grading Permit</p> <p>Prior to issuance of Grading and Building Permits</p> <p>Prior to approval of Plot Plan</p> <p>Prior to approval of Tentative Tract Map</p> <p>Prior to issuance of Grading and Building Permits</p>	<p>County of Riverside, Building and Safety</p> <p>County of Riverside, Building and Safety</p> <p>County of Riverside, Planning Department.</p> <p>County of Riverside, Planning Department</p> <p>County of Riverside, Building and Safety</p>	<p>Applicable</p> <p>Applicable</p> <p>Not Applicable. This mitigation measure applies to the golf course and not the Arena.</p> <p>Applicable; Prior to approval of Tentative Parcel Map</p> <p>Applicable</p>	<p>Mitigation Measure shall apply.</p> <p>Mitigation Measure shall apply.</p> <p>None.</p> <p>Mitigation Measure shall apply.</p> <p>Mitigation Measure shall apply.</p>	

Impact Category	EIR No. 470 Impact	SP00343A02 Finding	EIR No. 470 Mitigation Measure	EIR No. 470 Mitigation Implementation Timing	Responsible Agency for Mitigation	Applicability of EIR No. 470 Mitigation to SP00343A02	Conditions of Approval, Regulatory Requirements, and Mitigation Measures Applicable to SP00343A02	EIR No. 470 Level of Significance after Mitigation
			<p>WQ-2: The project shall incorporate the current Best Management Practices and Best Available Technologies (BMPs and BATs) available at the time of application for pollution and erosion/siltation control permits. Examples of BMPs and BATs include, but are not limited to:</p> <ul style="list-style-type: none"> Energy dissipation structures and rip-rap at storm water discharge points to stabilize flow and reduce velocities; Desilting basins for pollutant and siltation control during construction, resource based if possible; Mulching of cleared or freshly seeded areas for erosion/sedimentation control; Geotextiles and mats for erosion control during construction, storm drain inlet/outlet protection for siltation control; Slope drains for erosion control, silt fences/sand bags barriers for siltation control during construction; Low water vegetation in landscaped areas; Selection of slope planting species with low fertilization requirements; Requiring permanent irrigation systems to be inspected on a regular basis and properly maintained. <p>WQ-3: The project shall comply with the requirements of the California State Water Quality Control Board.</p>	<p>Prior to issuance of Grading and Building Permits</p>	<p>County of Riverside, Building and Safety; Environmental Health Department</p>	<p>Applicable</p>	<p>Mitigation Measure shall apply.</p>	
4.1.11: Land Use and Planning	Impacts to land use and planning were determined by EIR No. 470 to be less than significant.	As proposed, the Project would be compatible with the configuration of the surrounding planning areas and	No mitigation is required.	Not applicable	Not applicable	--	<p>Applicable</p> <p>Mitigation Measure shall apply.</p>	<p>No mitigation is required.</p> <p>Less than significant</p>

Impact Category	EIR No. 470 Impact	SPO0343A02 Finding	EIR No. 470 Mitigation Measure	EIR No. 470 Mitigation Implementation Timing	Responsible Agency for Mitigation	Applicability of EIR NO. 470 Mitigation to SPO0343A02	Conditions of Approval, Regulatory Mitigation Measures, and Mitigation Measures Applicable to SPO0343A02	EIR No. 470 Level of Significance after Mitigation
4.1.12: Mineral Resources		the uses allowed that were approved through the NorthStar Specific Plan and evaluated in EIR No. 470; thus, impacts would be less than significant.						
4.1.13: Noise	EIR No. 470 determined that no direct or indirect impacts would occur to mineral resources.	The Project would not result in any direct or indirect impacts to mineral resources.	No mitigation is required.	Not applicable	Not applicable	--	No mitigation is required.	Not Significant.
	EIR No. 470 determined with mitigation, construction noise impacts would be less than significant. During operation, EIR No. 470 concluded that while several roadways including Varner Road and Interstate 10 would experience a 3 dBA noise increase, these increases would either occur in areas absent of sensitive receptors or would be masked to imperceptible levels due to freeway background noise. maximum estimated noise exposure for usable recreational space would meet, but not exceed Riverside County Standards, and	The Project would comply with Section 9.52.020 of the RCMC and implement common construction management practices. Consistent with EIR No. 470, the Project would result in a permanent increase in noise levels and vehicular related noise impacts. The Project's 3.2 dBA increase along Varner Road would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.	N-1: The southern tier of residential uses, and south-facing non-residential uses, shall have adequate structural noise protection to achieve a minimum -20 dB structural attenuation. N-2: Heavy equipment operations within one-fourth mile of any occupied dwelling shall comply with time limits in the Riverside County Code. N-3: All construction equipment shall utilize noise reduction features (e.g. mufflers and engine shrouds) that are no less effective than those originally installed by the manufacturer.	Prior to issuance of Building Permit	Riverside County, Building and Safety Department	Applicable	Mitigation Measures MM shall apply.	Less than Significant at the project level. Cumulative noise impacts from roadway noise would be significant and unavoidable

Impact Category	EIR No. 470 Impact	SPO0343A02 Finding	EIR No. 470 Mitigation Measure	EIR No. 470 Mitigation Implementation Timing	Responsible Agency for Mitigation	Applicability of EIR NO. 470 Mitigation to SPO0343A02	Conditions of Approval, Regulatory Requirements, and Mitigation Measures Applicable to SPO0343A02	EIR No. 470 Level of Significance after Mitigation
	impacts were determined to be less than significant. However, EIR No. 470 determined cumulative noise impacts from roadway noise would be significant and unavoidable.							
4.1.14: Paleontological Resources	EIR No. 470 determined that no direct or indirect impacts were anticipated to occur to paleontological resources. However, EIR No. 470 identified mitigation requiring monitoring for earthwork activities.	While fill has been occupied and grading has been done on site, the excavation during construction to accommodate development of the Arena would reach depths not previously disturbed during mass grading. Impacts to paleontological resources associated with the proposed Project would be within the scope of analysis of EIR No. 470, and consistent with the findings of EIR No. 470.	CPR-1: Grading shall be observed by a qualified archaeological and Native American monitor to watch for cultural and paleontological resources. Shall a subsurface resource be encountered during grading operations, the grading shall be halted and diverted from the area and a qualified archaeologist shall be contacted to determine whether or not the find is significant and warrants testing. CPR-2: In addition to a qualified archaeological monitor, an approved cultural resources shall be retained. The monitor may request that destructive construction halt and the monitor shall notify a qualified (Secretary of the Interior's Standards and Guidelines) Archaeologist to investigate and, if necessary, prepare a mitigation plan for submission to the State Historic Preservation Officer, County Historic Preservation Officer and the Agua Caliente Cultural Resource Coordinator. This monitor shall be selected by the Agua Caliente tribe, from a list of approved monitors from the Native American Heritage Commission.	Prior to issuance of Grading and Building Permits	County of Riverside Building and Safety Department	Applicable	Mitigation Measures shall apply	Less than Significant.
			CPR-3: Prior to the issuance of grading permits, a qualified archaeologist shall be retained by the land developer for consultation and comment on the	Prior to the issuance of Grading and Building Permit	County of Riverside, Building and Safety Department	Applicable	Mitigation Measure shall apply.	
				Prior to the issuance of Grading and Building Permit	County of Riverside, Building and Safety Department	Applicable	Mitigation Measure shall apply.	

Impact Category	EIR No. 470 Impact	SP00343A02 Finding	EIR No. 470 Mitigation Measure	EIR No. 470 Mitigation Implementation Timing	Responsible Agency for Mitigation	Applicability of EIR NO. 470 Mitigation to SP00343A02	Conditions of Approval, Regulatory Requirements, and Mitigation Measures Applicable to SP00343A02	EIR No. 470 Level of Significance after Mitigation
			<p>proposed grading with respect to potential impacts to unique archaeological resources. Shall the archeologist, after consultation with the appropriate Native American tribe(s) find that potential is high for impact to unique archaeological resources (cultural resources and sacred sites), a pre-grading meeting between the archeologist, Native American observer(s), and the excavation and grading contractor shall take place. During grading operations, the archeologist, the archeologist's on-site representative(s) and the Native American Observer(s) shall actively monitor all project related grading and construction and, when deemed necessary in the professional opinion of the retained archeologist and the Native American Observer(s) shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of unique archaeological resources.</p> <p>CPR-4: Prior to the issuance of grading permits, the NAME, ADDRESS, and TELEPHONE NUMBER of the retained archeologist shall be submitted to the Planning Department and the Building and Safety Grading Division. If the retained archeologist, after consultation with the appropriate Native American(s), 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 archeologist.</p> <p>CPR-5: 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 the origin and</p>	<p>Prior to the issuance of Grading and Building Permit</p>	<p>Safety Department</p>	<p>Applicable.</p>	<p>Mitigation Measure shall apply.</p>	
				<p>Prior to the issuance of Grading and Building Permit</p>	<p>County of Riverside, Planning Department; Building and Safety Grading Division</p>	<p>Applicable</p>	<p>Mitigation Measures shall apply</p>	

Impact Category	EIR No. 470 Impact	SPO0343A02 Finding	EIR No. 470 Mitigation Measure	EIR No. 470 Mitigation Implementation Timing	Responsible Agency for Mitigation	Applicability of EIR NO. 470 Mitigation to SPO0343A02	Conditions of Approval, Regulatory Mitigation Measures Applicable to SPO0343A02	EIR No. 470 Level of Significance after Mitigation
4.1.15: Population and Housing	Impacts to population and housing were determined by EIR No. 470 to be less than significant.	Because the Project would not displace people or housing and would not generate demand for additional affordable housing in the County greater than previously analyzed in EIR No. 470, impacts would be less than significant.	disposition pursuant to Public Resource Code Section 5097.98. The County Coroner shall be notified immediately. If the remains are determined to be prehistoric, the Coroner shall notify the Native American Heritage Commission, which shall 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 recommendations as to the appropriate mitigation. After the recommendations have been made, the land divider, Native American Tribal representative(s), and the County representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented.	Not applicable	Not applicable	--	No mitigation is required.	Less than significant.
4.1.16: Public Services	Impacts to public services were determined by EIR No. 470 to be less than significant with implementation of mitigation measures. EIR No. 470 also noted the project	Because the Project would not result in additional dwelling units, impacts would be similar to what was assumed by EIR No. 470. As required through EIR No. 470, the	F-1: The applicant shall participate in the existing Fire Protection Impact Mitigation Program (currently \$400.00 per dwelling unit and \$0.25 per square foot of commercial/industrial buildings) that provides funds for the purchase of land to build new fire stations, remodel existing fire stations or purchase equipment to cover new development.	Prior to issuance of Building Permit	County of Riverside, Building and Safety; Fire Department	Applicable.	Mitigation Measures shall apply.	Less than Significant. Potential contribution to cumulative impacts.

Impact Category	EIR No. 470 Impact	SP00343A02 Finding	EIR No. 470 Mitigation Measure	EIR No. 470 Mitigation Implementation Timing	Responsible Agency for Mitigation	Applicability of EIR NO. 470 Mitigation to SP00343A02	Conditions of Approval, Regulatory Requirements, and Mitigation Measures Applicable to SP00343A02	EIR No. 470 Level of Significance after Mitigation
	would contribute to potential cumulative impacts.	Project Applicant would be required to comply with the provisions of the County's DIF Ordinance, which requires a payment fee to assist the County in providing the public services. With implementation of mitigation, impacts would be less than significant.	<p>F-2: All water mains and fire hydrants providing fire flows shall be constructed in accordance with the appropriate sections of the Riverside County Fire Code. The Fire Department shall review and approve such mains and hydrants prior to construction.</p> <p>F-3: All on-site structures shall be constructed with fire-retardant roofing material as described in the 1998 California Fire Code. Wood shingles shall not be allowed within the Project.</p> <p>F-4: All development shall meet or exceed standards addressed in Riverside County Ordinance 460 and 787 with respect to access, fire flow, and signage.</p> <p>SHS-1: Prior to the approval of Tentative Tract Map entitlements, the project will be reviewed by the County Sheriff's Department and conditioned with any necessary site-specific design features and capital impact fees in effect at the time of map approval, pursuant to Riverside County Ordinance No. 659.5, in order to reduce potential project impacts associated with sheriff services in the project area.</p> <p>SHS-2: The road and gate design plan shall be reviewed by the sheriff's department for access.</p> <p>SHS-3: The Project shall employ full time, state certified security personnel to assist with seasonal, special events, special promotions, and high occupancy times.</p> <p>SHS-4: An internal location map shall be posted at the entrance gates and an area</p>	<p>Prior to issuance of Building Permit</p> <p>Prior to issuance of Building Permit</p> <p>Prior to approval of Plot Plan; Prior to issuance of Building Permit</p> <p>Prior to approval of Tentative Tract Map</p> <p>Prior to approval of Plot Plan</p> <p>Ongoing</p> <p>Ongoing</p>	<p>County of Riverside, Building and Safety; Fire Department</p> <p>County of Riverside, Building and Safety; Fire Department</p> <p>County of Riverside, Building and Safety; Fire Department</p> <p>County of Riverside, Planning Department; Sheriff's Department</p> <p>County of Riverside, Planning Department; Sheriff's Department</p> <p>County of Riverside, Sheriff's Department</p> <p>County of Riverside,</p>	<p>Applicable.</p> <p>Applicable.</p> <p>Applicable.</p> <p>Applicable; Prior to approval of Tentative Parcel Map</p> <p>Applicable.</p> <p>Applicable.</p>	<p>Mitigation Measures shall apply.</p> <p>Mitigation Measures shall apply.</p> <p>Mitigation Measures shall apply.</p> <p>Mitigation Measures shall apply.</p> <p>Mitigation Measures shall apply.</p> <p>Mitigation Measures shall apply.</p> <p>Mitigation Measures shall apply.</p>	

Impact Category	EIR No. 470 Impact	SP00343A02 Finding	EIR No. 470 Mitigation Measure	EIR No. 470 Mitigation Implementation Timing	Responsible Agency for Mitigation	Applicability of EIR NO. 470 Mitigation to SP00343A02	Conditions of Approval, Regulatory Requirements, and Mitigation Measures Applicable to SP00343A02	EIR No. 470 Level of Significance after Mitigation
			map shall be available at the gate or office. SHS-5: New Owners shall be given information about the Neighborhood Watch Program and Crime Free Multi Housing Program (if condominiums or rental properties are to be built) so the project residents can assist in crime prevention measures.	Ongoing	Sheriff's Department County of Riverside, Sheriff's Department	Not Applicable. This mitigation measure applies to the residential uses within the NorthStar Specific Plan not the proposed Arena.	None.	
			SCH-1: The developer shall pay into the school impact fee in affect at the time of building permit issuance.	Prior to issuance of Building Permit	County of Riverside, Building and Safety	Applicable.	Mitigation Measures shall apply.	
			Lib-1: The development shall pay its fair share of development fees pursuant to Riverside County Ordinance 659.	Prior to issuance of Building Permit	County of Riverside, Building and Safety	Applicable.	Mitigation Measures shall apply.	
			HS-1: The project proponent shall provide to American Medical Response copies of the Project's final Tentative Tract Maps, with street names and structures clearly marked.	Prior to approval of Tentative Tract Map	County of Riverside, Planning Department	Applicable; Prior to approval of Tentative Parcel Map	Mitigation Measures shall apply.	
			HS-2: The project proponent shall coordinate with County Sheriffs and Environmental Health Department to ensure public health and safety measures are implemented. (i.e. street lighting, safe intersections, adequate emergency access, site safety plans, etc.).	Prior to approval of Plot Plan; Prior to issuance of Building Permit	County of Riverside, Sheriff's Department; Environmental Health Department	Applicable.	Mitigation Measures shall apply.	
			HS-3: All components of the project shall be constructed to meet requirements of the Public Health and Safety Code.	Prior to approval of Plot Plan; Prior to issuance of Building Permit	County of Riverside, Environmental Health Department	Applicable.	Mitigation Measures shall apply.	

Impact Category	EIR No. 470 Impact	SP00343A02 Finding	EIR No. 470 Mitigation Measure	EIR No. 470 Mitigation Implementation Timing	Responsible Agency for Mitigation	Applicability of EIR NO. 470 Mitigation to SP00343A02	Conditions of Approval, Regulatory Mitigation Measures, and Mitigation Measures Applicable to SP00343A02	EIR No. 470 Level of Significance after Mitigation
4.1.17: Recreation	EIR No. 470 noted the NorthStar Specific Plan would be required to comply with Riverside County Ordinance No. 460 which requires dedication of parkland based on population increases generated or payment of an in-lieu fee. EIR No. 470 identified that with mitigation, impacts to recreation would be less than significant.	The Project would not result in unplanned population growth and, therefore, does not create any additional impact to the park system. The Project would be required to implement the applicable mitigation measures identified in EIR No. 470, including payment of park in-lieu fees for parkland demands not met on-site pursuant to Ordinance No. 460. Impacts would be less than significant.	PR-1: As the project develops and where needed, the developer shall be required to pay into a fund in lieu of providing park land consistent with the Quimby Act and County Ordinance.	Prior to issuance of Building Permit	County of Riverside, Building and Safety	Applicable.	Mitigation Measures shall apply.	Less than Significant.
4.1.18: Transportation/Traffic	Impacts to transportation were determined to be less than significant with mitigation for normal daily traffic. EIR No. 470 determined that impacts to transportation when a major golf tournament is held would be significant and unavoidable on a direct cumulative basis.	With the proposed Specific Plan Amendment the NorthStar Specific Plan continue to allow a mix of residential, commercial, light industrial and recreational uses, similar to the Adopted NorthStar Specific Plan as analyzed in EIR No. 470. The annualized VMT estimates between the adopted and	AQ-2: Minimize construction interference with regional traffic movement. Measures recommended for inclusion are: a. Scheduling receipt of construction materials to non-peak travel periods. b. Routing construction traffic through areas of least impact sensitivity. c. Limiting lane closures and detours to off-peak travel periods. d. Providing ride-share incentives for contractor and subcontractor personnel. SHS-2: The road and gate design plan shall be reviewed by the Sheriff's Department for access.	Review and Approval of Plans	County of Riverside, Building and Safety Department	Applicable	None; Mitigation Measures (as modified) shall apply.	Less than Significant for normal daily traffic. Significant and unavoidable on a direct and cumulative basis when a major golf tournament is held.

Impact Category	EIR No. 470 Impact	SP00343A02 Finding	EIR No. 470 Mitigation Measure	EIR No. 470 Mitigation Implementation Timing	Responsible Agency for Mitigation	Applicability of EIR NO. 470 Mitigation to SP00343A02	Conditions of Approval, Regulatory Mitigation Measures, and Mitigation Measures Applicable to SP00343A02	EIR No. 470 Level of Significance after Mitigation
		<p>SP00343A02 Finding</p> <p>proposed specific plan are within 1% of each other. Thus, the addition of the proposed Project would not result in a new impact or increase the severity of a previously identified significant impact as analyzed in EIR No. 470.</p>	<p>HS-2: The project proponent shall coordinate with County Sheriffs and Environmental Health Department to ensure public health and safety measures are implemented. (i.e. street lighting, safe intersections, adequate emergency access, site safety plans, etc.)</p> <p>F-4: All development shall meet or exceed standards addressed in Riverside County Ordinance 460 and 787 with respect to access, fire flow, and signage.</p> <p>C-1: Construct Varner Road from the west project boundary to the east project boundary at its ultimate half-section width as a Major highway (118-foot right-of-way) including landscaping, sidewalks and bike trail in conjunction with development.</p> <p>C-2: Sufficient on-site parking shall be provided to meet County of Riverside parking code requirements. Shared parking may be allowed subject to review and approval as outlined in the Zoning Ordinance section of the Specific Plan.</p> <p>C-3: On-site traffic signing/stripping shall be implemented in conjunction with detailed construction plans for the project site.</p> <p>C-4: Sight distance at each project access shall be reviewed with respect to standard Caltrans/County of Riverside sight distance standards at the time of preparation of final grading, landscape, and street improvement plans.</p> <p>C-5: Participate in the phased construction of off-site traffic signals through payment of traffic signal mitigation fees. The traffic signals within the study area at buildout shall</p>	<p>Prior to approval of Plot Plan; Prior to issuance of Building Permit</p> <p>Prior to approval of Plot Plan; Prior to issuance of Building Permit</p> <p>Prior to approval of Plot Plan</p> <p>Prior to approval of Plot Plan</p> <p>Prior to approval of Plot Plan</p> <p>Prior to approval of Plot Plan</p>	<p>County of Riverside, Sheriff's Department; Environmental Health Department</p> <p>County of Riverside, Building and Safety; Fire Department</p> <p>County of Riverside, Planning Department; Transportation Department</p> <p>County of Riverside, Planning Department; Transportation Department</p> <p>County of Riverside, Planning Department; Transportation Department</p> <p>County of Riverside, Planning Department; Transportation Department</p> <p>County of Riverside, Planning Department; Transportation Department</p>	<p>Applicable.</p> <p>Applicable.</p> <p>Applicable</p> <p>Applicable</p> <p>Applicable</p> <p>Applicable</p> <p>Applicable</p>	<p>Mitigation Measures shall apply.</p> <p>Mitigation Measures shall apply.</p> <p>Mitigation Measures shall apply</p> <p>Mitigation Measures shall apply</p> <p>Mitigation Measures shall apply</p> <p>Mitigation Measures shall apply</p> <p>Mitigation Measures shall apply</p>	<p></p> <p></p> <p></p> <p></p> <p></p> <p></p> <p></p>

Impact Category	EIR No. 470 Impact	SP00343A02 Finding	EIR No. 470 Mitigation Measure	EIR No. 470 Mitigation Implementation Timing	Responsible Agency for Mitigation	Applicability of EIR NO. 470 Mitigation to SP00343A02	Conditions of Approval, Regulatory Requirements, and Mitigation Measures Applicable to SP00343A02	EIR No. 470 Level of Significance after Mitigation
			specifically include an interconnect of the traffic signals to function in a coordinated system. C-6: The developer shall comply with the trip reduction ordinance of the County of Riverside. For special events: C-7: Key elements of the parking management for the proposed development as described in Section VI of the Traffic/Parking Analysis shall be implemented. C-8: On-site traffic signing/stripping shall be implemented in conjunction with detailed construction plans for the project site.	Prior to approval of Plot Plan Prior to approval of Plot Plan; Special Events Permit Prior to approval of Plot Plan; Special Events Permit	Transportation Department County of Riverside, Planning Department; Transportation Department County of Riverside, Planning Department; Transportation Department County of Riverside, Planning Department; Transportation Department	Applicable Applicable Applicable	Mitigation Measures shall apply Mitigation Measures shall apply Mitigation Measures shall apply	
4.1.19: Tribal Cultural Resources	At the time EIR No. 2006, AB 52 was not in place and EIR No. 470 did not evaluate the topic of Tribal Cultural Resources separate from the evaluation of cultural resource impacts. Project impacts to cultural resources would be less than significant with mitigation.	There is a potential for grading and excavation activities to inadvertently encounter tribal cultural resources in soil not previously disturbed. Accordingly, the proposed Project would be required to implement the mitigation measures that were identified in EIR No. 470.	EIR No. 470 did not identify any measures to address tribal cultural resources; however, Mitigation Measures MM CPR-1-CPR-5 would apply.	Prior to issuance of Grading and Building Permit.	County of Riverside, Building and Safety Department.	Applicable	Mitigation Measures shall apply.	N/A
4.1.20: Utility and	Impacts to utilities and service systems were determined by EIR No. 470 to be less	The Project would not result in an increase in demand for utilities and	WS-1: The developer shall follow the Water Management Plan of the CVWD for water conservation practices and plans shall be reviewed by the CVWD for	Prior to approval of Plot Plan	County of Riverside, Planning Department	Applicable	Mitigation Measures shall apply	Less than Significant at the project

Impact Category	EIR No. 470 Impact	SP00343A02 Finding	EIR No. 470 Mitigation Measure	EIR No. 470 Mitigation Implementation Timing	Responsible Agency for Mitigation	Applicability of EIR NO. 470 Mitigation to SP00343A02	Conditions of Approval, Regulatory Requirements, and Mitigation Measures Applicable to SP00343A02	EIR No. 470 Level of Significance after Mitigation
Service Systems	than significant with mitigation at the project level. EIR No. 470 also noted the project would contribute to potential cumulative impacts.	service systems beyond what was evaluated and mitigated for as part of EIR No. 470. Impacts would be less than significant with mitigation at a project and cumulative level.	water conservation designs implemented into the project design. WS-2: The developer shall implement the Landscape guidelines found in the Document by CVWD Landscape Ordinance and reviewed by the CVWD for implementation of Landscape and watering methods. FL-1: The localized HEC-RAS analyses shall provide the basis for establishing the development pad and top-of-berm elevations along the southerly golf course boundary. Development pad elevations shall be set a minimum of 1.5 feet above the computed and adjacent 100-year water surface elevation computed in the localized analyses. In instances where there is a difference between the water surfaces computed in the two localized HEC-RAS analyses, the higher computed water surface shall govern. FL-2: The top-of-berm elevations shall be set a minimum of three feet above the computed and adjacent 100-year water surface elevation. FL-3: A Letter of Map Revision shall be submitted to the Federal Emergency Management Agency based on the As-Built plans for the golf course conveyance and adjacent development grading. FL-4: The landscaping for the golf course shall be desert type, except where designated otherwise, as shown on the approved landscaping plans.	Prior to approval of Plot Plan Prior to issuance of Grading Permit Prior to issuance of Grading Permit Prior to issuance of Grading and Building Permits Prior to approval of Plot Plan	County of Riverside, Planning Department County of Riverside, Building and Safety County of Riverside, Building and Safety County of Riverside, Building and Safety	Applicable Applicable Applicable Not Applicable. This mitigation measure applies to the golf course and not the Arena.	Mitigation Measures shall apply Mitigation Measure shall apply. Mitigation Measure shall apply. None.	level. Potential contribution to cumulative impacts.

Impact Category	EIR No. 470 Impact	SP00343A02 Finding	EIR No. 470 Mitigation Measure	EIR No. 470 Mitigation Implementation Timing	Responsible Agency for Mitigation	Applicability of EIR NO. 470 Mitigation to SP00343A02	Conditions of Approval, Regulatory Mitigation Measures, and Mitigation Measures Applicable to SP00343A02	EIR No. 470 Level of Significance after Mitigation
4.1.21: Wildfire	The issue of wildfire was not required to be evaluated at the time of EIR No. 470.	The project is not located in a high wildfire hazard zone; thus, impacts would be less than significant.	<p>EIR No. 470 Mitigation Measure</p> <p>FL-5: The proposed Project shall provide an easement for conveyance of the future Mid-Valley Drainage System flows as required by CVWD. The exact location of the proposed easement will be defined when the future Mid-Valley Drainage System is designed.</p> <p>SW-1: Waste Management of the Desert, Inc. shall review routes for trash collection service prior to the building of structures. Waste Management of the Desert shall approve routes prior to granting service agreements.</p> <p>SW-2: Recyclable materials enclosures shall be provided including trash collection. Each enclosure shall include a sign, identifying the use of the bin or storage or recyclable materials, placed on the enclosure entrance gates and shall be no larger than two (2) square feet. The colors of the sign shall be ivory and brown.</p> <p>No mitigation is required.</p>	<p>Prior to approval of Tentative Tract Map</p> <p>Prior to approval of Plot Plan</p> <p>Prior to approval of Plot Plan</p>	<p>County of Riverside, Planning Department</p> <p>County of Riverside, Planning Department</p> <p>County of Riverside, Planning Department</p>	<p>Applicable; Prior to approval of Tentative Parcel Map</p> <p>Applicable</p> <p>Applicable</p>	<p>Mitigation Measure shall apply.</p> <p>Mitigation Measures shall apply</p> <p>Mitigation Measures shall apply</p>	--



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

Juan C. Perez
Agency Director



04/14/21, 12:55 pm

SP00343A02

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for SP00343A02. 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 (SP00343A02) 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

SPECIFIC PLAN NO. 343 AMENDMENT NO. 2 is a proposal to amend the adopted specific plan land use plan and the specific plan text of Specific Plan No. 343 by:

- Including a Planning Area 11 within the existing Specific Plan boundaries for the purposes of accommodating a sports and events arena;
- Reducing the acreage of the existing Planning Area 8 to accommodate Planning Area 11;
- Revising the boundaries of Planning Areas 4, 6B, and 7 to accommodate Planning Area 11;
- Updating the Specific Plan land use plan to reflect Planning Area 11 and changes to Planning Areas 4, 6B and 7; and,
- Incorporating guidelines for signs specific to Planning Area 11, including guidelines for digital signage.

Upon Amendment, Specific Plan No. 343 would consist of a total of 455.75 acres consisting of 240 acres for an 18-hole Golf Course, 5.9 acres for Golf Clubhouse, 17.6 acres for Golf View Hotel, 7.3 acres for Golf View Villas, 9.95 acres for Resort Timeshare Units, 33.2 acres for Golf View Condominiums, 36.2 acres for Mixed Use Retail Village, 28.2 acres for Industrial Park, 16 acres for Executive Office, 20 acres for Community Commercial, and 41.4 acres for Arena & Event Center Hockey Training Facility

Advisory Notification. 3 AND - EIR Mitigation Measures

Mitigation Measures from the project's EIR and Addendum have been incorporated as conditions of approval of this project where appropriate. Beyond these conditions of approval that have been incorporated, development of the project shall conform to the analysis, conclusions, and mitigation measures of the project's EIR and Addendum.

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

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

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

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

3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - Ord. No. 413 (Regulating Vehicle Parking)
 - Ord. No. 421 (Excavation Covering & Swimming Pool Safety)
 - Ord. No. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
 - Ord. No. 460 (Division of Land)
 - Ord. No. 461 (Road Improvement Standards)
 - Ord. No. 484 (Control of Blowing Sand)
 - Ord. No. 625 (Right to Farm)
 - Ord. No. 630 (Regulating Dogs and Cats)
 - Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
 - Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
 - Ord. No. 878 (Regarding Noisy Animals)
 - Ord. No. 655 (Regulating Light Pollution)
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 679 (Directional Signs for Subdivisions)
 - Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley)
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise)
 - Ord. No. 857 (Business Licensing)
 - Ord. No. 859 (Water Efficient Landscape Requirements)
 - Ord. No. 915 (Regulating Outdoor Lighting)
 - Ord. No. 916 (Cottage Food Operations)
 - Ord. No. 927 (Regulating Short Term Rentals)
 - Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

4. Mitigation Fee Ordinances

- Ord. No. 659 Development Impact Fees (DIF)
- Ord. No. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF)
- Ord. No. 875 Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP)

Advisory Notification. 5 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 Specific Plan No. 343 Amendment No. 2 or its associated environmental documentation; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning Specific Plan No. 343 Amendment No. 2, including, but not limited to, decisions made in response to California Public Records Act requests; and

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

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

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

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

Advisory Notification. 6 AND - SP Definitions

The words identified in the following list that appear in all capitals in the attached conditions of Specific

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 6 AND - SP Definitions (cont.)

Plan No. 343 shall be henceforth defined as follows:

SPECIFIC PLAN = Specific Plan No. 343.

CHANGE OF ZONE = Change of Zone No. 7002.

GPA = Comprehensive General Plan Amendment No. 707.

EIR = Environmental Impact Report No. 470.

Advisory Notification. 7 AND - SP Document

Specific Plan No. 343 shall consist of the following:

a. Specific Plan Document, which must include, but not be limited to, the following items:

1. Board of Supervisors Specific Plan Resolution
2. Conditions of Approval.
3. Specific Plan Zoning Ordinance Text.
4. Land Use Plan in both 8 1/2" x 11" black-and-white and 11" x 17" color formats.
5. Specific Plan text.
6. Descriptions of each Planning Area in both graphical and narrative formats.

b. Environmental Impact Report No. 470 Document, which must include, but not be limited to, the following items:

1. Mitigation Reporting/Monitoring Program (M/M).
2. Agency Notice of Preparation (NOP).
3. Draft EIR
4. Agency Notice of Completion (NOC).
5. Comments on the NOC.
6. Final EIR, including the responses to comments on the NOC.
7. Technical Appendices

If any specific plan conditions of approval differ from the specific plan text or exhibits, the specific plan conditions of approval shall take precedence.

BS-Grade

BS-Grade. 1 0010-BS-Grade-SP-ALL CLEARNC'S REQ'D B-4 PMT

Prior to issuance of a grading permit, all certifications affecting grading shall have written clearances. This includes, but is not limited to, additional environmental assessments, erosion control plans, geotechnical/soils

ADVISORY NOTIFICATION DOCUMENT

E Health

E Health. 1

Env Health Comments (cont.)

the Department of Environmental Health (DEH), Environmental Cleanup Program (ECP) for review and consideration an original copy of a Phase 1 Environmental Site Assessment (ESA).
Prior to Issuance of any Grading Permit, a Phase 2 ESA shall be submitted to ECP for review if the information provide in the Phase 1 ESA indicates the requirements.
For further information, please contact ECP at (951)955-8980. Applicable review fees shall be required.

****A more detailed review of subsequent projects will be conducted to determine any additional requirements.****

Fire

Fire. 1

0010-Fire-SP-#100-FIRE STATION

Based on national fire standards, one new fire station and/or engine company could be required for every 2,000 new dwelling units, or 3.5 million square feet of commercial/industrial occupancy. Given the project's proposed development plan, up to 1 fire stations may be needed to meet anticipated service demands, given project densities.

Fire. 2

0010-Fire-SP-#101-DISCL/FLAG LOT

FLAG LOTS WILL NOT BE PERMITTED BY THE FIRE DEPARTMENT.

Fire. 3

0010-Fire-SP-#47 SECONDARY ACCESS

In the interest of Public Safety, the project shall provide an Alternate or Secondary Access(s) as stated in the Transportation Department Conditions. Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation and Fire Departments and shall be maintained through out any phasing.

Fire. 4

0010-Fire-SP-#71-ADVERSE IMPACTS

The proposed project will have a cumulative adverse impact on the Fire Department's ability to provide an acceptable level of service. These impacts include an increased number of emergency and public service calls due to the increased presence of structures and population. The project proponents/developers shall participate in the development Impact fee program as adopted by the Riverside County Board of Supervisors to mitigate a portion of these impacts. This will provide funding for capitol

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 4 **0010-Fire-SP-#71-ADVERSE IMPACTS (cont.)**

improvements such as land/equipment purchases and fire station construction.

The Fire Department reserves the right to negotiate developer agreements associated with the development of land and/or construction of fire facilities to meet service demands through the regional integrated fire protection response system.

Fire. 5 **0010-Fire-SP-#85-FINAL FIRE REQUIRE**

Final fire protection requirements and impact mitigation measures will be determined when specific project plans are submitted.

Fire. 6 **0010-Fire-SP-#86-WATER MAINS**

All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the appropriate sections of Riverside County Ordinance 460 and/or No.787, subject to the approval by the Riverside County Fire Department.

Fire. 7 **0010-Fire-SP-#87-OFF-SET FUNDING**

The fiscal analysis for this project should identify a funding source to off-set the shortage between the existing county structure fire tax and the needed annual operation and maintenance budget equal to approximately \$100.00 per dwelling unit and 16c per square foot for retail, commercial and industrial.

Fire. 8 **0010-Fire-SP-#96-ROOFING MATERIAL**

All buildings shall be constructed with fire retardant roofing material as described in section 1503 of the Uniform Building Code. Any wood shingles or shakes shall have a Class B rating and shall be approved by the Fire Department prior to installation.

Fire. 9 **0010-Fire-SP-#97-OPEN SPACE**

Prior to approval of any development for lands adjacent to open space areas, a fire protection/vegetaion management (fuel modificatin) plan shall be submitted to the Riverside County Fire Department for reveiw and approval. The

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 9 **0010-Fire-SP-#97-OPEN SPACE (cont.)**

Homeowner's Association or appropriate management entity shall be responsible for maintaining the elements to the plan.

Planning

Planning. 1 **0010-Planning-SP - MAINTAIN AREAS & PHASES**

All planning area and phase numbers shall be maintained throughout the life of the SPECIFIC PLAN, unless changed through the approval of a specific plan amendment or specific plan substantial conformance accompanied by a revision to the complete specific plan document.

Planning. 2 **0010-Planning-SP - NO P.A. DENSITY TRANSFER**

A density transfer of up to 10% shall be allowed between residential Planning Areas. Density transfers between commercial, industrial or office Planning Areas within the SPECIFIC PLAN shall not be permitted, except through the Specific Plan Amendment process.

Planning. 3 **0020-Planning-SP - 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. 4 **0020-Planning-SP - CONSTRUCTION OF TRAIL**

WITHIN THREE YEARS AFTER THE FINAL APPROVAL OF SP00343, THE APPLICANT SHALL BUILD THE TRAIL(S) AS SHOWN ON THE APPROVED TRAILS PLAN.

Planning. 5 **0020-Planning-SP - DESIGN OF TRAIL**

WITHIN TWO YEARS AFTER THE FINAL APPROVAL OF SP00343, THE APPLICANT SHALL SUBMIT PLANS FOR THE TRAIL(S) THAT REFLECT THE APPROVED TRAILS PLAN.

Planning. 6 **0030-Planning-SP - AMENDMENT REQUIRED**

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 6

0030-Planning-SP - AMENDMENT REQUIRED (cont.)

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"If this implementing project meets any of the following criteria, an amendment to the SPECIFIC PLAN shall be required and processed concurrently with this implementing project:

1. The implementing project adds any area to, or deletes area from, the SPECIFIC PLAN;
2. The implementing project proposes a substantially different use than currently allowed in the SPECIFIC PLAN (i.e. proposing a residential use within a commercially designated area); or
3. as determined by the Planning Director.

Any amendment to the SPECIFIC PLAN, even though it may affect only one portion of the SPECIFIC PLAN, shall be accompanied by a complete specific plan document which includes the entire specific plan, including both changed and unchanged parts.

This condition shall be considered MET if the specific plan amendment has been filed, and NOT APPLICABLE if a specific plan amendment is determined to be unnecessary."

Planning. 7

0030-Planning-SP - COMPLETE CASE APPROVALS

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"Prior to the approval of any implementing project (tract map, parcel map, use permit, plot plan, etc.) the SPECIFIC PLAN, the GPA, the CHANGE OF ZONE, and the EIR must have been approved, adopted, and certified by the Board of Supervisors, respectively.

This condition shall be considered as MET once the SPECIFIC

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 7 **0030-Planning-SP - COMPLETE CASE APPROVALS (cont.)**

PLAN, the GPA, the CHANGE OF ZONE, and the EIR have been approved, adopted, and certified by the Board of Supervisors, respectively. This condition may not be DEFERRED."

Planning. 8 **0030-Planning-SP - EA REQUIRED**

Prior to the approval of any implementation project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"If this implementing project is subject to the California Environmental Quality Act (CEQA), an environmental assessment shall be filed and processed concurrently with this implementing project. At a minimum, the environmental assessment shall utilize the evaluation of impacts addressed in the EIR prepared for the SPECIFIC PLAN.

This condition shall be considered as MET if an environmental assessment was conducted for this implementing project. This condition may be considered as NOT APPLICABLE if this implementing project is not subject to CEQA. This condition may not be DEFERRED."

Planning. 9 **0030-Planning-SP - GENERIC M/M PROGRAM**

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall provide to the Planning Department a detailed proposal for complying with the preliminary mitigation and monitoring procedures described in the EIR for SP00343 during the process of grading. Grading permits will not be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with."

Planning. 10 **0030-Planning-SP - M/M PROGRAM (GENERAL)**

rior to the approval of any implementing project within the

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 10 **0030-Planning-SP - M/M PROGRAM (GENERAL) (cont.)**

SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"The EIR prepared for the SPECIFIC PLAN imposes specific mitigation measures and monitoring requirements on the project. Certain conditions of the SPECIFIC PLAN and this implementing project constitute reporting/monitoring requirements for certain mitigation measures."

Planning. 11 **0030-Planning-SP - NON-IMPLEMENTING MAPS**

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"A land division filed for the purposes of phasing or financing shall not be considered an implementing development application for the purposes of the Planning Department's conditions of approval.

Should this project be an application for phasing or financing, all of the other conditions in this implementing project with a prefix of "SP" will be considered as NOT APPLICABLE, and this condition shall be considered as MET. Should this project not be an application for phasing or financing, this condition shall be considered as NOT APPLICABLE."

Planning. 12 **0030-Planning-SP - ARCHAEOLOGIST RETAINED**

Prior to the approval of any land division or development permit (use permit, plot plan, etc.), a condition of approval shall be applied to the land division or development permit to ensure that the unique archaeological resources identified in the Cultural Resources Report prepared as part of this Specific Plan's environmental documentation have been adequately addressed. The condition shall read as follows:

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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 12

0030-Planning-SP - ARCHAEOLOGIST RETAINED (cont.)

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.

Planning. 13

0030-Planning-SP *- ACOUSTICAL STUDY REQD

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, an acoustical study shall be submitted to the Planning Department and the Department of Environmental Health - Industrial Hygiene Division for review and approval.

This condition shall be considered MET if the relevant study has been approved by the Planning Department and the Department of Environmental Health-Industrial Hygiene Division. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

ADVISORY NOTIFICATION DOCUMENT**Planning****Planning. 13** **0030-Planning-SP *- ACOUSTICAL STUDY REQD (cont.)**

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

Planning. 14 **0030-Planning-SP *- ADDENDUM EIR**

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that no new environmental impacts have arisen since the certification of the EIR. Although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN as a whole, more detailed technical informaiton (i.e. traffic studies, updated biological studies, etc.) have been required by the Planning Department and/or other COUNTY land development review departments in order to complete its environmental review. Therefore, an ADDENDUM to the previously certified EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if an ADDENDUM to the EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if an ADDENDUM to the EIR is not required."

Planning. 15 **0030-Planning-SP *- AIR QUALITY MITIGATION**

rior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

A dust control program that will supplement the routine watering that constitutes CVBACMs in excess of any minimum SCAQMD Rule 403 and 403.1 shall be prepared and approved by the Planning Director.

Planning. 16 **0030-Planning-SP *- AIR QUALITY STUDY REQD**

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 16 **0030-Planning-SP *- AIR QUALITY STUDY REQD (cont.)**

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.) the following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, an air quality study shall be submitted to the Planning Department for review and approval.

This condition shall be considered MET if the relevant study has been approved by the Planning Department. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

Planning. 17 **0030-Planning-SP *- ARCHAEO STUDY REQD**

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, a archaeological study shall be submitted to the Planning Department for review and approval.

This condition shall be considered MET if the relevant study has been approved by the Planning Department. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

Planning. 18 **0030-Planning-SP *- CC&R RES PRI COMMON AREA**

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (tract map or parcel map), the following condition shall be placed on the implementing

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 18

0030-Planning-SP *- CC&R RES PRI COMMON AREA (cont.)

project PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a private organization:

"The applicant shall notify the Planning Department that the following documents shall be submitted to the Office of County Counsel and submit said documents for review along with the current fee, which shall be subject to County Counsel approval:

1. A cover letter identifying the project for which approval is sought;
2. A signed and notarized declaration of covenants, conditions and restrictions;
3. A sample document, conveying title to the purchaser of an individual lot or unit, which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,
4. A deposit equaling three (3) hours of the current hourly fee for Review if Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for County Counsel review.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common, c) provide for ownership of the common area by either the property owners' association or the owners of each individual lot or unit as tenants in common, and (d) contain the following provisions verbatim:

"Notwithstanding, any provision in this Declaration to the contrary, the following provisions shall apply:

The property owners' association established herein shall manage and continuously maintain the 'common area',

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 18

0030-Planning-SP *- CC&R RES PRI COMMON AREA (cont.)

more particularly described on Exhibit '___', attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest.

The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area' and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to this Declaration.

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

Once approved by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall be recorded the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division."

Planning. 19

0030-Planning-SP *- COMMON AREA MAINTENANCE

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map or parcel map), the following condition shall be placed on the implementing application:

"PRIOR TO MAP RECORDATION, the following procedures for common area maintenance procedures shall be complied with:

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 19

0030-Planning-SP *- COMMON AREA MAINTENANCE (cont.)

- a. A permanent master maintenance organization shall be established for the specific plan area, to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems and landscaped areas. The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association then neighborhood associations shall be established for each residential development, where required, and such associations may assume ownership and maintenance responsibility for neighborhood common areas.
- b. Unless otherwise provided for in these conditions of approval, common open areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision as recorded.
- c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division.
- d. The common areas to be maintained by the master maintenance organization shall include, but not be limited to, the following: Planning Area[s] _____."

Planning. 20

0030-Planning-SP *- ENTRY MONUMENTATION

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the following language shall be added to the landscaping requirements of the implementing project:

1. An entry monument shall be shown on the Exhibit A.
2. The entry monument shall be in substantial conformance to the design guidelines of Planning Area 7 of the SPECIFIC PLAN, as shown on pages IV-99 to IV-107."

Planning. 21

0030-Planning-SP *- FENCING REQUIREMENTS

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 21

0030-Planning-SP *- FENCING REQUIREMENTS (cont.)

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

The entire boundary between the project area and the Coachella Valley Preserve shall be fenced to prevent people from entering the Preserve from the Project area. Informational signs shall be placed every 50 yards informing project area users of the purpose and fragile nature of the preserve.

A glare fence shall be constructed between I-10 and Varner Road to assure that headlights from automobiles do not shine into oncoming traffic.

Planning. 22

0030-Planning-SP *- GEO STUDY REQUIRED

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, a [geological/geotechnical] study shall be submitted to the Planning Department Engineering Geologist for review and approval.

This condition shall be considered MET if the relevant study has been approved by the Planning Department. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

Planning. 23

0030-Planning-SP *- IF HUMAN REMAINS FOUND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 23 **0030-Planning-SP *- IF HUMAN REMAINS FOUND (cont.)**

"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 immediately. If the remains are determined to be prehistoric, the Coroner shall notify the Native American Heritage Commission (NAHC), 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 recommendations as to the appropriate mitigation. After the recommendations have been made, the land divider, Native American Tribal representative(s), and the County representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented."

Planning. 24 **0030-Planning-SP *- LANDSCAPING PLAN REQ**

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

A Landscaping Plan shall be approved by the Manager of the Coachella Valley Preserve and the Planning Department at least 120 days prior to any planting. The Plan shall include no trees over fifteen (15') feet in height within 100 feet of the boundary of the Coachella Valley Preserve.

Planning. 25 **0030-Planning-SP *- OTHER STUDIES REQUIRED**

Prior to the approval of any implementing project within planning areas 7 and 8 of the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, a traffic study based upon the actual proposed uses shall be submitted to the Transportation Department for review and approval.

This condition shall be considered MET if the relevant study has been approved by the Planning Department. This condition may be considered as NOT APPLICABLE if the

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 25

0030-Planning-SP *- OTHER STUDIES REQUIRED (cont.)

Planning Department determines that the required study is not necessary.

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

Planning. 26

0030-Planning-SP *- PA PROCEDURES

rior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map or parcel map), the following condition shall be placed on the implementing project PRIOR TO MAP RECORDATION in the case of land division applications (tentative parcel maps or tentative tract maps) or PRIOR TO BUILDING PERMITS in the case of use permit applications (plot plans, conditional use permits, or public use permits):

"The planning area[s] for which this land division application is located must be legally defined. Any of the following procedures may be used in order to legally define this [these] planning area[s]:

1. The project proponent has processed a FINAL CHANGE OF ZONE MAP concurrent with the SPECIFIC PLAN which legally defined this [these] planning area[s].
2. The project proponent shall file a change of zone application along with a legal description defining the boundaries of the planning area affected by this land division application. The applicant will not be changing the allowed uses or standards within the existing zone but will merely be providing an accurate legal description of the affected planning area. The change of zone shall be approved and adopted by the Board of Supervisors."

Planning. 27

0030-Planning-SP *- PARK AGENCY REQUIRED

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map, or parcel map), the following condition shall be placed on the implementing project:

"PRIOR TO MAP RECORDATION of any subdivision, or other residential development application, all portions of this

ADVISORY NOTIFICATION DOCUMENT**Planning****Planning. 27 0030-Planning-SP *- PARK AGENCY REQUIRED (cont.)**

implementing project not currently within the boundaries of the Coachella Valley Parks District, shall be annexed into the Coachella Valley Parks District or a similar entity such as a County Service Area/District that has been designated by the Board of Supervisors, pursuant to Section 10.35(G) of Ordinance No. 460, to receive park dedications and fees. Documentation of said annexation shall be provided to the Planning Department.

This condition shall be considered as NOT APPLICABLE if the Coachella Valley Parks District is unwilling or unable to annex the property in question."

Planning. 28 0030-Planning-SP *- POST GRADING REPORT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the project applicant shall provide to the Planning Department a post grading report. The report shall describe how the mitigation and monitoring program as described in the EIR and pre-grading agreement[s] with the qualified archaeologist were complied with."

Planning. 29 0030-Planning-SP *- PROJECT LOCATION EXHIBIT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"The applicant shall provide to the Planning Department an 8 1/2" x 11" exhibit showing where in the SPECIFIC PLAN this project is located.

This condition shall be considered MET once the applicant provides the Planning Department with the required information. This condition may not be DEFERRED."

Planning. 30 0030-Planning-SP *- SCHOOL MITIGATION

Prior to the approval of any implementing project within

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 32

0030-Planning-SP *- SUBSEQUENT EIR (cont.)

on the implementing project:

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN at the time, new environmental impacts have arisen since the certification of the original EIR. The Planning Department has determined that this implementing project may have a significant impact to the new environmental impacts that have arisen. Therefore, a SUBSEQUENT EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if a SUBSEQUENT EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if a SUBSEQUENT to the EIR is not required."

Planning. 33

0030-Planning-SP *- SUPPLEMENT TO EIR

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN at the time, new environmental impacts have arisen since the certification of the original EIR. The Planning Department has determined that the new environmental impacts can be mitigated to below a level of significance. Therefore, a SUPPLEMENT to the previously certified EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if a SUPPLEMENT to the EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if a SUPPLEMENT to the EIR is not required."

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 35

0030-Planning-SP* - DURATION OF SP VALIDITY (cont.)

parameters, and shall be considered as MET if the specific plan amendment has been filed."

Planning-PAL

Planning-PAL. 1

LOW PALEO POTENTIAL

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

1. All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.
2. The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.
3. The applicant shall retain a qualified paleontologist approved by the County of Riverside.
4. The paleontologist shall determine the significance of the encountered fossil remains.
5. Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.
6. If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.
7. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * Per the County of Riverside "SABER Policy",

ADVISORY NOTIFICATION DOCUMENT

Planning-PAL

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

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.

Regional Parks and Open Space

Regional Parks and Open Space. 1 0030-Regional Parks and Open Space-SP - TRAIL EASEMENT AND PLAN

Prior to any project approval, the applicant shall include a regional trail in the right-of-way along the east side of Varner Road with the approval of the Riverside County Department of Transportation, if the trail can not be included in the right-of-way, an easement shall be provided to the County of Riverside along the east side of Varner Road. The Applicant shall prepare a trails plan for the review and approval by the Riverside County Regional Park and Open-Space District.

Regional Parks and Open Space. 2 0030-Regional Parks and Open Space-SP* - TRAIL PLAN

The Western Coachella Valley Area Plan identifies a Regional Trail (20') along the east side of Varner Road. The trails plan shall show the trail as identified on the Area Plan. The trail plan shall show the trail with all topography, grading, fencing, cross-sections, signage program, street crossings and undercrossings. If you have questions please contact Sian Roman at 951.955.5117.

Transportation

Transportation. 1 0010-Transportation-SP - SP343/IMPROVEMENTS

All roads shall be improved per the recommended General Plan or Specific Plan designation, as approved by the County Board of Supervisors, or as approved by the Transportation Department.

Transportation. 2 0010-Transportation-SP - SP343/SPECIAL EVENTS

Northstar will hold harmless and indemnify the County of Riverside, the State of California, and its various agencies, and the Cities of La Quinta, Indio, and Palm Desert against all claims resulting from, or

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 2 **0010-Transportation-SP - SP343/SPECIAL EVENTS (cont.)**

attributable to, any special events at Northstar.

A special event will require the following:

- A Special Event Permit from the Riverside County Transportation Department
- A Traffic Management Plan
- A Traffic Control Plan

The Transportation Department shall be notified 120 days in advance of the special event. A coordination meeting will be held no less than 90 days in advance of the special event. The coordination meeting will involve:

- Riverside County Transportation Department
- California Department of Transportation (Caltrans)
- California Highway Patrol
- Riverside County Sheriff's Department
- Fire Department
- Cities of La Quinta, Indio, and Palm Desert

A Traffic Management Plan and a Traffic Control Plan shall be submitted to the Riverside County Department of Transportation no less than 75 days in advance of the special event, to be reviewed by all affected agencies.

The affected agencies will have 15 days to complete the review. Revised Traffic Management and Traffic Control Plans shall be submitted for approval no less than 45 days in advance of the special event.

A coordination meeting shall be held 30 days in advance of the special event. Thereafter, coordination meetings shall be held weekly, or as needed, until the date of the special event.

On the day of the special event, or on the peak attendance days of a multi-day special event, field conditions shall be monitored, and any problems shall be brought to the attention of the California Highway Patrol or the Riverside County Sheriff's Department.

The Traffic Management Plan may include, but are not limited to, identification of the locations for remote parking areas, shuttle service plans, pedestrian control, turn restrictions or lane closures if any, temporary modification of signal timing, directional management of event traffic, use of traffic control officers, advanced interchangeable message signs, and other appropriate items.

The Traffic Control Plan shall address such matters as personnel and equipment needs during the special event, interagency coordination, communications, and other appropriate items.

Or as approved by the Director of Transportation.

Transportation. 3 **0010-Transportation-SP - SP343/TS/CONDITIONS**

The Transportation Department has reviewed the traffic study submitted for the referenced project. The

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 3 0010-Transportation-SP - SP343/TS/CONDITIONS (cont.)

study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

The General Plan circulation policies require development proposals to maintain a Level of Service 'C', except that Level of Service 'D' shall apply to all development proposals located within any of the following Area Plans: Eastvale, Jurupa, Highgrove, Reche Canyon/Badlands, Lakeview/Nuevo, Sun City/Menifee Valley, Harvest Valley/Winchester, Southwest Area, The Pass, San Jacinto Valley, Western Coachella Valley and those Community Development Areas of the Elsinore, Lake Mathews/Woodcrest, Mead Valley and Temescal Canyon Area Plans.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

Monterey Avenue (NS) at Varner Road (EW)
 Monterey Avenue (NS) at I-10 EB Ramps (EW)
 Jack Ivey Drive (NS) at Varner Road (EW)
 Cook Street (NS) at Varner Road (EW)
 Cook Street (NS) at I-10 WB Ramps (EW)
 Cook Street (NS) at I-10 EB Ramps (EW)
 Cook Street (NS) at Gerald Ford Drive (EW)
 Cook Street (NS) at Frank Sinatra Drive (EW)
 Cook Street (NS) at Country Club Drive (EW)
 Classic Club Blvd. (NS) at Varner Road (EW)
 Shopping Center Access (NS) at Varner Road (EW)
 Delfino Resort Parkway (A1) (NS) at Varner Road (EW)
 Project Access (A2) (NS) at Varner Road (EW)
 Project Access (A3) (NS) at Varner Road (EW)
 Project Access (A4) (NS) at Varner Road (EW)
 South Project Access (NS) at Varner Road (EW)
 38th Avenue (NS) at Varner Road (EW)
 Berkey Drive (NS) at Varner Road (EW)
 Washington Street (NS) at 38th Avenue (EW)
 Washington Street (NS) at Varner Road (EW)
 Washington Street (NS) at I-10 EB Ramps (EW)
 Washington Street (NS) at Country Club Drive (EW)
 I-10 WB Ramps (NS) at Varner Road (EW)

As such, the proposed project is consistent with this General Plan policy.

The associated conditions of approval incorporate mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service.

Transportation. 4 0030-Transportation-SP - SP343/TS GEOMETRICS

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 4 0030-Transportation-SP - SP343/TS GEOMETRICS (cont.)

Prior to the approval of any implementing projects, the following improvements shall be completed:

The intersection of Cook Street (NS) at Varner Road (EW) shall be improved to provide the following geometrics:

Northbound: two left-turn lanes, three through lanes, one free-flow right-turn lane

Southbound: one left-turn lane, three through lanes, one free-flow right-turn lane

Eastbound: two left-turn lanes, three through lanes, one right-turn lane

Westbound: two left-turn lanes, three through lanes, one right-turn lane

The intersection of Cook Street (NS) at I-10 EB Ramps (EW) shall be improved to provide the following geometrics:

Northbound: three through lanes, one right-turn lane

Southbound: one left-turn lane, three through lanes

Eastbound: two left-turn lanes, one free-flow right-turn lane

Westbound: N/A

The intersection of Project Street "A" (NS) at Varner Road (EW) shall be improved to provide the following geometrics:

Northbound: N/A

Southbound: one left-turn lane, one shared left-turn/right-turn lane

Eastbound: two left-turn lanes, three through lanes

Westbound: three through lanes

The intersection of Project Street "B" (NS) at Varner Road (EW) shall be improved to provide the following geometrics:

Northbound: N/A

Southbound: one left-turn lane, one shared left-turn/right-turn lane, one right-turn lane

Eastbound: one left-turn lane, three through lanes

Westbound: three through lanes

The intersection of Northstar Parkway (NS) at Varner Road (EW) shall be improved to provide the following geometrics:

Northbound: N/A

Southbound: one left-turn lane, one shared left-turn/right-turn lane, one right-turn lane

Eastbound: two left-turn lanes, three through lanes

Westbound: three through lanes

The intersection of Project Street "D" (NS) at Varner Road (EW) shall be improved to provide the following geometrics:

Northbound: N/A

Southbound: one left-turn lane, one shared left-turn/right-turn lane, one right-turn lane

Eastbound: one left-turn lane, three through lanes

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 4 0030-Transportation-SP - SP343/TS GEOMETRICS (cont.)

The intersection of Berkey Drive (NS) at Varner Road (EW) shall be improved to provide the following geometrics:

Northbound: N/A

Southbound: one left-turn lane, one through lane, one right-turn lane

Eastbound: one left-turn lane, two through lanes, one right-turn lane

Westbound: one left-turn lane, two through lanes, one right-turn lane

The intersection of Project "E" (NS) at Varner Road (EW) shall be improved to provide the following geometrics:

Northbound: N/A

Southbound: one right-turn lane

Eastbound: three through lanes

Westbound: three through lanes

The intersection of Project Street "F" (NS) at Varner Road (EW) shall be improved to provide the following geometrics:

Northbound: N/A

Southbound: one left-turn lane, one shared left-turn/right-turn lane, one right-turn lane

Eastbound: one left-turn lane, three through lanes

Westbound: three through lanes

Unless otherwise required by the Transportation Department, pursuant to an approved phasing plan, prior to the first certificate of occupancy of any residential building, the following improvements shall be completed:

The intersection of 38th Avenue (NS), (as it may be reconfigured in the future, as approved by the Transportation Department) at Varner Road (EW) shall be improved to provide the following geometrics:

Northbound: N/A

Southbound: one left-turn lane, one right-turn lane

Eastbound: two left-turn lanes, two through lanes

Westbound: two through lanes, one right-turn lane

Any off-site widening required to provide the geometrics referenced in these conditions shall be the responsibility of the landowner/developer. If condemnation is required to obtain off-site right-of-way, provisions contained in Ordinance 461, Section 3.2.J shall apply.

Transportation. 5 0030-Transportation-SP - SP343/TS INSTALLATION

The Specific Plan proponent and all subsequent implementing projects within the Specific Plan shall be responsible for design and construction of traffic signals at the following intersections or as approved by the Transportation Department.

Cook Street (NS) at Varner Road (EW) (modification)

Cook Street (NS) at I-10 EB Ramps (EW) (modification)

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 5 0030-Transportation-SP - SP343/TS INSTALLATION (cont.)

38th Avenue (NS) at Varner Road (EW)
Berkey Drive (NS) at Varner Road (EW)
Classic Club Blvd. (NS) at Varner Road (EW)
Shopping Center Access (NS) at Varner Road (EW)
Delfino Resort Parkway (A1) (NS) at Varner Road (EW)

If Traffic Control Officers are not utilized during special events, the follow intersections shall be considered for signalization. An evaluation of minimum spacing requirements and signal warrants will determine which signals are to be installed.

Project Access (A2) (NS) at Varner Road (EW)
Project Access (A3) (NS) at Varner Road (EW)
Project Access (A4) (NS) at Varner Road (EW)
South Project Access (NS) at Varner Road (EW)

or as approved by the Transportation Department

Transportation. 6 0030-Transportation-SP - SP343/TS REQUIRED

Site specific traffic studies will be required for all subsequent development proposals within the boundaries of Specific Plan No. 343 as approved by the Transportation Department. These subsequent traffic studies shall identify specific project impacts and needed roadway improvements to be constructed prior to each development phase.

Transportation. 7 0030-Transportation-SP - SP343/TUMF

Prior to the issuance of a building permit, the applicant 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.



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

Juan C. Perez
Agency Director



04/14/21, 12:56 pm

PPT200021

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PPT200021. 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 (PPT200021) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Project Description & Operational Limits

PLOT PLAN NO. 200021 is a proposal to construct and operate a sports and events arena totaling 273,879 square feet with a maximum height of 58 feet on 44.4 gross acres with 3,005 000 parking spaces. The arena is planned to host an American Hockey League (AHL) team and provide a venue for other events including other sports events, concerts, cultural events, conferences, and conventions. The arena includes a variety of facilities and services that include but are not limited to, up to 11,700 spectator seating for a concert scenario, concessions, bars, clubs/lounges, meeting rooms, kitchens, retail, team practice facilities, management offices, and media support facilities. A 35,000 square foot hockey training facility is also proposed next to the arena for AHL team practice and the community.

Advisory Notification. 3 AND - Design Guidelines

Compliance with applicable Design Guidelines:

1. Specific Plan No. 343 Design Guidelines

Advisory Notification. 4 AND - EIR Mitigation Measures

Mitigation Measures from the project's EIR and Addendum have been incorporated as conditions of approval of this project where appropriate. Beyond these conditions of approval that have been incorporated, development of the project shall conform to the analysis, conclusions, and mitigation measures of the project's EIR and Addendum.

Advisory Notification. 5 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT(S)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 5 AND - Exhibits (cont.)

Exhibit A (Site Plan), Sheets 1-4, dated 3/22/21.

Exhibit B (Elevations/Floor Plans), Sheets 1-18, dated 3/22/21.

Exhibit L (Conceptual Landscaping and Irrigation Plans), Sheets 1-5, dated 1/7/21.

Advisory Notification. 6 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:

- National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)

2. Compliance with applicable State Regulations, including, but not limited to:

- The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
 - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal

Intergovernmental Consultation)

- Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)

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

- Ord. No. 348 (Land Use Planning and Zoning Regulations)
- Ord. No. 413 (Regulating Vehicle Parking)
- Ord. No. 421 (Excavation Covering & Swimming Pool Safety)
- Ord. No. 457 (Building Requirements)
- Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
- Ord. No. 460 (Division of Land)
- Ord. No. 461 (Road Improvement Standards)
- Ord. No. 484 (Control of Blowing Sand)
- Ord. No. 625 (Right to Farm)
- Ord. No. 630 (Regulating Dogs and Cats)
- Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
- Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
- Ord. No. 878 (Regarding Noisy Animals)
- Ord. No. 655 (Regulating Light Pollution)
- Ord. No. 671 (Consolidated Fees)
- Ord. No. 679 (Directional Signs for Subdivisions)
- Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley)
- Ord. No. 787 (Fire Code)
- Ord. No. 847 (Regulating Noise)
- Ord. No. 857 (Business Licensing)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 6 AND - Federal, State & Local Regulation Compliance (cont.)

- 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)
 - 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. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF)
 - Ord. No. 875 Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP)

Advisory Notification. 7 AND - Hold Harmless

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

- (a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning Plot Plan No. 200021 or its associated environmental documentation; and,
- (b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning Plot Plan No. 200021, including, but not limited to, decisions made in response to California Public Records Act requests; and
- (a) and (b) above are hereinafter collectively referred to as "LITIGATION."

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

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

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

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 7 AND - Hold Harmless (cont.)

purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

Fire

Fire. 1 AND - Federal, State & Local Regulation Compliance

1. Fire Hydrants and Fire Flow: Prior to the issuance of building permits, plans for the water system shall be submitted to the fire department for review and approval. The water system shall be capable of delivering the required fire flow. Fire hydrant(s) location and spacing shall comply with the fire code. An approved water supply for fire protection during construction shall be made available prior to the arrival of combustible materials on site. Reference 2016 California Fire Code (CFC) 507.5.1, 3312, Appendices B and C.
2. Fire Department Access: Prior to building permit issuance, provide a fire access site plan. Access roads shall be provided to within 150 feet to all portions of the exterior building walls and shall have an unobstructed width of not less than 24 feet. The construction of the access roads shall be all weather and capable of sustaining 60,000 lbs. over two axels. The area noted as marshalling yard or truck loading/unloading shall be provided with the required fire lane width, turning radius and space to turnaround the fire apparatus. Approved vehicle access, either permanent or temporary, shall be provided during construction Ref. CFC 503.1.1, 3310.1 and 503.2.1
3. Grading Permit Fire Department Review: Submittal to the Office of the Fire Marshal for Precise Grading Permit will be required.
4. Requests for installation of traffic calming designs/devices on fire apparatus access roads shall be submitted and approved by the Office of the Fire Marshal. Ref. CFC 503.4.1
5. Construction Permits Fire Department Review: Submittal of construction plans to the Office of the Fire Marshal for development, construction, installation and operational use permitting will be required. Final fire and life safety conditions will be addressed when the Office of the Fire Marshal reviews these plans. These conditions will be based on occupancy, use, California Building Code (CBC), California Fire Code, and related codes, which are in effect at the time of building plan submittal.
6. Phased Construction Access: If construction is phased, each phase shall provide approved access for fire protection prior to any construction. Ref. CFC 503.1
7. Fire Sprinkler System: All new commercial structures 3,600 square feet or larger shall be protected with a fire sprinkler system. Ref CFC 903.2 as amended by the County of Riverside.
8. Fire Alarm and Detection System: A water flow monitoring system and/or fire alarm system may be required and determined at time of building plan review. Ref. CFC 903.4, CFC 907.2 and NFPA 72

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 1 AND - Federal, State & Local Regulation Compliance (cont.)

9. Knox Box and Gate Access: Buildings shall be provided with a Knox Box. The Knox Box shall be installed in an accessible location approved by the Office of the Fire Marshal. All electronically operated gates shall be provided with Knox key switches and automatic sensors for access. Ref. CFC 506.1

10. Addressing: All commercial buildings shall display street numbers in a prominent location on the address side and additional locations as required. Ref. CFC 505.1 and County of Riverside Office of the Fire Marshal Standard #07-01

11. Emergency Responder Radio Coverage Systems: Projects that do not meet the exceptions set forth by the Riverside County Office of the Fire Marshal shall provide plans for an emergency responder radio coverage system. Ref. CFC 510.1 and Riverside County Office of the Fire Marshal Technical Policy #TP19-002

Planning

Planning. 1 15 - PLANNING - Landscape Requirement

Landscape Requirement

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

The developer/ permit holder shall:

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

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

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

Planning. 2 AQ Construction Mitigation Measures

The following mitigation measures related to air quality shall be complied with during construction activities as applicable:

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 2

AQ Construction Mitigation Measures (cont.)

AQ-2: Minimize construction interference with regional non-project traffic movement. Measures recommended for inclusion are:

- a. Scheduling receipt of construction materials to non-peak travel periods.
- b. Routing construction traffic through areas of least impact sensitivity.
- c. Limiting lane closures and detours to off-peak travel periods.
- d. Providing ride-share incentives for contractor and subcontractor personnel.

AQ-3: Reduce "spill-over" effects by preventing soil erosion, washing vehicles entering public roadways from dirt off-road project areas, and washing/sweeping project access to public roadways on an adequate schedule.

AQ-4: Require emissions control from on-site equipment through a routine mandatory program of low-emissions tune-ups, and soot filters on diesel-fueled equipment, where feasible.

AQ-5: Utilize alternative-fueled or "green diesel" fueled construction equipment if use of such equipment will not adversely affect the project schedule or economics. A report of the availability of such equipment shall be submitted in conjunction with the grading application to determine to what extent the cleaner equipment objective will be met by this project.

AQ-6: Enforce a speed limit of 15 mph on any unpaved surface.

AQ-7: Limit grading/soil disturbance to as small an area as practical at any one time not to exceed 15 acres on any given day.

AQ-8: Limit the application of paints and coating to average no more than the equivalent of two dwelling units per day over the project build-out lifetime using the most currently available low-VOC paint.

Planning. 3

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. 4

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. 5

CVWD Water/Sewer - Review/Approval

The Applicant/Developer shall submit to Coachella Valley Water District (CVWD) water and sewer improvement plans to be reviewed and approved by CVWD and shall be subject to the CVWD Development's Installation and Service Agreement.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 11

Security Personnel Mitigation (cont.)

events, special promotions, and high occupancy times.

Planning-CUL

Planning-CUL. 1

Human Remains

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.

Planning-CUL. 2

PDA 8017 Accepted

County Archaeological Report (PDA) No. 8107 submitted for this project (PPT200021/SP00343A02) was prepared by Patrick B. Stanton of Statistical Research Inc. and is entitled: “Phase 1 Cultural Resources Assessment of a 1,600-Foot Extension of the Imperial Irrigation District Distribution Line in Support of the Coachella Valley Arena Project, near Thousand Palms, Riverside County, California”, dated February 17, 2021.

PDA 8107 concludes: The entirety of the project area had been previously surveyed, but no prehistoric or historical-period resources are known within the project area. No resources had been previously identified within the 1/2-mile records-search buffer surrounding the project area. A geoarchaeological study of the project area showed that the sediments that overlie the project area are quite deep in some places. Because the soils in the project area are relatively young and their geomorphic surfaces are unstable, there is a moderate potential for buried cultural resources.

SRI surveyed the entirety of the 1,600-foot- (488-m-) long project area. A series of off-highway vehicle trails and graded roads cross the landscape and were located along the project area, resulting in much of the project area’s exhibiting some degree of disturbance (Figures 4–6). Part of the southern end of the project area overlaps with Cook Street and is paved with asphalt. The project area consists of sandy soils with some desert vegetation. At the time of survey, the ground visibility was excellent (75 percent or greater) in all portions of the project area that have not been paved. No prehistoric or historical-period artifacts or features were recorded during the survey. Modern refuse was visible on the ground surface throughout the project area.

PDA 8107 recommends: SRI did not identify any prehistoric or historical-period artifacts or features within the project area. Much of the surface of the project area has been affected by off-highway vehicle traffic as well as road-surface grading. Although the surface exhibited general disturbance from vehicle traffic, geoarchaeological studies of the project area indicated that it has a moderate sensitivity for buried cultural resources. So, cultural resources could be present just under the ground surface. SRI therefore recommends that a qualified archaeological monitor be present during ground-disturbing activities related to the project. Additionally, as requested by the Tribe, the ACBCI should be contacted prior to any ground disturbance, to ensure that a Tribal monitor also is present.

These documents are herein incorporated as a part of the record for project.

Planning-CUL. 3

Unanticipated Resources

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 3

Unanticipated Resources (cont.)

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit.

If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed:

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc.) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis.

Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other.

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the significance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

Planning-PAL

Planning-PAL. 1

LOW PALEO POTENTIAL

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

1. All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.
2. The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.
3. The applicant shall retain a qualified paleontologist approved by the County of Riverside.
4. The paleontologist shall determine the significance of the encountered fossil remains.
5. Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce

ADVISORY NOTIFICATION DOCUMENT

Planning-PAL

Planning-PAL. 1

LOW PALEO POTENTIAL (cont.)

monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

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

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

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

Transportation

Transportation. 1

15 - TRANSPORTATION - LCP Landscape Concept Plan required at project submittal

LCP Landscape Concept Plan required at project submittal

Provide a single digital file in PDF form on a non-rewritable Compact Disc (CD) media with a Landscape Concept Plan (LCP) on County standard Transportation Department Title Block plan sheet format (24 inch x 36 inch), 1:20 scale, with title block, north arrow, limit of work lines, hardscape features, graphic scale, and street names, etc. Plan shall clearly depict concept designs for the expected future final landscaping, shading, and parking plan. Final landscape plans will be required to be submitted, reviewed, and approved prior to the issuance of building permits.

The LCP shall be prepared in a professional manner by a California Licensed/Registered Landscape Architect and signed/stamped by such.

For basic guidance, please review Section 18.12, Sections 19.300 through 19.304 of Ordinance No. 348, Ordinance No. 859, and the Riverside County Guide to California Friendly Landscaping. No irrigation

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 15 - TRANSPORTATION - LCP Landscape Concept Plan required at project submittal (cont.)

system information is required but the plan shall include an estimated annual water use calculation for irrigation on the project. Conceptual plan shall also provide information on the size, number, genus, species, common name, spacing, plant factor, size, and symbol of trees, bushes and ground cover to be provided within landscaped areas and in other open space areas within the project. Plants must be selected from the Riverside County California Friendly Plant List. Water efficient planting materials are encouraged. Special features, such as rockwork, fencing, water features, existing plants to remain, MSHCP regulated areas, ALUC flight areas, recreational trails, and uses shall be identified.

Planting plans shall consider existing landscaping on adjacent and nearby properties and provide a logical transition to the on-site landscaping concepts with designs to prevent abrupt contrasts between properties, typically show 300 feet from project boundary.

If impacts to on-site or nearby biological resources require special treatments, the planting plans shall be reviewed and approved by a professional biologist from the County's official list.

If the project is in the Coachella Valley, the landscape architect shall coordinate with the Riverside County Agricultural Commissioner's for a current list of quarantine plant materials. The number for the Agricultural Commissioner's office is 760-863-8291.

Transportation. 2 RCTD-USE - General Conditions

1. With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate flowrates, 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. The Project shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right of way.

3. A signing and striping plan is required for this project. The Project shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

4. Alterations to natural drainage patterns shall require protecting downstream properties by means approved by the Transportation Department.

5. If the Transportation Department allows the use of streets for drainage purposes, the 10 year discharge shall be contained in the top of curb or asphalt concrete dikes, and the 100 year discharge shall be contained in the street right of way.

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 2 RCTD-USE - General Conditions (cont.)

6. All centerline intersections shall be at 90 degrees, plus or minus 5 degrees.

7. The Project shall obtain approval of street improvement plans from the Transportation Department. Improvement plans shall be based upon a design profile extending a minimum of 300 feet beyond the project limits.

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

Transportation. 3 RCTD-USE - Special Events

Northstar will hold harmless and indemnify the County of Riverside, the State of California, and its various agencies, and the Cities of La Quinta, Indio, and Palm Desert against all claims resulting from, or attributable to, any special events at Northstar.

A special event will require the following:

- A Special Event Permit from the Riverside County Transportation Department
- A Traffic Management Plan
- A Traffic Control Plan

Special events hours and days:

- In general, events are assumed to begin by 7:00PM and conclude by 11:00PM Friday through Sunday. Family oriented events may also include the hours between 2PM and 5PM.
- Sporting events such as hockey or basketball may occur during the weekday with events starting at 7PM and typically concluding by 10PM.

The Transportation Department shall be notified 120 days in advance of the special event. A coordination meeting will be held no less than 90 days in advance of the special event. The coordination meeting will involve:

- Riverside County Transportation Department
- California Department of Transportation (Caltrans)
- California Highway Patrol
- Riverside County Sheriff's Department
- Fire Department
- Cities of La Quinta, Indio, and Palm Desert

A Traffic Management Plan and a Traffic Control Plan shall be submitted to the Riverside County Department of Transportation no less than 75 days in advance of the special event, to be reviewed by all affected agencies.

The affected agencies will have 15 days to complete the review. Revised Traffic Management and Traffic Control Plans shall be submitted for approval no less than 45 days in advance of the special event.

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 3 RCTD-USE - Special Events (cont.)

A coordination meeting shall be held 30 days in advance of the special event. Thereafter, coordination meetings shall be held weekly, or as needed, until the date of the special event.

On the day of the special event, or on the peak attendance days of a multi-day special event, field conditions shall be monitored, and any problems shall be brought to the attention of the California Highway Patrol or the Riverside County Sheriff's Department.

The Traffic Management Plan may include, but are not limited to, identification of the locations for remote parking areas, shuttle service plans, pedestrian control, turn restrictions or lane closures if any, temporary modification of signal timing, directional management of event traffic, use of traffic control officers, advanced interchangeable message signs, and other appropriate items.

The Traffic Control Plan shall address such matters as personnel and equipment needs during the special event, interagency coordination, communications, and other appropriate items.

Or as approved by the Director of Transportation.

Transportation. 4 RCTD-USE - T/S Conditions

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

The General Plan circulation policies require development proposals to maintain a Level of Service 'C', except that Level of Service 'D' shall apply to all development proposals located within any of the following Area Plans: Eastvale, Jurupa, Highgrove, Reche Canyon/Badlands, Lakeview/Nuevo, Sun City/Menifee Valley, Harvest Valley/Winchester, Southwest Area, The Pass, San Jacinto Valley, Western Coachella Valley and those Community Development Areas of the Elsinore, Lake Mathews/Woodcrest, Mead Valley and Temescal Canyon Area Plans.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

- Monterey Avenue (NS) at Varner Road (EW)
- Monterey Avenue (NS) at I-10 EB Ramps (EW)
- Jack Ivey Drive (NS) at Varner Road (EW)
- Cook Street (NS) at Varner Road (EW)
- Cook Street (NS) at I-10 WB Ramps (EW)
- Cook Street (NS) at I-10 EB Ramps (EW)
- Cook Street (NS) at Gerald Ford Drive (EW)
- Cook Street (NS) at Frank Sinatra Drive (EW)
- Cook Street (NS) at Country Club Drive (EW)
- Classic Club Blvd. (NS) at Varner Road (EW)
- Shopping Center Access (NS) at Varner Road (EW)

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 4 RCTD-USE - T/S Conditions (cont.)

Delfino Resort Way (A1) (NS) at Varner Road (EW)
 Project Access (A2) (NS) at Varner Road (EW)
 Project Access (A3) (NS) at Varner Road (EW)
 Project Access (A4) (NS) at Varner Road (EW)
 South Project Access (NS) at Varner Road (EW)
 38th Avenue (NS) at Varner Road (EW)
 Berkey Drive (NS) at Varner Road (EW)
 Washington Street (NS) at 38th Avenue (EW)
 Washington Street (NS) at Varner Road (EW)
 Washington Street (NS) at I-10 EB Ramps (EW)
 Washington Street (NS) at Country Club Drive (EW)
 I-10 WB Ramps (NS) at Varner Road (EW)

As such, the proposed project is consistent with this General Plan policy.

The associated conditions of approval incorporate mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service.

Waste Resources

Waste Resources. 1 Waste - Advisory Notices

1. 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.

Plan: PPT200021

Parcel: 653410046

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 CURBS ALONG PLANTERS Not Satisfied

Prior to issuance of a grading permit, the grading plan shall include six inch high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

060 - BS-Grade. 2 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. 3 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. 4 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.

E Health

060 - E Health. 1 ECP Clearance Not Satisfied

Prior to grading permit issuance, clearance from the Environmental Cleanup Program (ECP) is required. Please contact ECP for additional details.

A Phase I Environmental Site Assessment is required to be submitted to the Department of Environmental Health for review and approval. Contact the Environmental Cleanup Programs at (951)-955-8980 for further information.

Please note that additional items may be required pending review of the above requested items.

Planning-CUL

060 - Planning-CUL. 1 Cultural Resources Monitoring Program (CRMP) 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 has been contracted to implement a Cultural Resource Monitoring Program (CRMP). A CRMP 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

Plan: PPT200021

Parcel: 653410046

60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 1 Cultural Resources Monitoring Program (CRMP) (cont.) Not Satisfied

potential impacts to undiscovered buried archaeological resources associated with this project. This document shall be provided to the County Archaeologist for review and approval prior to issuance of the grading permit.

The CRMP shall contain at a minimum the following:

Archaeological Monitor An adequate number of qualified archaeological monitors shall be onsite to ensure all earth moving activities are observed for areas being monitored. This includes all grubbing, grading and trenching onsite and for all offsite 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 and directed by the Project Archaeologist.

Cultural Sensitivity Training - The Project Archaeologist and if required, a representative designated by the Tribe shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all construction personnel. Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; the areas to be avoided during grading activities; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event unanticipated cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. This is a mandatory training and all construction personnel must attend prior to beginning work on the project site. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

Unanticipated Resources - In the event that previously unidentified potentially significant cultural resources are discovered, the Archaeological and/or Tribal 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, in consultation with the Tribal monitor, 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. Further, 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. Isolates and clearly non-significant deposits shall be minimally documented in the field and the monitored grading can proceed.

Artifact Disposition- 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.

The Professional Archaeologist may submit a detailed letter to the County of Riverside during grading requesting a modification to the monitoring program if circumstances are encountered that reduce the need for monitoring

060 - Planning-CUL. 2 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

Plan: PPT200021

Parcel: 653410046

60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 2 Native American Monitor (cont.) Not Satisfied

Archaeologist shall clear this condition.

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

Planning-EPD

060 - Planning-EPD. 1 MBTA Nesting Bird Preconstruction Survey - EPD Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted.

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

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

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

Transportation

060 - Transportation. 1 RCTD-MAP-WQ - Whitewater Region - FINAL WQMP REQU Not Satisfied

[DEFERRED Mass grading to Rough grading or Building Permit] 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 <https://rctlma.org/trans/Land-Development/WQMP>. 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.

060 - Transportation. 2 RCTD-USE - L&LMD Application Not Satisfied

File an application with the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, for required annexation.

If you have any questions or for the processing fee amount, please call the L&LMD Section at (951) 955-6748.

Plan: PPT200021

Parcel: 653410046

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 2 RCTD-USE - L&LMD Application (cont.) Not Satisfied

060 - Transportation. 3 RCTD-USE - Submit Grading Plans Not Satisfied

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

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 County under a confidential cover and not subject to a Public Records Request.

b. If reburial is not agreed upon by the Consulting Tribes then the resources shall be curated at a culturally appropriate manner at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the County. There shall be no destructive or invasive testing on sacred items, burial goods and Native American human remains.

070 - Planning-CUL. 2 Phase IV Monitoring Report Not Satisfied

Prior to Grading Permit Final Inspection, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting and evidence that any artifacts

Plan: PPT200021

Parcel: 653410046

70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 2 Phase IV Monitoring Report (cont.) Not Satisfied
have been treated in accordance to procedures stipulated in the Cultural Resources Management Plan.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 NO BUILDING PERMIT W/O GRADING PERMIT Not Satisfied

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

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

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

1. Submitting a "Wet Signed" copy of the Soils Grading Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.
2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.
3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.
4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage or other means of site stabilization as approved by the County Inspector prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

E Health

080 - E Health. 1 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 ECP Clearance Not Satisfied

Prior to building permit issuance, clearance from the Environmental Cleanup Program (ECP) is required. Please contact ECP for additional details.

A Phase I Environmental Site Assessment is required to be submitted to the Department of Environmental Health for review and approval. Contact the Environmental Cleanup Programs at (951) -955-8980 for further information.

Please note that additional items may be required pending review of the above requested items.

080 - E Health. 3 Food Plans Not Satisfied

Plan: PPT200021

Parcel: 653410046

80. Prior To Building Permit Issuance

E Health

080 - E Health. 3 Food Plans (cont.) Not Satisfied

A total of three complete set of plans for each food establishment are needed including a fixture schedule, a finish schedule, and a plumbing schedule in order to ensure compliance with applicable California Health and Safety Code.

080 - E Health. 4 Sewer Will Serve Not Satisfied

A "Will Serve" letter is required from the sewer agency serving the project.

080 - E Health. 5 Water Will Serve Not Satisfied

A "Will-Serve" letter is required from the appropriate water agency.

Planning

080 - Planning. 1 CAP Screening Table Measures Not Satisfied

Prior to building permit issuance, appropriate building construction measures shall apply to achieve the minimum 100 points on the Riverside County Climate Action Plan Commercial Screening Tables. The conceptual measures anticipated for the project are included as an appendix to the project Addendum. The conceptual measures may be replaced with other measures as listed in the table included with the project Initial Study/Addendum, as long as they are replaced at the same time with other measures that in total achieve a minimum of 100 points on the screening table.

080 - Planning. 2 Conform to Elevations/Floor Plans Not Satisfied

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

080 - Planning. 3 Landscape Prohibited Species Not Satisfied

Final landscape plans shall ensure that species included on the prohibited plant species list from the CVMSHCP (Table 4-113) are not included. If any prohibited species are desired to be included, the landscape plans shall be submitted to the Coachella Valley Preserve manager.

080 - Planning. 4 Lighting Plans Not Satisfied

All parking lot lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

080 - Planning. 5 Renewable Energy Generation RC-CE1 Not Satisfied

In accordance with measure R2-CE1 of the County's Climate Action Plan, the proposed project shall be required to offset its energy demand by 20 percent through provision of renewable energy generation. This is anticipated to be accommodated through solar panels mounted on the building rooftops.

The energy demand shall be determined at the initial building permit stage if the tenant/particular use is known at that time. If the tenant or particular use is not known at that time, this condition should be deferred to the tenant improvement building permit and to any subsequent tenant improvement

Plan: PPT200021

Parcel: 653410046

80. Prior To Building Permit Issuance

Planning

080 - Planning. 5 Renewable Energy Generation RC-CE1 (cont.) Not Satisfied
permits as tenants may change.

Utilizing the energy demand calculated, the appropriate amount of solar panels shall be included with the related building permits to ensure their installation and operation.

As it relates to the initial building permit, the roof shall be designed to accommodate rooftop mounted solar panels.

080 - Planning. 6 Roof Equipment Shielding Not Satisfied

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

080 - Planning. 7 School Mitigation Not Satisfied

Impacts to the Palm Springs Unified School District shall be mitigated in accordance with California State law.

Survey

080 - Survey. 1 RCTD-USE - Survey Monuments Not Satisfied

Prior to construction, if survey monuments including centerline monuments, tie points, property corners and benchmarks found it 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.

080 - Survey. 2 RCTD-USE - Vacation Not Satisfied

The applicant by his/her design, is requesting a vacation/abandonment of the existing dedicated rights-of-way along Delfino Resort Drive and access restriction on Varner Road. Accordingly, the applicant shall have filed a separate application with the County Surveyor for a conditional vacation of said rights-of-way, and the Board of Supervisors shall have approved the vacation request. If the Board of Supervisors denies the vacation request, the applicant shall submit a revised design utilizing the existing right-of-way and process a revised permit.

Transportation

080 - Transportation. 1 80 - TRANSPORTATION - Landscape Common Area CCRs Not Satisfied

Landscape Common Area CCRs

The developer/ permit holder shall:

Prior to map recordation, the developer/permit holder shall submit Covenants, Conditions, and Restrictions (CC&R) to the Riverside County Counsel for review along with the required fees set forth by the Riverside County Fee Schedule.

For purposes of landscaping and maintenance, the following minimum elements shall be incorporated into the CC&R's:

Plan: PPT200021

Parcel: 653410046

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 80 - TRANSPORTATION - Landscape Common Area CCRs (Not Satisfied

1) Permanent public, quasi-public or private maintenance organization shall be established for proper management of the water efficient landscape and irrigation systems. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the County of Riverside Guide to California Friendly Landscaping.

2) The CC&R's shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).

3) The common maintenance areas shall include all those identified on the approved landscape maintenance exhibit.

The Transportation Department, Landscape Section shall clear this condition once a copy of the County Counsel approved CC&R's has been submitted to the Transportation Department, Landscape Section.

080 - Transportation. 2 80 - TRANSPORTATION - Landscape Inspection Deposit Re Not Satisfied

Landscape Inspection Deposit Required

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

The developer/ permit holder shall:

Prior to building permit issuance, the developer/permit holder shall verify all plan check fees have been paid and deposit sufficient funds to cover the costs of the required landscape inspections associated with the approved landscape plans. The deposit required for landscape inspections shall be determined by the Transportation Department, Landscape Section. The Transportation Department, Landscape Section shall clear this condition upon determination of compliance.

080 - Transportation. 3 80 - TRANSPORTATION - Landscape Plot Plan/Permit Requ Not Satisfied

Landscape Plot Plan/Permit Required

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

The developer/ permit holder shall:

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

Provide construction level landscape plans in PDF (all sheets compiled in 1 PDF file), along with an electronic transmittal memo in PDF (include Owner contact, Developer, if not the same as the owner, Project manager, person or persons most likely to inquire about the status of the plans, Landscape Architect, Principal or LA signing the plans, Landscape Architect, Project Manager, person responsible for making the corrections, if different from above), and a current set of grading plans in PDF, and submit all three PDF files on a CD (compact Disc) with application. The landscape plans shall be prepared in a professional manner by a California Licensed/Registered Landscape Architect and signed/stamped by such.

Plan: PPT200021

Parcel: 653410046

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 3 80 - TRANSPORTATION - Landscape Plot Plan/Permit Requ Not Satisfied

Drawings shall be completed on County standard Transportation Department title block, plan sheet format (24 inch x 36 inch), 1:20 scale, north arrow, limit of work lines, hardscape features, graphic scale, and street names, etc. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

- 1) Landscape and irrigation working drawings (stamped) by a California certified/registered landscape architect;
- 2) Weather-based controllers and necessary components to eliminate water waste;
- 3) A copy of the (stamped) approved grading plans; and,
- 4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

- 1) Identification of all common/open space areas;
- 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP and or ALUC;
- 3) Shading plans for projects that include parking lots/areas;
- 4) The use of canopy trees (24 inch box or greater) within the parking areas;
- 5) Landscaping plans for slopes exceeding 3 feet in height;
- 6) Landscaping and irrigation plans associated with entry monuments. All monument locations shall be located outside of the ROW and dimensions shall be provided on the plan; and/or,
- 7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

Please reference Landscape Plan Checklists available online at RCTLMA.org.

NOTE: When the Landscaping Plot Plan is located within a special district such as LMD/CSA/CFD or Valleywide, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department, Landscape Section that the subject district has approved said plans. Water Districts such as CVWD, TVWD, and EMWD may be required to approve plans prior to County approval.

Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department, Landscape Section shall clear this condition.

080 - Transportation. 4 RCTD-MAP-WQ - Whitewater Region - FINAL WQMP REQU Not Satisfied

[DEFERRED from grading permit] 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 <https://rctlma.org/trans/Land-Development/WQMP>. 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.

080 - Transportation. 5 RCTD-USE - Annexation into L&LMD or Other District Not Satisfied

Plan: PPT200021

Parcel: 653410046

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 5 RCTD-USE - Annexation into L&LMD or Other District (cont.) Not Satisfied

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

- (1) Landscaping along streets associated with the project.
- (2) Streetlights.
- (3) Graffiti abatement of walls and other permanent structure.
- (4) Street sweeping.
- (5) Traffic signals.

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

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

080 - Transportation. 6 RCTD-USE - Dedication Not Satisfied

Delfino Resort Parkway (Access A1 in project traffic study) is a reserved private street and shall be reconfigured and improved with 97' full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalks within a 107' minimum private road easement as shown on the tentative exhibit. The easement shall provide the offer of dedication for public utility purposes along with the right of ingress and egress for emergency vehicles.

NOTE:

1. 5' sidewalks shall be constructed adjacent to the curb line within the 10' parkways.
2. A 25' curbed raised median shall be constructed at the centerline as directed by the Director of Transportation.

On Varner Road, lot access shall be restricted with the exception of the access driveways/streets as shown on the approved tentative exhibit on file with the Planning Department.

as approved by the Transportation Department.

080 - Transportation. 7 RCTD-USE - Existing Curb and Gutter Not Satisfied

On existing curb and gutter, new driveway, closure of existing driveways, sidewalks, and/or drainage devices within County right-of-way, including sewer and water laterals, on Varner Road shall be constructed within the dedicated right-of-way in accordance with County standards, Ordinance 461. Such construction shall be shown on existing street improvement plans and approved and permitted by the Transportation Department. Process a plan revision through the Plan Check Section per Section I, Part E, page 10 of the Policies and Guidelines available on the Internet at: <https://rctlma.org/trans/General-Information/Pamphlets-Brochures>

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

Plan: PPT200021

Parcel: 653410046

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 7 RCTD-USE - Existing Curb and Gutter (cont.) Not Satisfied

NOTE:

1. The driveway shall be constructed in accordance with County Standard No. 207A.
2. Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site:
<https://rctlma.org/trans/General-Information/Pamphlets-Brochures>

080 - Transportation. 8 RCTD-USE - Landscaping Design Plans Not Satisfied

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

080 - Transportation. 9 RCTD-USE - Lighting Plan Not Satisfied

A separate street light plan shall be approved by the Transportation Department. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within Imperial Irrigation District (IID) use IID's pole standard.

080 - Transportation. 10 RCTD-USE - Payment of Transportation Fees 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. 11 RCTD-USE - T/S Design Not Satisfied

The project proponent shall be responsible for the design of traffic signals at the intersections of:

- Delfino Resort Way (A1) (NS) at Varner Road (EW)
- Berkey Drive (NS) at Varner Road (EW)

If Traffic Control Officers are not utilized during special events, the follow intersections shall be considered for signalization. An evaluation of minimum spacing requirements and signal warrants will determine which signals are to be installed. Once a determination has been made, the project proponent shall be responsible for the design of the traffic signal(s).

- Project Access (A2) (NS) at Varner Road (EW)
- Project Access (A3) (NS) at Varner Road (EW)
- Project Access (A4) (NS) at Varner Road (EW)
- South Project Access (NS) at Varner Road (EW)

or as approved by the Transportation Department

080 - Transportation. 12 RCTD-USE - T/S Geometrics Not Satisfied

The intersection of Delfino Resort Drive (A1) (NS) at Varner Road (EW) shall be signalized and improved to provide the following geometrics:
Northbound: N/A

Plan: PPT200021

Parcel: 653410046

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 12 RCTD-USE - T/S Geometrics (cont.) Not Satisfied

Southbound: one left-turn lane, one right-turn lane
Eastbound: one left-turn lane, three through lanes
Westbound: three through lanes

The intersection of Berkey Drive (NS) at Varner Road (EW) shall be improved to provide the following geometrics:

Northbound: N/A

Southbound: one left-turn lane, one through lane, one right-turn lane

Eastbound: one shared left-turn/through lane, one through lane

Westbound: one left-turn lane, one shared through/right-turn lane

NOTE: The geometrics above utilize split phase signal timing. Alternative geometrics may be considered to avoid the use of split phase timing.

The intersection of Project Access (A2) (NS) at Varner Road (EW) shall be improved to provide the following geometrics:

Northbound: N/A

Southbound: one left-turn lane, one right-turn lane

Eastbound: one left-turn lane, three through lanes

Westbound: three through lanes

The intersection of Project Access (A2) (NS) at Varner Road (EW) shall be improved to provide the following geometrics:

Northbound: N/A

Southbound: one left-turn lane, one right-turn lane

Eastbound: one left-turn lane, three through lanes

Westbound: three through lanes

The intersection of Project Access (A2) (NS) at Varner Road (EW) shall be improved to provide the following geometrics:

Northbound: N/A

Southbound: one left-turn lane, one right-turn lane

Eastbound: one left-turn lane, three through lanes

Westbound: three through lanes

Any off-site widening required to provide the geometrics referenced in these conditions shall be the responsibility of the landowner/developer. If condemnation is required to obtain off-site right-of-way, provisions contained in Ordinance 461, Section 3.2.J shall apply.

080 - Transportation. 13 RCTD-USE - Utility Plan Not Satisfied

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

Plan: PPT200021

Parcel: 653410046

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 13 RCTD-USE - Utility Plan (cont.) Not Satisfied

This condition will be cleared after both of the following requirements are met:

1. The Street Improvement Plans are approved.
2. Transportation Department receives written proof that the Project has filed an application for the relocation of said utilities or said utility companies have initiated their relocation design.

080 - Transportation. 14 RCTD-USE-WQ - 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. 15 RCTD-USE-WQ - IMPLEMENT WQMP Not Satisfied

The Project shall construct BMP facilities described in the approved Final County WQMP prior to the issuance of a building permit to the satisfaction of County Grading Inspection Section. The Project is responsible for performing all activities described in the County WQMP and that copies of the approved Final County WQMP are provided to future owners/occupants.

Waste Resources

080 - Waste Resources. 1 Gen - Recyclables Collection and Loading Area Not Satisfied

Trash Enclosures - prior to building permit issuance

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 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

Plan: PPT200021

Parcel: 653410046

80. Prior To Building Permit Issuance

Waste Resources

080 - Waste Resources. 2 Waste Recycling Plan (cont.) Not Satisfied
hauler.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 CURBS ALONG PLANTERS Not Satisfied

A six inch high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

090 - BS-Grade. 2 PRECISE GRADE APPROVAL Not Satisfied

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1. Requesting and obtaining approval of all required grading inspections.
2. Submitting a "Wet Signed" copy of the Grading Report from the Soils Engineer (registered 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.
4. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

E Health

090 - E Health. 1 E Health Clearance Not Satisfied

Prior to building permit final, clearance must be obtained from the Department of Environmental Health.

090 - E Health. 2 Hazmat BUS Plan Not Satisfied

The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

090 - E Health. 3 Hazmat Clearance Not Satisfied

Obtain clearance from the Hazardous Materials Management Division.

Plan: PPT200021

Parcel: 653410046

90. Prior to Building Final Inspection

E Health

090 - E Health. 4 Hazmat Review Not Satisfied

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

Planning

090 - Planning. 1 Accessible Parking Not Satisfied

A minimum of 40 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 CAP Screening Table Measures Not Satisfied

Prior to building permit final/occupancy, appropriate pre-operation measures shall apply to achieve the minimum 100 points on the Riverside County Climate Action Plan Commercial Screening Tables. The conceptual measures anticipated for the project are included as an appendix to the project Addendum. The conceptual measures may be replaced with other measures as listed in the table included with the project Initial Study/Addendum, as long as they are replaced at the same time with other measures that in total achieve a minimum of 100 points on the screening table.

090 - Planning. 3 Curbs Along Planters Not Satisfied

A six inch high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

090 - Planning. 4 Offsite Parking Plan/Agreement Not Satisfied

Prior to occupancy, a plan shall be provided to the County for review and approval that details at what level of occupancy of the arena offsite parking will be required and the location of existing offsite parking, documented agreements with the property owners of the offsite parking, and program for transporting people from the offsite parking to the arena. If any parking is proposed to be developed new to serve this purpose, it will require further review/permitting by the County or other appropriate

Plan: PPT200021

Parcel: 653410046

90. Prior to Building Final Inspection

Planning

090 - Planning. 4 Offsite Parking Plan/Agreement (cont.) Not Satisfied
jurisdiction depending on location.

090 - Planning. 5 Parking Agreement Not Satisfied
Prior to occupancy, an agreement shall be recorded that ties parcel 2 and the parking on it to primarily serve the arena located on parcel 1.

090 - Planning. 6 Parking Paving Material Not Satisfied
A minimum of 3,000 parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department and any approved parking plan. 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. 7 Renewable Energy Generation R2-CE1 Installed Not Satisfied
In accordance with measure R2-CE1 of the County's Climate Action Plan, the proposed project shall be required to offset its energy demand by 20 percent through provision of renewable energy generation. In accordance with the prior condition titled "Renewable Energy Generation R2-CE1", prior to occupancy for any tenant improvement building permit, the renewable energy facility as approved with the prior condition shall be installed and ready for operation.

090 - Planning. 8 Roof Equipment Shielding Not Satisfied
Roof-mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

Transportation

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

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

The developer/ permit holder shall:

The developer/permit holder shall coordinate with their designated landscape representative and the Transportation Department landscape inspector to ensure all landscape planting and irrigation 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.

Plan: PPT200021

Parcel: 653410046

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 2 RCTD-USE - Complete Annexation into L&LMD or Other Dist Not Satisfied

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89 1 Consolidated, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division for continuous maintenance within public road rights of way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

A Streetlight Authorization form from SCE, or other electric provider required in order to complete the annexation process.

090 - Transportation. 3 RCTD-USE - Landscaping Installation Completion Not Satisfied

Landscaping within public road right of way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within streets associate to the project.

090 - Transportation. 4 RCTD-USE - Off-site/Overflow Parking Not Satisfied

As identified in the project Transportation Analysis (March 2021), an additional 1,050 parking spaces are needed to address the parking demand for sellout concerts and events with attendance of 11,000 patrons. Prior to issuance of occupancy permit for the arena, the project proponent shall demonstrate it has secured rights, title, or interest for off-site/overflow parking from Xavier High School. This may be in the form of a recorded agreement and/or easement. Additionally, the shuttle route between the off-site/overflow parking utilize access road and avoid the use of any public street.

or as approved by the Director of Transportation.

090 - Transportation. 5 RCTD-USE - Streetlight Install Not Satisfied

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 461.

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

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

090 - Transportation. 6 RCTD-USE - T/S Installation Not Satisfied

The project proponent shall be responsible for the design and construction of traffic signals at the intersections of:

- Delfino Resort Way (A1) (NS) at Varner Road (EW)
- Berkey Drive (NS) at Varner Road (EW)

If Traffic Control Officers are not utilized during special events, the follow intersections shall be considered for signalization. An evaluation of minimum spacing requirements and signal warrants will

Plan: PPT200021

Parcel: 653410046

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 6 RCTD-USE - T/S Installation (cont.) Not Satisfied

determine which signals are to be installed. Once a determination has been made, the project proponent shall be responsible for the construction of the traffic signal(s).

- Project Access (A2) (NS) at Varner Road (EW)
- Project Access (A3) (NS) at Varner Road (EW)
- Project Access (A4) (NS) at Varner Road (EW)
- South Project Access (NS) at Varner Road (EW)

The project proponent shall be required to provide traffic signal interconnect along the frontage of the project. Traffic signals that are installed by the project proponent shall be interconnected.

or as approved by the Transportation Department

090 - Transportation. 7 RCTD-USE - Utility Install Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be installed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to all overhead lines below 34 kilovolts along the project frontage and all offsite overhead lines in each direction of the project site to the nearest offsite pole. A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion for clearance.

In addition, the Project shall ensure that streetlights are energized and operational along the streets where the Project is seeking Building Final Inspection (Occupancy).

090 - Transportation. 8 RCTD-USE-WQ - WQMP COMPLETION Not Satisfied

Prior to Building Final Inspection, the Project is required to furnish educational materials regarding water quality to future owners/occupants, provide an engineered WQMP certification, inspection of BMPs, GPS location of BMPs, ensure that the requirements for inspection and cleaning the BMPs are established, and for businesses registering BMPs with the Transportation Department's Business Storm Water Compliance Program Section.

Waste Resources

090 - Waste Resources. 1 Form D – Mandatory Commercial Recycling and Organics Re 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

090 - Waste Resources. 2 Recyclables Collection and Loading Area Inspection Not Satisfied

Trash Enclosures – prior to final inspection
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

Plan: PPT200021

Parcel: 653410046

90. Prior to Building Final Inspection

Waste Resources

090 - Waste Resources. 2 Recyclables Collection and Loading Area Inspection (cont.) Not Satisfied
verified through an on-site inspection by the Riverside County Department of Waste Resources.

090 - Waste Resources. 3 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



04/14/21, 12:57 pm

TPM38040

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TPM38040. 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 (TPM38040) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Project Description & Operational Limits

TENTATIVE PARCEL MAP NO. 38040 is a proposal for a Schedule E subdivision of 101.50 gross acres into three four parcels, one parcel for the proposed concurrent arena and related facilities, one parcel including the primary parking area for the arena, one parcel for adjacent Planning Areas 6B and 8, and one parcel for entry road/landscaping from Varner Road.

Advisory Notification. 3 AND - Design Guidelines

Compliance with applicable Design Guidelines:

1. Specific Plan Design Guidelines

Advisory Notification. 4 AND - EIR Mitigation Measures

Mitigation Measures from the project's EIR and Addendum have been incorporated as conditions of approval of this project where appropriate. Beyond these conditions of approval that have been incorporated, development of the project shall conform to the analysis, conclusions, and mitigation measures of the project's EIR and Addendum.

Advisory Notification. 5 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED MAP/EXHIBIT

Tentative Map, Exhibit A, dated 3/22/21.

Advisory Notification. 6 AND - Federal, State & Local Regulation Compliance

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 6 AND - Federal, State & Local Regulation Compliance (cont.)

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

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

3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - Ord. No. 413 (Regulating Vehicle Parking)
 - Ord. No. 421 (Excavation Covering & Swimming Pool Safety)
 - Ord. No. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
 - Ord. No. 460 (Division of Land)
 - Ord. No. 461 (Road Improvement Standards)
 - Ord. No. 484 (Control of Blowing Sand)
 - Ord. No. 625 (Right to Farm)
 - Ord. No. 630 (Regulating Dogs and Cats)
 - Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
 - Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
 - Ord. No. 878 (Regarding Noisy Animals)
 - Ord. No. 655 (Regulating Light Pollution)
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 679 (Directional Signs for Subdivisions)
 - Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley)
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise)
 - Ord. No. 857 (Business Licensing)
 - Ord. No. 859 (Water Efficient Landscape Requirements)
 - Ord. No. 915 (Regulating Outdoor Lighting)
 - Ord. No. 916 (Cottage Food Operations)
 - Ord. No. 927 (Regulating Short Term Rentals)
 - Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 6 AND - Federal, State & Local Regulation Compliance (cont.)

4. Mitigation Fee Ordinances

- Ord. No. 659 Development Impact Fees (DIF)
- Ord. No. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF)
- Ord. No. 875 Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP)

Advisory Notification. 7 AND - Hold Harmless

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning Tentative Parcel Map No. 38040 or its associated environmental documentation; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning Tentative Parcel Map no. 38040, including, but not limited to, decisions made in response to California Public Records Act requests; and

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

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

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

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

Planning

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 1 90 Days to Protest (cont.)

Planning. 1 90 Days to Protest

The land divider has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of the approval or conditional approval of this project.

Planning. 2 Expiration Date

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside Planning Commission original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the FINAL MAP, or any phase thereof, no recordation of the FINAL MAP, or any phase thereof, shall be permitted.

Planning. 3 Review Fees

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.

Transportation

Transportation. 1 RCTD-MAP - General Conditions

1. With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate flowrates, 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. The Project shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right of way.

3. A signing and striping plan is required for this project. The Project shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

4. All corner cutbacks shall be applied per Standard 805, Ordinance 461.

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1

RCTD-MAP - General Conditions (cont.)

5. Alterations to natural drainage patterns shall require protecting downstream properties by means approved by the Transportation Department.
6. If the Transportation Department allows the use of streets for drainage purposes, the 10 year discharge shall be contained in the top of curb or asphalt concrete dikes, and the 100 year discharge shall be contained in the street right of way.
7. All centerline intersections shall be at 90 degrees, plus or minus 5 degrees.
8. The Project shall obtain approval of street improvement plans from the Transportation Department. Improvement plans shall be based upon a design profile extending a minimum of 300 feet beyond the project limits.
9. 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.

Plan: TPM38040

Parcel: 695100010

50. Prior To Map Recordation

Planning

050 - Planning. 1

CC&R - Reciprocal Parking/Access

Not Satisfied

The land divider shall notify the Planning Department that the following documents shall be submitted to the Office of the County Counsel and submit said documents for review along with the current fee, which documents shall be subject to County Counsel approval:

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number;
2. A copy AND an original wet signed, notarized grant of reciprocal easement document, which includes, but is not necessarily limited to, both a legal description of the boundaries of the reciprocal easement and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor;
3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the grant of reciprocal easement is incorporated therein by reference; and
4. A deposit equaling three (3) hours at the current hourly rate for the Review of Covenants, Conditions and Restrictions as established pursuant to Ordinance No. 671 at the time the above documents are submitted for review by the Office of the County Counsel.

The grant of reciprocal easement document submitted for review shall (a) provide for no limit to the term of years or life of the reciprocal easement, (b) provide reciprocal easements for ingress and egress, parking, drainage and flood control facilities between parcels shown on the TENTATIVE MAP property known as Parcels 1-2, and (c) contain the following provisions verbatim:

"Notwithstanding any provision in this Grant of Reciprocal Easement to the contrary, the following provision shall apply:

This Grant of Reciprocal Easement shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside, or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the reciprocal easement established pursuant to the Grant of Reciprocal Easement."

Once approved by the Office of the County Counsel, the copy and the original grant of reciprocal easement document shall be forwarded to the Planning Department. The Planning Department shall keep the copy for the case file and forward the original document to the Transportation Department-Survey Division-for safe keeping until the final map is ready to record. The Transportation Department-Survey Division-shall record the original grant of reciprocal easement document in conjunction with the recordation of the final map.

050 - Planning. 2

Fee Balance

Not Satisfied

Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE MAP are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

050 - Planning. 3

Parking Agreement

Not Satisfied

Prior to or with the recordation of the final map, an agreement shall be recorded that ties parcel 2 and the parking on it to primarily serve the arena located on parcel 1.

Survey

Plan: TPM38040

Parcel: 695100010

50. Prior To Map Recordation

Survey

050 - Survey. 1 RCTD-MAP - Vacation Not Satisfied

The applicant by his/her design, is requesting a vacation/abandonment of the existing dedicated rights-of-way along Delfino Resort Drive and access restriction on Varner Road. Accordingly, the applicant shall have filed a separate application with the County Surveyor for a conditional vacation of said rights-of-way, and the Board of Supervisors shall have approved the vacation request. If the Board of Supervisors denies the vacation request, the applicant shall submit a revised design utilizing the existing right-of-way and process a revised permit.

Transportation

050 - Transportation. 1 RCTD-MAP - Dedication Not Satisfied

Delfino Resort Parkway (Access A1 in project traffic study) is a reserved private street and shall be reconfigured and improved with 97' full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalks within a 107' minimum private road easement as shown on the tentative exhibit. The easement shall provide the offer of dedication for public utility purposes along with the right of ingress and egress for emergency vehicles.

NOTE:

1. 5' sidewalks shall be constructed adjacent to the curb line within the 10' parkways.
2. A 25' curbed raised median shall be constructed at the centerline as directed by the Director of Transportation.

On Varner Road, lot access shall be restricted with the exception of the access driveways/streets as shown on the approved tentative exhibit on file with the Planning Department.

as approved by the Transportation Department.

050 - Transportation. 2 RCTD-MAP - L&LMD Application Not Satisfied

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

- (1) Landscaping along streets associated with the project.
- (2) Streetlights.
- (3) Graffiti abatement of walls and other permanent structure.
- (4) Street sweeping.
- (5) Traffic signals.

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

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

Plan: TPM38040

Parcel: 695100010

50. Prior To Map Recordation

Transportation

050 - Transportation. 3 RCTD-MAP - Landscaping Design Plans Not Satisfied

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

050 - Transportation. 4 RCTD-MAP - T/S Design Not Satisfied

The project proponent shall be responsible for the design of traffic signals at the intersections of:

- Delfino Resort Way (A1) (NS) at Varner Road (EW)
- Berkey Drive (NS) at Varner Road (EW)

If Traffic Control Officers are not utilized during special events, the follow intersections shall be considered for signalization. An evaluation of minimum spacing requirements and signal warrants will determine which signals are to be installed. Once a determination has been made, the project proponent shall be responsible for the design of the traffic signal(s).

- Project Access (A2) (NS) at Varner Road (EW)
- Project Access (A3) (NS) at Varner Road (EW)
- Project Access (A4) (NS) at Varner Road (EW)
- South Project Access (NS) at Varner Road (EW)

or as approved by the Transportation Department

050 - Transportation. 5 RCTD-MAP - T/S Geometrics Not Satisfied

The intersection of Delfino Resort Drive (A1) (NS) at Varner Road (EW) shall be signalized and improved to provide the following geometrics:

- Northbound: N/A
- Southbound: one left-turn lane, one right-turn lane
- Eastbound: one left-turn lane, three through lanes
- Westbound: three through lanes

The intersection of Berkey Drive (NS) at Varner Road (EW) shall be improved to provide the following geometrics:

- Northbound: N/A
- Southbound: one left-turn lane, one through lane, one right-turn lane
- Eastbound: one shared left-turn/through lane, one through lane
- Westbound: one left-turn lane, one shared through/right-turn lane

NOTE: The geometrics above utilize split phase signal timing. Alternative geometrics may be considered to avoid the use of split phase timing.

The intersection of Project Access (A2) (NS) at Varner Road (EW) shall be improved to provide the following geometrics:

- Northbound: N/A
- Southbound: one left-turn lane, one right-turn lane
- Eastbound: one left-turn lane, three through lanes
- Westbound: three through lanes

The intersection of Project Access (A2) (NS) at Varner Road (EW) shall be improved to provide the

Plan: TPM38040

Parcel: 695100010

50. Prior To Map Recordation

Transportation

050 - Transportation. 5 RCTD-MAP - T/S Geometrics (cont.) Not Satisfied

following geometrics:

Northbound: N/A

Southbound: one left-turn lane, one right-turn lane

Eastbound: one left-turn lane, three through lanes

Westbound: three through lanes

The intersection of Project Access (A2) (NS) at Varner Road (EW) shall be improved to provide the following geometrics:

Northbound: N/A

Southbound: one left-turn lane, one right-turn lane

Eastbound: one left-turn lane, three through lanes

Westbound: three through lanes

Any off-site widening required to provide the geometrics referenced in these conditions shall be the responsibility of the landowner/developer. If condemnation is required to obtain off-site right-of-way, provisions contained in Ordinance 461, Section 3.2.J shall apply.

050 - Transportation. 6 RCTD-USE - Existing Curb and Gutter Not Satisfied

On existing curb and gutter, new driveway, closure of existing driveways, sidewalks, and/or drainage devices within County right-of-way, including sewer and water laterals, on Varner Road shall be constructed within the dedicated right-of-way in accordance with County standards, Ordinance 461. Such construction shall be shown on existing street improvement plans and approved and permitted by the Transportation Department. Process a plan revision through the Plan Check Section per Section I, Part E, page 10 of the Policies and Guidelines available on the Internet at: <https://rctlma.org/trans/General-Information/Pamphlets-Brochures>

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

NOTE:

1. The driveway shall be constructed in accordance with County Standard No. 207A.

2. Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site:

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

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.

Plan: TPM38040

Parcel: 695100010

60. Prior To Grading Permit Issuance

BS-Grade

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.

E Health

060 - E Health. 1 ECP Clearance Not Satisfied

Prior to grading permit issuance, clearance from the Environmental Cleanup Program (ECP) is required.

See PPT200021/TPM38040 or contact ECP for additional details at 951-955-8980.

Transportation

060 - Transportation. 1 RCTD-MAP - L&LMD Application Not Satisfied

File an application with the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, for required annexation.

If you have any questions or for the processing fee amount, please call the L&LMD Section at (951) 955-6748.

060 - Transportation. 2 RCTD-MAP - Submit Grading Plans Not Satisfied

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

70. Prior To Grading Final Inspection

BS-Grade

070 - BS-Grade. 1 ROUGH GRADE FINAL Not Satisfied

Prior to Grading Permit final, the applicant shall obtain rough grade approval from the Building and Safety Department. Rough Grade approval can be accomplished by complying with the following:

1. Submitting a "Wet Signed" copy of the Grading Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.
2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.
3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County Transportation Department Inspector.

Plan: TPM38040

Parcel: 695100010

70. Prior To Grading Final Inspection

BS-Grade

070 - BS-Grade. 1 ROUGH GRADE FINAL (cont.) Not Satisfied

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 or other means of site stabilization as approved by County Inspector prior to receiving a rough grade permit final.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 NO BUILDING PERMITS W/O LAND USE PERMIT Not Satisfied

NO BUILDING PERMITS TO BE ISSUED , BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION - UNLESS AN APPROPRIATE LAND USE PERMIT HAS ALSO BEEN ISSUED AND APPROVED, BY THE PLANNING DEPARTMENT, FOR THAT SAME PARCEL(S).

E Health

080 - E Health. 1 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 ECP Clearance Not Satisfied

Prior to building permit issuance, clearance from the Environmental Cleanup Program (ECP) is required.
See PPT200021/TPM38040 or contact ECP for additional details at 951-955-8980.

080 - E Health. 3 Sewer Will Serve Not Satisfied

A "Will Serve" letter is required from the sewer agency serving the project.

080 - E Health. 4 Water Will Serve Not Satisfied

A "Will-Serve" letter is required from the appropriate water agency.

Transportation

080 - Transportation. 1 RCTD-MAP - Payment of Transportation Fees 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.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 NO PRECISE GRADE APPROVAL 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

Plan: TPM38040

Parcel: 695100010

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 NO PRECISE GRADE APPROVAL (cont.) Not Satisfied
 THE APPROPRIATE LAND USE PERMIT, FOR THAT SAME PARCEL(S).

Transportation

090 - Transportation. 1 RCTD-MAP - Complete Annexation into L&LMD or Other Dist Not Satisfied

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89 1 Consolidated, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division for continuous maintenance within public road rights of way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

A Streetlight Authorization form from SCE, or other electric provider required in order to complete the annexation process.

090 - Transportation. 2 RCTD-MAP - T/S Installation Not Satisfied

The project proponent shall be responsible for the design and construction of traffic signals at the intersections of:

Delfino Resort Way (A1) (NS) at Varner Road (EW)
Berkey Drive (NS) at Varner Road (EW)

If Traffic Control Officers are not utilized during special events, the follow intersections shall be considered for signalization. An evaluation of minimum spacing requirements and signal warrants will determine which signals are to be installed. Once a determination has been made, the project proponent shall be responsible for the construction of the traffic signal(s).

Project Access (A2) (NS) at Varner Road (EW)
Project Access (A3) (NS) at Varner Road (EW)
Project Access (A4) (NS) at Varner Road (EW)
South Project Access (NS) at Varner Road (EW)

The project proponent shall be required to provide traffic signal interconnect along the frontage of the project. Traffic signals that are installed by the project proponent shall be interconnected.

or as approved by the Transportation Department



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

DEVELOPMENT ADVISORY COMMITTEE (“DAC”) SECOND CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT – PALM DESERT 77-588 El Duna Ct., Suite H Palm Desert, CA 92211

DATE: October 15, 2020

TO:

Riv. Co. Transportation Dept.

Riv. Co. Environmental Health Dept.

Riv. Co. Fire Department (Riv. Office)

Riv. Co. Building & Safety – Grading

Riv. Co. Building & Safety – Plan Check

P.D. Environmental Programs Division

P.D. Archaeology Section

Riv. Co. Sheriff's Dept.

Riv. Co. Waste Resources Management Dept.

Board of Supervisors - Supervisor: Perez

Planning Commissioner: Sanchez

Cathedral City Sphere of Influence

Southern California Edison Co.

(SCE)Southern California Gas

Co. Coachella Valley Water District (CVWD)

CALTRANS District # 8

Colorado River Water Quality Control Board

School District: Palm Springs Unified

SPECIFIC PLAN NO. 343 AMENDMENT NO. 2, GENERAL PLAN AMENDMENT NO. 200005 – CEQ200074 – 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: SP Zone (North Star Ranch, Specific Plan No. 343) – Location: northeast of Interstate-10 and Varner Road, east of Cook Street, west of Washington Street, north of 38th Avenue, south of Chase School Road – 455.75 Acres (Entire Specific Plan) – **REQUEST: The Specific Plan Amendment proposes 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 **General Plan Amendment** proposes to modify the land use designations of the General Plan to match those as proposed by the Specific Plan Amendment. A Plot Plan application is anticipated to be processed concurrently with these applications for the arena. – APNs: 695-100-004 through 695-100-014 **BBID: 715-702-496****

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*

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 Land Management System (LMS) 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 LMS routing on or before the above date. This case is scheduled for a **DAC internal review on November 5, 2020.** Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Any questions regarding this project, should be directed to Russell Brady, Project Planner at (951) 955-3025, or e-mail at rbrady@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

DEVELOPMENT ADVISORY COMMITTEE (“DAC”) INITIAL CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE PO Box 1409 Riverside, 92502-1409

DATE: November 6, 2020

TO:

Riv. Co. Transportation Dept. (Palm Desert)
Riv. Co. Env. Health Dept. (Palm Desert)
Coachella Valley Water District
Riv. Co. Fire Department (Palm Desert)
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
P.D. Environmental Programs Division
P.D. Geology Section

P.D. Archaeology Section
SunLine Transit Agency
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Resources Management Dept.
Board of Supervisors - Supervisor: Perez
Planning Commissioner: Sanchez
Cathedral City Sphere of Influence
Palm Springs Unified School District

Coachella Valley Water District (CVWD)
Southern California Edison Co. (SCE)
Southern California Gas Co.
CALTRANS District # 8
Colorado River Water Quality Control Board
South Coast Air Quality Management District

PLOT PLAN NO. 200021 – CEQ200074 – 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: SP Zone (North Star Ranch, Specific Plan No. 343) – Location: northeast of Interstate-10 and Varner Road, east of Cook Street, west of Washington Street, north of 38th Avenue, south of Chase School Road – 9.96 Acres (Plot Plan area) – **REQUEST:** The **Plot Plan** is a proposal to construct and operate a sports and events arena totaling 273,879 square feet on 9.96 acres with 3,000 parking spaces. – APNs: 695-100-010, 695-100-015 Concurrent Cases: SP00343A02, GPA200005, CZ2000025– **BBID: 034-315-321**

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*

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 Management 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 12, 2020**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Any questions regarding this project, should be directed to Russell Brady, Project Planner at (951) 955-3025, or e-mail at rbrady@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

DEVELOPMENT ADVISORY COMMITTEE (“DAC”) INITIAL CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT – PALM DESERT 77-588 El Duna Ct., Suite H Palm Desert, CA 92211

DATE: December 28, 2020

TO:

Riv. Co. Transportation Dept. Riv. Co. Fire Department (Riv. Office)
Riv. Co. Environmental Health Dept. Riv. Co. Surveyor
Riv. Co. Fire Department (Riv. Office)

TENTATIVE PARCEL MAP NO. 38040 – CEQ200074 – Applicant: SoCal Arena Company LLC – Stephen Collins – Representative: Meridian Consultants, LLC – Tony Locacciatto – Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan: Community Development: Business Park (CD:BP) – Zoning: SP Zone (North Star Ranch, Specific Plan No. 343) – Location: northeast of Interstate-10 and Varner Road, east of Cook Street, west of Washington Street, north of 38th Avenue, south of Chase School Road – 59.67 Acres – **REQUEST:** The **Tentative Parcel Map** is a proposal to subdivide the 59.67 acre parcel into two parcels, one parcel for the proposed concurrent arena and related facilities and one parcel including the primary parking area for the arena – APNs: 695-100-010 Concurrent Cases: SP00343A02, GPA200005, CZ2000025, PPT200021– **BBID: 460-377-917**

DAC staff members and other listed Riverside County Agencies, Departments and Districts staff:

A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Public Land Use System (PLUS) on or before the indicated DAC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the PLUS routing on or before the above date. This case is scheduled for a **DAC internal review on December 31, 2020**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Any questions regarding this project, should be directed to Russell Brady, Project Planner at (951) 955-3025, or e-mail at rbrady@rivco.org / MAILSTOP #: 1070

Public Hearing Path: Administrative Action: DH: PC: BOS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner’s name. Thank you.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

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.

March ~~4~~¹⁶, 2021

Supervisor V. Manuel Perez
Riverside County Board of Supervisors
73710 Fred Waring Dr #222
Palm Desert, CA 92260

Dear Supervisor Perez:

Duncan Bridge Center is a close neighbor to the proposed Oak View Group's new arena project. As we have learned, the arena's schedule of events will nearly all occur in the evening hours. Since our activities occur in the early morning until late afternoon, we see no major impact to our events or facility.


We appreciate the County's thorough review of the project and conclusion that the new Arena project will not result in any significant new negative environmental or traffic effects on the area.

In our discussions with OVG and the Berger Foundation, we appreciate Oak View Group's commitment to provide a Neighborhood and Community Relations Manager on the Arena staff which will be responsive to any concerns we might have as neighbors as well as a hotline available to us during construction should we have any issues.

The Berger Foundation has been a fantastic neighbor, donor, and friend. We look forward to expanding this relationship with Oak View Group and the new arena project.

We support this new privately funded project and are excited about the potential new sports and entertainment events that will become available once the new arena opens.

Sincerely,


Beverly A. Hunter, President, CVBF
Duncan Bridge Club

cc: Russell Brady, Riverside County Planning
Kevin Jeffries, First District Riverside County Board of Supervisors
Karen Spiegel, Second District Riverside County Board of Supervisors
Chuck Washington, Third District Riverside County Board of Supervisors
Jeff Hewitt, Fifth District Riverside County Board of Supervisors



CALIFORNIA STATE UNIVERSITY, SAN BERNARDINO
Office of the President

March 29, 2021

Supervisor V. Manuel Perez
Riverside County Board of Supervisors
73710 Fred Waring Dr #222
Palm Desert, CA 92260

Dear Supervisor Perez:

On behalf of California State University San Bernardino, I am writing to express our support for Oak View Group's proposed new Arena Project. This project, located in the master planned NorthStar project and on land owned by our long-term friends, the Berger Foundation, will be a great compliment to the CSUSB Palm Desert Campus.

Our Hospitality Management Program looks forward to a strong collaboration with the Oak View Group. Having a state-of-the-art arena located in close proximity to our campus will be a wonderful opportunity for attracting students to our program, giving them mentorship opportunities, providing internships, and ultimately providing real job opportunities in the Coachella Valley working at the arena and/or with the American Hockey League team.

We are pleased that Oak View Group's SVP and General Manager, John Bolton, has already agreed to participate on our CSUSB Hospitality Advisory Board. The Berger Foundation has been a fantastic friend and neighbor and we look forward to expanding that relationship with the Oak View Group and the new arena project. We hope you will approve this very important project as it is vital to the long-term growth and success of the entire Coachella Valley.

Sincerely,

A handwritten signature in black ink, appearing to read "TDM".

Tomás D. Morales
President

cc: Russell Brady, Riverside County Planning
Kevin Jeffries, First District Riverside County Board of Supervisors
Karen Spiegel, Second District Riverside County Board of Supervisors
Chuck Washington, Third District Riverside County Board of Supervisors
Jeff Hewitt, Fifth District Riverside County Board of Supervisors
Shari McMahan, VP & Provost, California State University, San Bernardino
Robert Nava, VP, Advancement, California State University, San Bernardino
Jake Zhu, Dean, Palm Desert Campus, CSUSB

909.537.5002 • fax: 909.537.5901 • www.csusb.edu/president

5500 UNIVERSITY PARKWAY, SAN BERNARDINO, CA 92407-2393

March 27, 2021

Supervisor V. Manuel Perez
Riverside County Board of Supervisors
73710 Fred Waring Dr #222
Palm Desert, CA 92260

Dear Supervisor Perez:

While I have advocated for the North Sphere area to be annexed by the City of Palm Desert so that we could control development as it impacts our City, I whole heartedly support the Oak View Group's proposed Arena Project in Riverside County. I believe it will benefit both our City, the Coachella Valley at large, and Riverside County. The fact that this sports arena project is being privately funded with no cost to taxpayers makes it a huge economic driver to our local economy and it is my understanding that the data shows it will generate almost 3 billion in economic output.

It is my understanding that the project was approved for a mix of commercial, residential, and recreation uses in 2006. Moreover, I have information that the County has been and will continue coordinating with our Palm Desert staff and other communities regarding the details of the project and that any adverse effects on the surrounding communities will be offset by Development Impact fees such as additional costs for public safety and traffic. These are all positive facts that support my decision to be supportive of this project.

Likewise, it is my understanding that a parking and traffic assessment was conducted, and the results concluded the Arena project would not increase the overall number of daily or peak hour vehicle trips for the project as approved in 2006.

And all important, one of our City of Palm Desert's major strategic goals is to grow the Cal State campus as we advocate the State and Cal State Regents to designate it as a stand-alone campus. Knowing that Oak View Group has agreed to collaborate with their neighbor CSUSB by participating in programs such as the CSUSB Hospitality Management Program underscores my support for this project. Having a state-of-the-art arena located in close proximity to the CSUSB campus will be fantastic for attracting students to the Hospitality Management program, giving students mentorship opportunities, providing internships, and ultimately providing real job opportunities to CSUSB students. Giving CSUSB students the opportunity to gain relevant career opportunities at the arena and/or with the hockey team here in the Coachella Valley versus having to move is of tremendous value long-term.

The additional 120+ events per year at the new arena will have a tremendous influence on the tourism and visitor market throughout the entire Coachella Valley. In addition, the added events will improve the quality of life for those of us who live here year-round.

I look forward to you and your colleagues approving this very important project as it is vital to our long-term growth and success.

Sincerely,

A handwritten signature in blue ink that reads "Gina May Nestande". The signature is written in a cursive, flowing style.

Gina Nestande, Palm Desert City Council &
Former Mayor of Palm Desert

cc: Russell Brady, Riverside County Planning
Kevin Jeffries, First District Riverside County Board of Supervisors
Karen Spiegel, Second District Riverside County Board of Supervisors
Chuck Washington, Third District Riverside County Board of Supervisors
Jeff Hewitt, Fifth District Riverside County Board of Supervisors

March 26, 2021

Supervisor V. Manuel Perez
Riverside County Board of Supervisors
73710 Fred Waring Dr #222
Palm Desert, CA 92260

Dear Supervisor Perez:


I would like to take this opportunity to offer my support for the Oak View Group's proposed new Arena Project. This project, located in the master planned NorthStar project and on land owned by the Berger Foundation would be a great compliment to the hospitality management program.

I look forward to a strong collaboration with the Oak View Group. Having a state-of-the-art arena located in close proximity to our campus will be fantastic for attracting students to our program, giving them mentorship opportunities, providing internships, and ultimately providing real job opportunities in the Coachella Valley working at the arena and/or with the American Hockey League team.

I am excited that Oak View Group's SVP and General Manager, John Bolton, has already agreed to participate on the CSUSB Hospitality Advisory Board. The Berger Foundation has been a long-time neighbor and we look forward to expanding that relationship with the Oak View Group and the new arena project.

We hope you will support this very important project as it is vital to the long-term growth and success of the entire Coachella Valley.

Sincerely,

 3/26/21
Joseph Tormey
Director of the Hospitality Management Program on the Palm Desert Campus
joseph_tormey@gmail.com
(908) 265-3636

cc: Russell Brady, Riverside County Planning
Kevin Jeffries, First District Riverside County Board of Supervisors
Karen Spiegel, Second District Riverside County Board of Supervisors
Chuck Washington, Third District Riverside County Board of Supervisors
Jeff Hewitt, Fifth District Riverside County Board of Supervisors



AMERICAN HOCKEY LEAGUE

One Monarch Place • Suite 2400 • Springfield, MA 01144 • (413) 781-2030 • FAX (413) 733-4767

theahl.com

March 23, 2021

Supervisor V. Manuel Perez
Riverside County Board of Supervisors
73710 Fred Waring Dr #222
Palm Desert, CA 92260

Dear Supervisor Perez:

On behalf of the American Hockey League (the "AHL"), I would like to offer my full support for Oak View Group's proposed new Arena Project in the Coachella Valley. The AHL awarded an expansion franchise to the Seattle Kraken in 2019 for the Greater Palm Springs area and this new arena project is critical to its success.

The AHL is very excited about having a team in the Greater Palm Springs area in Southern California as the location is an ideal fit for our league geographically with other franchises in close proximity such as Bakersfield, Ontario and San Diego. We believe that this will be a successful AHL franchise given the location, ownership, and connection to the Seattle Kraken.

With your help, we hope to begin play in Coachella Valley with our 32nd franchise in the Fall of 2022. If I can be of further assistance, please do not hesitate to contact me.

Sincerely,

Scott Howson
President & CEO
American Hockey League

cc: Russell Brady, Riverside County Planning
Kevin Jeffries, First District Riverside County Board of Supervisors
Karen Spiegel, Second District Riverside County Board of Supervisors
Chuck Washington, Third District Riverside County Board of Supervisors
Jeff Hewitt, Fifth District Riverside County Board of Supervisors



Jack Ivey Ranch HOA
74580 Varner Road
Thousand Palms, CA 92276

Phone: 760-343-0445
Fax: 760-343-3166
Email: jirhoa@jirhoa.com

March 19, 2021

Supervisor V. Manuel Perez
Riverside County Board of Supervisors
73710 Fred Waring Dr #222
Palm Desert, CA 92260

Dear Supervisor Perez:

The Homeowners Association of Ivey Ranch would like to take this opportunity to offer our support for Oak View Group's proposed new Arena Project. This project located in close proximity to us in the unincorporated Thousand Palms community is located on land owned by our long-term friend and neighbor, the Berger Foundation.

In our discussions with the Berger Foundation and others associated with this new project, we are thankful for Oak View Group's commitment to having a full-time Neighborhood and Community Relations Manager on their Arena staff which will be responsive to any needs we might have as neighbors, their commitment to our community for neighborhood meetings during construction as well as post construction. We also appreciate their offer of having a hotline available to our community during construction as well as post opening.

The Berger Foundation has been a fantastic neighbor and we look forward to expanding that with the Oak View Group and the new arena project.

We hope you will agree with us and approve this very important project as it is vital to the long-term growth and success of the entire Coachella Valley.

Sincerely,

Kelly Maheu, President
Board of Directors
Jack Ivey Ranch HOA
760-343-0445
jirhoa@jirhoa.com

cc: Russell Brady, Riverside County Planning
Kevin Jeffries, First District Riverside County Board of Supervisors
Karen Spiegel, Second District Riverside County Board of Supervisors
Chuck Washington, Third District Riverside County Board of Supervisors

Jeff Hewitt, Fifth District Riverside County Board of Supervisors

March 22, 2021

Supervisor V. Manuel Perez
Riverside County Board of Supervisors
73710 Fred Waring Dr #222
Palm Desert, CA 92260

Dear Supervisor Perez,

On behalf of the Greater Coachella Valley Chamber of Commerce (GCVCC) and our 1,300+ members, the GCVCC and our Business Legislative Advocacy Committee is writing to offer our support for the Oak View Group and their proposed Arena Project in Riverside County.

The GCVCC believes that strong economic growth and job creation is key to promoting the Coachella Valley as an international destination to live, play and work in, while also building the necessary infrastructure to enhance quality of life for our residents. The approximately \$250 million privately funded Arena to be constructed by the Oak View Group has tremendous opportunity to build on our success in those key areas.

The construction project itself will be a huge boost to local payroll, with an estimated 1,400 jobs required to complete the arena by Fall of 2022. Once open, the Arena will support 420 full-time equivalent year-round jobs. It is estimated the privately funded Arena will generate nearly \$3 billion in economic output to the community over the course of the next 49-years. In addition to the direct economic impact, the extrinsic value of brand association and marketing will help promote our entire region to a global audience.

We understand it is vital that large projects such as these serve the public interests and be executed in a professional, thoughtful manner. Once again, Oak View Group has checked this box. The Coachella Valley Arena's architect of record is Populous, one of the world's foremost designers of venues around the world. Since Populous was founded in 1983, the firm has been involved in 3000+ projects around the globe. Further, the arena project has shown commitment to being good stewards of the land they are developing through their partnership with the respected H.N. and Francis C. Berger Foundation, good neighbors with thoughtful investment in necessary parking and infrastructure, and engaged members of our community through partnerships with organizations such as this chamber. Oak View Group is exactly the kind of community partner our community deserves!

The Oak View Group, along with their investment partners, will be positive additions to the Coachella Valley community. We are excited to welcome them and look forward to seeing what they can accomplish in the years ahead. We ask the Riverside County Board of Supervisors approve their plans without delay or hinderance and continue to work closely with them on completion of this important project.

Sincerely,



Joshua R. Bonner, IOM
President and CEO
Greater Coachella Valley Chamber of Commerce

cc: Russell Brady, Riverside County Planning

On behalf of:

Jeff Levine, Board Chair, Greater Coachella Valley Chamber of Commerce

Julio Figueroa, Committee Chair, GCVCC Business Legislative Advocacy Committee

Angelo Perez, Board Chair, Coachella Chamber of Commerce

Erick Becerril, Board Chair, Indio Chamber of Commerce

Elisa Guerrero, Board Chair, La Quinta Chamber of Commerce

David Conover, Board Chair, Desert Hot Springs Chamber of Commerce

Haddon Libby, Board Chair, Cathedral City Chamber of Commerce



Supervisor V. Manuel Perez
Riverside County Board of Supervisors
73710 Fred Waring Drive #222
Palm Desert, CA 92260

Dear Supervisor Perez,

The Desert Blaze Hockey Club has been practicing and playing games in the Desert Ice Castle Since 2012. Unfortunately our facility in Cathedral City closed in 2020 due to COVID-19 and our kids are in great need of a new ice hockey skating and training facility. The on-ice and more importantly off-ice lessons our kids learn such as working with others, respect for the game, confidence, community relations, communications and solid work habits are unmeasurable.

If a player has the ability and is looking for more from the sport, it is vital to their development that they participate at a higher level and have local training facilities. Desert Blaze Hockey Club offers travel hockey that provides a professional coaching staff and an independent Board of Directors, with many years of travel hockey experience. These teams practice twice per week and participate in one game per weekend, half home games and half away. The season goes from late August through early March. Travel teams also participate in four tournaments. Our travel hockey team is part of an elite Southern California hockey league known as SCAHA, as well as a member of CAHA & USA Hockey, who governs all of California's elite hockey programs. Players wishing to play at higher levels (i.e.: NHL, College Hockey, Junior Hockey, etc.) will be introduced to this route via travel hockey. The Desert Blaze has alumni that are playing at major prep schools like Shattuck Saint Mary's in Minnesota.

The players, parents, fans & Board of Directors for the Desert Blaze Hockey Club offer our support to Oak View Group for their fantastic new facility in Riverside County. Please support this project and help the many dreams of our youth become reality.

Thank you for your consideration,

Jeff Larson
Hockey Director
Desert Blaze Hockey Club
(760) 578-9080
jeff@desertblazehockey.com



March 15, 2021

Supervisor V. Manuel Perez
Riverside County Board of Supervisors
73710 Fred Waring Dr. #222
Palm Desert, CA 92260

Dear Supervisor Perez:

As a business owner located in District 4 in Indio, I wanted to reach out and express my support for the new proposed arena project off I-10 in the Thousand Palms community.

Our company, buzzbox premium cocktails, located in Indio will be a featured local provider in the new arena. It's tremendously exciting for us to be able to showcase our product in a venue located in our backyard that will feature major music artists from all over the world – showcasing our product and growing our local business here in the Coachella Valley.

This is absolutely a great opportunity for the Coachella Valley. As a business owner, I could not be more thrilled to have world-class entertainment and a professional hockey team coming in 2022!

Sincerely,

A handwritten signature in black ink, appearing to read "Rod Vandebos", enclosed within a large, hand-drawn oval.

Rod Vandebos, (Founder/CEO)
buzzbox premium cocktails, inc.

cc: Russell Brady, Riverside County Planning
Kevin Jeffries, First District Riverside County Board of Supervisors
Karen Spiegel, Second District Riverside County Board of Supervisors
Chuck Washington, Third District Riverside County Board of Supervisors
Jeff Hewitt, Fifth District Riverside County Board of Supervisors

March 16, 2021

Supervisor V. Manuel Perez
Riverside County Board of Supervisors
73710 Fred Waring Drive, #222
Palm Desert, CA 92260

Dear Supervisor Perez:

On behalf of The Greater Palm Springs Convention & Visitors Bureau, we fully support Oak View Group's proposed new Arena Project in Riverside County.

As the official tourism marketing organization for the region, we are working diligently to ensure that our tourism economy rebounds to normal and continues on a healthy and sustainable path into the future. Tourism in Greater Palm Springs typically supports over 51,000 jobs and is the number one industry in the Coachella Valley, bringing 14.1 million day and overnight visitors annually (in 2019) with an economic impact of \$7.5 billion.

One of the drivers of tourism is the attraction of high-quality entertainment options. The proposed Arena will elevate the prestige of our destination and attract diverse audiences for a variety of music and sporting events. The Arena's goal of attracting concert tour rehearsals will also provide much needed hotel demand during the mid-week period when these types of activities occur and hotel occupancy dips.

The Arena's affiliation with the National Hockey League in Seattle and the subsequent American Hockey League team at the Arena will be a tremendous boost for visitor activity coming from the upper Northwest United States and Canada. Additionally, it will provide more reasons for visitors to fly in from the upper Midwestern United States – areas that love hockey.

The addition of this Arena will be a significant asset to our county, our Coachella Valley, its citizens and visitors alike, and our economic future. We encourage your support of this important project.

Sincerely,



Scott White
President & CEO

cc: Kevin Jeffries, First District Riverside County Board of Supervisors
Karen Spiegel, Second District Riverside County Board of Supervisors
Chuck Washington, Third District Riverside County Board of Supervisors
Jeff Hewitt, Fifth District Riverside County Board of Supervisors
Russell Brady, Riverside County Planning



70100 HIGHWAY 111
RANCHO MIRAGE, CA 92270
T: 760.770.9000 • 800.967.3767



2021 BOARD OF DIRECTORS

PRESIDENT

Deborah McGarrey
Southern California Gas Company

1st VICE PRESIDENT

Tom Dubose
Dubose Design Group, Inc.

SECRETARY/TREASURER

Pedro Rincon
Osborne Rincon CPAs

VICE PRESIDENT

OF ASSOCIATES

Allan Levin
Allan Levin & Associates

PAST PRESIDENT

Fred Bell
Nobell Energy Solutions

CHIEF EXECUTIVE OFFICER

Gretchen Gutierrez

DIRECTORS

Brian Benedetti
Brian Benedetti Construction
Mark Benedetti
Dede Callanan
North American Title
Mario Gonzales
GHA Companies
Joe Hayes
First Bank
Todd Hooks
Agua Caliente Band of
Cahuilla Indians
Dave Lippert
Lippert Construction, Inc
Paul Mahoney
PMA Advertising
Bruce Maize
Rilington Group
Russ Martin
Mission Springs Water
District
Jim Murdock
PIRCH
Dan Olivier
Nethery Mueller Olivier
Alan Pace
Petra GeoSciences
John Powell, Jr.
Coachella Valley Water District
Phil Smith
Sunrise Company
Jeff Wattenbarger
Wattenbarger Construction

March 17, 2021
Riverside County Board of Supervisors
4080 Lemon Street
Riverside, CA 92501

Dear Riverside County Board of Supervisors:

On behalf of the Desert Valleys Builders Association (DVBA), representing over 200 members companies throughout the Eastern Riverside and Imperial Counties, including within the Eastern Riverside County region, we are sending this correspondence to urge your Support for the proposed project known as *The Coachella Valley Arena*.

This project will bring much needed jobs to the Coachella Valley, both during the development/construction of the project, along with the planned long term-permanent jobs, numbering over 400+. With the unprecedented last year in dealing with the COVID-19 pandemic, the economic loss to Riverside County and the Community at large, coupled with increased unemployment throughout the region, a new business complex (including sporting and other entertainment events) such as this is urgently needed as we work to regain a stronger economic recovery.

Additionally, we would urge the Riverside County Board of Supervisors to request that the Applicant make every effort to hire local building trade contractors for all work (the renovations, improvements and other building design elements necessary for this project), in addition to hiring local workforce for staffing needs.

We urge you to *Support the Coachella Valley Arena* and its applicant Oak View Group, for this Project.

Respectfully,

Gretchen Gutierrez
Chief Executive Officer

Cc: John Bolton, Sr. VP Entertainment
Facilities & General Manager
Oak View Group
34360 Gateway Drive • Palm Desert • CA 92211
(760) 776-7001 office • (760) 776-7002 fax
www.TheDVBA.org



City of Palm Springs

Christy Holstege, Mayor

3200 E. Tahquitz Canyon Way • Palm Springs, California 92262
Tel: 760.323.8200 • Fax: 760.323.8207 • E-Mail: Christy.Holstege@palmsspringsca.gov

March 16, 2021

Supervisor V. Manuel Perez
Riverside County Board of Supervisors
73710 Fred Waring Dr #222
Palm Desert, CA 92260

Dear Supervisor Perez:

I would like to take this opportunity to offer my support for Oak View Group's proposed Arena Project in Riverside County. The additional 120+ events per year at the new arena will have a profound influence on the tourism and visitor market in Palm Springs, as well as the entire Coachella Valley. In addition, the added events will improve the quality of life for those of us who live here year-round.

Typically, arena development projects like this are funded through local government tax dollars. It is exciting that OVG's private investment of over \$250 million in the project will come at no cost to taxpayers. This private investment will translate to nearly \$3 billion in economic output to the Coachella Valley over the course of the next 49 years.

We look forward to your approval of this very important project as it is vital to our long-term growth and success.

Sincerely,

Christy Holstege, Mayor
City of Palm Springs

cc: Russell Brady, Riverside County Planning
Kevin Jeffries, First District Riverside County Board of Supervisors
Karen Spiegel, Second District Riverside County Board of Supervisors
Chuck Washington, Third District Riverside County Board of Supervisors
Jeff Hewitt, Fifth District Riverside County Board of Supervisors



March 18, 2021

Supervisor V. Manuel Perez
Riverside County Board of Supervisors
73710 Fred Waring Dr. # 222
Palm Desert, CA 92260

Dear Supervisor Perez:

Thank you for giving the Thousand Palms Chamber a chance to weigh in its support. Having the Oak View Group (OVG) build their Arena down the street from our Chamber and the community of Thousand Palms is welcoming news. Since Thousand Palms Chamber is almost within a stone's throw from the Arena, this will be a welcome influx of money to be spent in Thousand Palms.

Such as Motel 6 could see an uprise in bookings along with Best Western Plus. From our mom n pop businesses like Goody's and Taqueria San Miguel and to the numerous different fast food restaurants this is going to be a game changer.

It will allow the money to be spent in Thousand Palms, stay in Thousand Palms. We at the Chamber take so much pride in our community and are welcoming OVG and their assets to the Coachella Valley. Thousand Palms is underserved and to finally have an Arena by OVG being built brings so much pride for us who live here! The jobs that it will create is just what our community could use. There is no cost to any of us taxpayers, only an influx of money being spent.

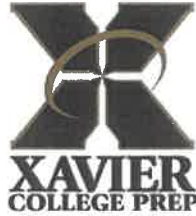
We stand ready to assist in any way we can help with the launch of the Arena in our very own backyard. Thank you for giving us a chance to weigh in. please let me know what/if any questions I can answer. We are so excited to see the completion and really highlight what Thousand Palms has to offer, Have a great day.

Sincerely,

Bill Senso, Executive Director/President
Thousand Palms Chamber of Commerce

Thousand Palms Chamber of Commerce since 1961

P.O. Box 365, 72-715 La Canada Way, Thousand Palms, CA 92276
760-343-1988, info@thousandpalmschamber.com



Supervisor V. Manuel Perez
Riverside County Board of Supervisors
73710 Fred Waring Dr #222
Palm Desert, CA 92260

March 17, 2021

Dear Supervisor Perez:

All of us at Xavier College Preparatory High School would like to take this opportunity to express our support for Oak View Group's proposed new Arena Project. As a close neighbor to the project, we agree the new Arena is an appropriate use for this H.N. and Frances C. Berger Foundation owned property and fits within the County's General Plan for the Coachella Valley. Most, if not all, events at the arena will be in the evening hours well past the time our regular school hours will be complete.

We are excited about the opportunities this new Arena project will offer for our students, faculty, and administration. We are especially excited this project will include an ice-skating center with a community use format. Having additional recreational activities for our students located so close to our campus will make partnerships with the Arena and Ice-Skating Rink a real possibility.

We appreciate the County's thorough review of the project and conclusion that the new Arena project will not result in any significant new effects on the area.

In our discussions with OVG and the H.N. and Frances C. Berger Foundation, we appreciate Oak View Group's commitment to the following items:

1. Full-Time Neighborhood and Community Relations Manager on the Arena staff which will be responsive to any concerns we might have as neighbors
2. The Construction Team's commitment to our community for neighborhood meetings during construction as well as post construction neighborhood functions by Arena staff
3. Hotline available to our community during construction as well as post opening
4. Potential partnership with us for use of our overflow parking during certain mega arena events from time to time

The H.N. and Frances C. Berger Foundation has been a fantastic neighbor, donor, and friend. We look forward to expanding this relationship with Oak View Group and the new arena project.

We hope you will agree with us and approve this very important project as it is vital to the long-term growth and success of the entire Coachella Valley.

Sincerely,

Christopher Alling
President

cc: Russell Brady, Riverside County Planning
Kevin Jeffries, First District Riverside County Board of Supervisors
Karen Spiegel, Second District Riverside County Board of Supervisors
Chuck Washington, Third District Riverside County Board of Supervisors
Jeff Hewitt, Fifth District Riverside County Board of Supervisors



March 15, 2021

Supervisor V. Manuel Perez
Riverside County Board of Supervisors
73710 Fred Waring Dr #222
Palm Desert, CA 92260

Dear Supervisor Perez:

As you may know, The Desert Figure Skating Club and all our members lost our only place for figure skating in the Coachella Valley last year when Desert Ice Castle in Cathedral City closed. We have been working with the Oak View Group (OVG) and they have agreed to create a community use component of their hockey training center to accommodate our needs. They have re-designed the training center to feature this community ice use component which is vitally important to the future of not only figure skating, but youth and adult hockey as well.

As a U.S. Figure Skating sanctioned member club, we offer programs such as learn to skate, test sessions, competitions, shows – all fully sanctioned by U.S. Figure Skating. We look forward to working with OVG in building an adult skating community once again. Back in the early 2000's, we had one of the largest adult skating communities in the country until the rink in the mall was closed.

While all of us are excited about the great music and entertainment events a new arena will offer, we are even more excited that this \$250 million private investment by the Oak View Group will include a community use component that will revive our entire skating community.

Without hesitation, the Board of Directors of The Desert Figure Skating Club would like to offer our support for Oak View Group's proposed new Arena Project in Riverside County. We hope that all of us that live in District 4 can count on you to support this project and make it a reality for us!

Sincerely,

Board of Directors, The Desert Figure Skating Club

cc: Russell Brady, Riverside County Planning
Kevin Jeffries, First District Riverside County Board of Supervisors
Karen Spiegel, Second District Riverside County Board of Supervisors
Chuck Washington, Third District Riverside County Board of Supervisors
Jeff Hewitt, Fifth District Riverside County Board of Supervisors

The Desert Figure Skating Club is a non-profit 501(c)(3) organization EIN 68-0491343



March 13, 2021

Supervisor V. Manuel Perez
Riverside County Board of Supervisors
73710 Fred Waring Dr #222
Palm Desert, CA 92260

Dear Supervisor Perez:

As business owners and realtors in District 4 and the Coachella Valley, we want to express our support for the new arena project proposed for the Thousand Palms area of Riverside County.

We are already seeing the real impact this new project has as we have already been involved in showing homes to potential arena employees, construction team executives, and hockey team staff and player personnel. The specific developments of Ivey Ranch (close to the project) and others a few miles away (such as Sun City) will see their real estate values increase with this new popular attraction in the Thousand Palms area.

The hundreds of new full-time jobs this project will create is tremendously beneficial for the economic benefits it will have on all the Cities of the Coachella Valley. The additional concerts and major events the new arena will have a major influence on the tourism and visitor market of the entire Coachella Valley. In addition, the added events will improve the quality of life for those of us who live here year-round and allow us to keep our entertainment dollars in Riverside County versus having to go to Los Angeles, Las Vegas, or San Diego for events.

We look forward to your approval of this project, which we see as particularly important not only to our local business, but also to the whole community,

Sincerely,

Joel Mugge, Associate Broker
Mugge & Man Associates
Bennion Deville Homes

Ricardo Man, Realtor
Mugge & Man Associates
Bennion Deville Homes

cc: Russell Brady, Riverside County Planning
Kevin Jeffries, First District Riverside County Board of Supervisors
Karen Spiegel, Second District Riverside County Board of Supervisors
Chuck Washington, Third District Riverside County Board of Supervisors
Jeff Hewitt, Fifth District Riverside County Board of Supervisors

P.S. RESORTS

Promoting Palm Springs Tourism Through Events

March 10, 2021

Supervisor V. Manuel Perez
Riverside County Board of Supervisors
73710 Fred Waring Drive, #222
Palm Desert, CA 92260

Dear Supervisor Perez:

The Board of Directors of Palm Springs Resorts, Inc. would like to take this opportunity to offer our support for Oak View Group's proposed new Arena Project in Riverside County. This \$250 million dollars of private investment in the tourism and event infrastructure of our community will provide a tremendous boost to all our efforts in increasing future tourism. We feel fortunate we are gaining this new entertainment amenity without any cost to taxpayers.

The 120+ events the Arena will host will elevate the prestige of our destination attracting diverse audiences who enjoy all different types of music and sports. Having year-round nationally known music acts will draw thousands of people to each event which will increase hotel occupancy during the season as well as the off-season. The Arena's goals of attracting concert tour rehearsals will also provide much needed hotel demand during the mid-week period when these types of activities occur and hotel occupancy dips.

The Arena's affiliation with the National Hockey League in Seattle and the subsequent American Hockey League team at the Arena will be a tremendous boost for visitor activity coming from the upper Northwest and Canada. Additionally, it will provide more reasons for visitors to fly in from the upper Midwestern United States – areas which love hockey.

Aftab Dada
CHAIRMAN OF
THE BOARD

Celeste Brackley
VICE CHAIRMAN

Robert Hunt
SECRETARY

Steven Boswell
TREASURER

We hope you will agree with us and approve this very important project as it is vital to our long-term tourism growth and success.

Sincerely,


Palm Springs Resorts Board of Directors:

Aftab Dada, Hilton Palm Springs, PS Resorts Chairman

Celeste Brackley, ACE Hotel & Swim Club, PS Resorts Vice-Chairman

Robert Hunt, Alcazar Palm Springs, PS Resorts Secretary

Steven Boswell, Palm Mountain Resort & Spa, PS Resorts Treasurer

Matt Shough, Avalon Palm Springs & Ingleside Inn & Melvyn's

Alicia Araujo, Caliente Tropics

Shannon Anderson, Hilton Palm Springs

Autumn Griffith, Holiday House & Sparrow's Lodge

Jim Pulver, Hyatt Suites Palm Springs

La Dona Canevaro, Hyatt Suites Palm Springs

Peggy Trott, Kimpton, the Rowan Palm Springs

Peter Lenton, Colony Palms & L'Horizon Resort & Spa

Matt Huss, Margaritaville Palm Springs

Alison Wickerham, Marquis Villas

Brandon McCurley, Parker Palm Springs

Paul Wurth, The Saguaro Palm Springs

Eric Luberto, V Palm Springs

Phillip Conner, Villa Royale

Eric Hill, Hotel Zoso

Harold Matzner, Chairman Palm Springs International Film Festival & Spencer's
Restaurant

Michael Braun, Grit Development

Scott White, Greater Palm Springs Convention & Visitors Bureau

Jerry Keller, Lulu California Bistro

Bruce Hoban, Vacation Rental Owners & Neighbors of Palm Springs

Keith McCormick, McCormick's Palm Springs Collectors Car Auctions

Rob Hampton, Palm Springs Convention Center

Lynn Green, Renaissance Palm Springs

Tim Ellis, Ellis Hospitality Services

Doug Watson, College of the Desert Palm Springs Campus

cc: Russell Brady, Riverside County Planning

Kevin Jeffries, First District Riverside County Board of Supervisors

Karen Spiegel, Second District Riverside County Board of Supervisors

Chuck Washington, Third District Riverside County Board of Supervisors

Jeff Hewitt, Fifth District Riverside County Board of Supervisors



Palm Springs
CHAMBER OF COMMERCE

March 11, 2021

Supervisor V. Manuel Perez
Riverside County Board of Supervisors
73710 Fred Waring Dr #222
Palm Desert, CA 92260

Dear Supervisor Perez:

We would like to take this opportunity to offer our support for one of our fellow Palm Springs Chamber of Commerce members – the Oak View Group and their proposed Arena Project in Riverside County. OVG's private investment of over \$250 million in the project comes at no cost to taxpayers and will be a tremendous catalyst not only for tourism, but also for sustained economic development throughout the entire Coachella Valley including the City of Palm Springs.

The Palm Springs Chamber of Commerce recognizes the importance the additional asset of a new sports and music arena will have on the businesses we represent. We also recognize that efforts to attract new business are enhanced by a year-round offering of prestigious sporting and entertainment events. The additional 120+ events per year will have a profound influence on the future of Riverside County.

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink that reads "Nona Watson". The signature is fluid and cursive.

Nona Watson, CEO
Palm Springs Chamber of Commerce

cc: Russell Brady, Riverside County Planning



Charissa Leach, P.E.
Assistant TLMA Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

General Application Form

Submit this completed General Application Form, along with a signed [Applicant-Property Owner Signature Form](#), and an applicable Supplemental Information Form. The Forms are located on the Planning Dept. website's Development Application page (<https://planning.rctlma.org/Development-Process/Applications>) or by clicking on the applicable link above or below. Filing Instructions documents are also available on that webpage.

Select the applicable Application Type(s):

Legislative Actions	
<input type="checkbox"/> Change of Zone	<input type="checkbox"/> Development Agreement
<input checked="" type="checkbox"/> General Plan Amendment – Land Use	<input type="checkbox"/> Specific Plan
<input type="checkbox"/> General Plan Amendment – Circulation Section	<input checked="" type="checkbox"/> Specific Plan Amendment
Subdivisions	
<input type="checkbox"/> Tentative Tract Map	<input type="checkbox"/> Minor Change
<input type="checkbox"/> Tentative Parcel Map	<input type="checkbox"/> Revised Map
<input type="checkbox"/> Vesting Map	<input type="checkbox"/> Land Division Phasing Map
<input type="checkbox"/> Amendment to Final Map	<input type="checkbox"/> Extension of Time (Ord. No. 460)
<input type="checkbox"/> Reversion to Acreage	
Use Permits	
<input type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Revised Use Permit or Plot Plan
<input type="checkbox"/> Plot Plan	<input type="checkbox"/> Surface Mining Permit
<input type="checkbox"/> Plot Plan – Administrative (Minor Plot Plan)	<input type="checkbox"/> Reclamation Plan/Interim Management Plan
<input type="checkbox"/> Public Use Permit	<input type="checkbox"/> Revised Surface Mining Permit/Reclamation Plan
<input type="checkbox"/> Wind Energy Conversion System Permit	<input type="checkbox"/> Extension of Time (Ord. No. 348)
<input type="checkbox"/> Temporary Use Permit	<input type="checkbox"/> Solar Power Plant
<input type="checkbox"/> Variance	<input type="checkbox"/> Commercial Cannabis
<input type="checkbox"/> Commercial Hog Ranch Permit/Amended Permit	
Ministerial Actions	
<input type="checkbox"/> Crowing Fowl Permit	<input type="checkbox"/> Extension of Non-Conforming Use Status
<input type="checkbox"/> FFA or 4-H Project	<input type="checkbox"/> Outdoor Advertising Display Permit (Billboard)
<input type="checkbox"/> Exception to Notice Ordinance (No. 847)	<input type="checkbox"/> Public Convenience and Necessity Determination
<input type="checkbox"/> Food Truck	<input type="checkbox"/> Setback Adjustment
<input type="checkbox"/> Grading Permit Initial Study	<input type="checkbox"/> Substantial Conformance to Minor Plot Plan
<input type="checkbox"/> Historic District Alteration Permit	<input type="checkbox"/> Substantial Conformance to Plot Plan or Use Permit
<input type="checkbox"/> Large Family Day Care Permit	<input type="checkbox"/> Substantial Conformance to Surface Mining Permit/Reclamation Plan
<input type="checkbox"/> Living Native Tree Removal Permit	<input type="checkbox"/> Substantial Conformance with a Specific Plan
<input type="checkbox"/> Minor Temporary Event Permit	<input type="checkbox"/> Special Multiple-Family Development Review
<input type="checkbox"/> Determination of Non-Conforming Use Status	
Miscellaneous Actions	
<input type="checkbox"/> Agricultural Preserve Disestablishment-Diminishment	<input type="checkbox"/> Request for Deposit for Planning Research
<input type="checkbox"/> Agricultural Preserve Establishment-Enlargement	<input type="checkbox"/> Geology Report Review
<input type="checkbox"/> Entry into Land Contract within Agricultural Preserve	<input type="checkbox"/> Request for Pre-Application Review
<input type="checkbox"/> Agricultural Preserve Notice of Non-Renewal	<input type="checkbox"/> MSHCP Habitat Acquisition and Negotiation Strategy (HANS)
<input type="checkbox"/> Request for Zoning Affidavit or Rebuild Letter	<input type="checkbox"/> MSHCP Habitat Acquisition and Negotiation Strategy (HANS Lite)
<input type="checkbox"/> MSHCP Expedited Review Process (ERP)	

GENERAL APPLICATION FORM

Note: The Applicant represents that he/she has the express authority to submit this application on behalf of the Property Owner(s) and understands that the "Applicant" is not assignable without written consent by the County of Riverside, who will not consent to reassignment unless any outstanding costs have been paid by Applicant, and that all deposit statements, requests for deposits or refunds shall be directed to the Applicant.

Applicant Contact (BILLING CONTACT): SoCal Arena Company, LLC		
Contact Person:	Stephen <small>First Name</small>	Collins <small>Last Name</small>
E-mail Address:	scollins@oakviewgroup.com	
Mailing Address:	1100 <small>Street Number</small>	Glendon Ave. <small>Street Name</small>
	Los Angeles <small>City</small>	2100 <small>Unit or Suite</small>
	CA <small>State</small>	90024 <small>Zip Code</small>
Daytime Phone No.:	310-954-4809	Mobile Phone No.:

Engineer/Representative Contact, if any: KPFF Consulting Engineers		
Contact Person:	Doug <small>First Name</small>	Conlon <small>Last Name</small>
E-mail Address:	doug.conlon@kpff.com	
Mailing Address:	700 <small>Street Number</small>	Flower St. <small>Street Name</small>
	Los Angeles <small>City</small>	2100 <small>Unit or Suite</small>
	CA <small>State</small>	90017 <small>Zip Code</small>
Daytime Phone No.:	213-266-5282	Mobile Phone No.:

Property Owner Contact: H. N. and Frances C. Berger Foundation		
Contact Person:	Christopher <small>First Name</small>	McGuire <small>Last Name</small>
	M. <small>Middle Name</small>	
E-mail Address:	chris@hnberger.com	
Mailing Address:	75-200 <small>Street Number</small>	Classic Club Blvd. <small>Street Name</small>
	Palm Desert <small>City</small>	2nd Floor <small>Unit or Suite</small>
	CA <small>State</small>	92211 <small>Zip Code</small>
Daytime Phone No.:	760-341-5293	Mobile Phone No.: 520-907-1037

Check this box if there are additional persons or entities who have an ownership interest in the subject property or properties that comprise this Application and complete one or more [Additional Property Owner Sheets](#).

GENERAL APPLICATION FORM

PROPERTY INFORMATION:

Assessor's Parcel Number(s):

653-300-048; 653-410-041; 042, 043, 045, 046; 653-420-026, 027, 028; 653-430-007; ;



Approximate Gross Acreage: **455.75**

I/We, the applicant, certify that the following responses are true and correct. Yes No

Generally, Ministerial Actions and Miscellaneous Actions, will not require the completion of the following Sections: "Hazardous Site Review Statement," "Hazardous Materials Disclosure Statement," "Airport Influence Area/ Federal Aviation Regulation Part 77," "Military Land Use Compatibility," or "Water Quality Management Plan Information." as part of this Application Form.

HAZARDOUS SITE REVIEW STATEMENT

[Government Code Section 65962.5\(f\)](#) requires the applicant for any development project to consult specified state-prepared lists and submit a signed statement to the local agency indicating whether the project is located on an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated this development project with respect to the [Cal EPA's Cortese List Data Resources webpage](#) and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

- The project is NOT located on any of the lists compiled pursuant to Section 65962.(e) of the Government Code.
- The project IS located on one of the lists compiled pursuant to Section 65962.(e) of the Government Code. Please specify the list, the date of list, and the property's regulatory identification number:

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

[Government Code Section 65850.2](#) requires the owner or authorized agent for any development project to disclose whether:

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

AIRPORT INFLUENCE AREA/ FEDERAL AVIATION REGULATION PART 77

Is the project located within an Airport Influence Area?

Yes No

If yes, review of projects, excluding Ministerial and Miscellaneous Actions, by the [Riverside County Airport Land Use Commission](#) will be required.

Please refer to Riverside County's Map My County website to determine if the Plan is located within an Airport Influence Area (using the Planning Layer – Airport Layers) (https://gis.countyofriverside.us/Html5Viewer/?viewer=MMC_Public)

Generally, applications, excluding Ministerial and Miscellaneous Actions, within 8 miles of March Air Reserve Base or within 4 miles of other airports may require a Federal Aviation Administration (FAA) [Obstruction Evaluation/Airport Airspace Analysis](#).

MILITARY LAND USE COMPATIBILITY

Using the [California Military Land Use Compatibility Analyst website](#), the owner or authorized agent has determined whether the project is located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Government Code Section 65944.

Yes No

WATER QUALITY MANAGEMENT PLAN INFORMATION

Is the project located within any of the following Watersheds? Check the appropriate box if applicable.

- [Santa Ana/San Jacinto Valley Region](#)
- [Santa Margarita Region](#)
- [Santa Margarita Region-Other Development Project](#)
- [Whitewater Region](#)

Please refer to Riverside County's Map My County website to determine if the Plan is located within any of these watersheds (using the Geographic Layer – Watershed) (https://gis.countyofriverside.us/Html5Viewer/?viewer=MMC_Public)

If any of these checkboxes are checked, go to the Planning Department website's Development Application page's Miscellaneous Exhibits/Materials subsection (Project Specific Water Quality Management Plan (WQMP) Checklists to complete the applicable Checklist Form, or click on the adjacent link to open the applicable Checklist Form. Complete the form and attach a copy of the completed form as part of the Development Application package.

If the completed Checklist Form concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a Plan shall be prepared and included along with the completed Checklist as part of the submittal of the Development Application package.

STEP 2: This completes the required information on this General Application form. Open the following link to access and complete the [Applicant-Property Owner Signature Form](#). Completion of an applicable Supplemental Information Form for a particular application may also be required. Please refer to the

GENERAL APPLICATION FORM

Planning Department website's Development Application page's Filing Instruction subsection to review the specific filing instructions and documentation requirements for the application type selected.

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

Y:\Planning Master Forms\Application Forms_General_Application_Form.docx
Revised: 06/04/2020



RIVERSIDE COUNTY PLANNING DEPARTMENT

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

Applicant-Property Owner Signature Form

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

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

AGREEMENT FOR PAYMENT OF PROCESSING FEES

The Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Form is signed and submitted as part of a complete application to the County of Riverside. The Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. The Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.

Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted. The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary.

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

To ensure quality service, the Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the Applicant or Property Owner information changes.

Stephen Collins
Printed Name of Applicant

Stephen Collins Digitally signed by Stephen Collins
Date: 2020.09.10 19:41:35 -07'00'
Signature of Applicant

September 10, 2020
Date Signed

Applicant-Property Owner Signature Form

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

Geological Report Review	Request for Appeal
Request for Application Withdrawal or Rights Transfer	Request for Deposit for Planning Research
Request for Pre-Application Review	Request for Rough Grading Permit Planning Clearance
Request for Planning Condition Clearance	Request for Zoning Affidavit or Rebuild Letter

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, County personnel, or its agents, may enter the subject property and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

AGREEMENT FOR PAYMENT OF PROCESSING FEES

The Property Owner acknowledges that the Applicant is authorized to submit this application and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County. This application shall only be submitted by an authorized representative of the Applicant and the Property Owner. The person(s) submitting this application represents that he/she has the express authority to submit this application on behalf of the Applicant and/or Property Owner. This application is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this application until all outstanding costs have been paid by Applicant. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Applicant Contact section above.

INDEMNIFICATION AGREEMENT

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any Tentative Tract Map, Tentative Parcel Map, Revised Map, Map Minor Change, Reversion to Acreage, Conditional Use Permit, Public Use Permit, Surface Mining Permit and/or Reclamation Plan, Wind Energy Conversion System Permit, Hazardous Waste Siting Permit, Minor Temporary Event Permit, Plot Plan, Substantial Conformance (to any Permit or Plot Plan), Revised Permit, (to any Permit or Plot Plan), Variance, Setback Adjustment; General Plan Amendment, Specific Plan, Specific Plan Amendment, Specific Plan Substantial Conformance, Zoning Amendment; and, any associated Environmental Documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.

Applicant-Property Owner Signature Form

Christopher M. McGuire
Printed Name of Property Owner
President, H.N. and Frances C. Berger Foundation

Digitally signed by Christopher M. McGuire
Date: 2020.09.10 15:47:14 -0700
Christopher M. McGuire
Signature of Property Owner

September 10, 2020
Date Signed

Printed Name of Property Owner

Signature of Property Owner

Date Signed

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach additional completed and signed **Additional Property Owner Signature Form(s)** for those persons or entities having an interest in the real property(ies) involved in this application and acknowledge the Authority Given, the Agreement for Payment, and Indemnification Agreement Sections above.

If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:

- If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.
- If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.
- If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.
- If the property owner is a trust, provide a copy of the trust certificate.
- If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.

If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.

If the application is for a Plot Plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a Plot Plan for a wireless communication facility co-location, only the co-locating service provider needs to sign the indemnification paragraph above.

PROPERTY INFORMATION:

Assessor's Parcel Number(s):
653-300-048;653-410-041; 042, 043, 045, 046; 653-420-026, 027, 028; 653-430-007; and 653-440-023, 025, 026

Approximate Gross Acreage: **455.75**

Applicant-Property Owner Signature Form

FOR COUNTY OF RIVERSIDE USE ONLY

Plan No:

Set ID No., if applicable

Application Filing Date:

Print staff name and title:

Y:\Planning Master Forms\Application Forms_Applicant_Property_Owner_Signature_Form.docx
Revised: 04/08/2020



RIVERSIDE COUNTY PLANNING DEPARTMENT

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

GENERAL PLAN AMENDMENT SUPPLEMENTAL INFORMATION FORM

GENERAL PLAN AMENDMENT PROPOSAL:

CHECK ONE AS APPROPRIATE:

- General Plan Amendment (Without a Specific Plan)
- General Plan Amendment (With a Specific Plan)
- Circulation Section General Plan Amendment

NOTE: A General Plan Amendment to the Circulation Section requires a conference with Planning Department, and/or Transportation Department staff before such an application can be filed. Additional information may be required.

Please check the boxes as applicable:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Technical Amendment | <input type="checkbox"/> Foundation Component Amendment-Regular |
| <input type="checkbox"/> Entitlement/Policy Amendment | <input type="checkbox"/> Foundation Component Amendment-Extraordinary |
| <input type="checkbox"/> Agricultural Foundation Component Amendment | |

PROJECT DESCRIPTION:

Please provide a brief, but concise, description of the proposed General Plan Amendment; (attach additional pages if necessary).

An General Plan Amendment is proposed to be consistent with a proposed amendment to SP-343, the NorthStar Specific Plan. A new 43-Acre Planning Area is being added to the NorthStar Specific Plan to permit the development and operation of a Arena and Event Center. The current Western Coachella Area Plan Land Use Designations of Business Park and High Density Residential are proposed to be changed to Commercial Tourist for the 43-Acre Planning Area being added to the Specific Plan Area.

See attached Project Description.

GENERAL PLAN AMENDMENT SUPPLEMENTAL INFORMATION FORM

PROPERTY UTILITY PROVIDERS			
Name of Company or District serving the area the project site is located (if none, write "none.")		Are facilities/services available at the project site?	
		Yes	No
Electric Company	Imperial Irrigation District	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas Company	Southern California Gas Company	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Telephone Company	TPXI Pacific Lightwave	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water Company/District	Coachella Valley Water District	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sewer District	Coachella Valley Water District	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Please complete the following sections, as appropriate.

SECTION I: AMENDMENT TO AN AREA PLAN MAP OF THE GENERAL PLAN

Area Plan Map(s) proposed for Amendment (please name):

Western Coachella Valley Area Plan

Existing Zoning Classification(s): **SP 343 - NorthStar Specific Plan**

Existing General Plan Designation(s): **Business Park & High Density Residential**

Proposed General Plan Designation(s): **Commercial Tourist**

Justification for General Plan Amendment: *(Be specific and attach more pages if needed)*

The amendment is proposed to maintain consistency between the General Plan and SP-343, NorthStar Specific Plan, as proposed for amendment.

SECTION II: AMENDMENT TO POLICIES

Location in text of General Plan where Amendment would occur.

Element: _____ Area Plan: _____

Existing Policy, if applicable: *(Attach additional pages if needed)*

GENERAL PLAN AMENDMENT SUPPLEMENTAL INFORMATION FORM

Proposed Policy, if applicable: *(Attach more pages if needed)*

Justification for change to Policy text: *(Attach additional pages if needed)*

SECTION III: AMENDMENT TO BOUNDARIES OF OVERLAY(IES) OR POLICY AREA(S)

Overlay or Policy Area Name(s):

Proposed Boundary Adjustment(s): *(Please describe clearly)*

Justification for change of boundary of Overlay or Policy Area(s): *(Attach additional pages if needed)*

SECTION IV: AMENDMENT TO CIRCULATION DESIGNATIONS

Area Plan(s), if applicable: _____

GENERAL PLAN AMENDMENT SUPPLEMENTAL INFORMATION FORM

Road Segment(s)

--

Existing Designation(s): _____

Proposed Designation(s): _____

Justification for Circulation Section Amendment: *(Please be specific. Attach additional pages if needed)*

--

STEP 2: This completes the required information on this General Plan Amendment Supplemental Information Form. Please refer to the Planning Department website's Development Application page's Filing Instruction subsection to review the specific filing instructions and documentation requirements for this application, or use the link below:

[Filing Instructions for a General Plan Amendment](#)

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

Y:\Planning Master Forms\Application Forms\Supplemental_Information_Form_GPA.docx
Created: 07/01/2015 Revised: 03/04/2020



RIVERSIDE COUNTY PLANNING DEPARTMENT

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

SPECIFIC PLAN/ SPECIFIC PLAN AMENDMENT/ DETERMINATION OF PROJECT CONFORMANCE WITH ADOPTED SPECIFIC PLAN SUPPLEMENTAL INFORMATION FORM

SPECIFIC PLAN PROPOSAL:

CHECK ONE AS APPROPRIATE:

- Specific Plan
- Specific Plan Amendment
- Determination of Project Conformance with Adopted Specific Plan

PROJECT DESCRIPTION:

Please provide a brief, but concise, description of the proposed Specific Plan, Specific Plan Amendment or Determination of Project Conformance with Adopted Specific Plan; (if lengthy, extra pages may be attached).

An amendment to SP-343, NorthStar Specific Plan is proposed to create a new Planning Area: Planning Area 11 - Arena & Event Center to permit the development of a new Arena & Event Center within the Specific Plan Area. The existing boundaries of Planning Areas 4 and 8 will be reconfigured to create new Planning Area 11. A minor adjustment to the boundary for Planning Area 6B will also be made. See attached Proposed Specific Plan Land Use Plan, and text for new Planning Area 11 - Arena & Event Center.

PROPERTY UTILITY PROVIDERS

Name of Company or District serving the area the project site is located (if none, write "none.")	Are facilities/services available at the project site?		
		Yes	No
Electric Company	Imperial Irrigation District	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas Company	Southern California Gas Co.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Telephone Company	TPXI Pacific Lightwave	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SPECIFIC PLAN – SPECIFIC PLAN AMENDMENT – DETERMINATION OF PROJECT CONFORMANCE WITH ADOPTED SPECIFIC PLAN SUPPLEMENTAL INFORMATION FORM

PROPERTY UTILITY PROVIDERS			
Name of Company or District serving the area the project site is located (if none, write "none.")		Are facilities/services available at the project site?	
		Yes	No
Water Company/District	Coachella Valley Water District	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sewer District	Coachella Valley Water District	<input checked="" type="checkbox"/>	<input type="checkbox"/>

PLANNING STATISTICS			
Land Use Designation	Existing Acreage	Proposed Acreage	No. of Proposed Dwelling Units/ Square Footage(1)
Agriculture			
Agriculture			
Rural			
Rural Agriculture			
Rural Mountainous			
Rural Desert			
Rural Community			
Estate Density Residential			
Very Low Density Residential			
Low Density Residential			
Open Space			
Conservation Habitat			
Conservation			
Water			
Recreational	245.9	245.9	
Rural			
Mineral Resources			
Community Development			
Estate Density Residential			
Very Low Density Residential			
Low Density Residential			
Medium Density Residential			
Medium High Density Residential	7.3	7.3	
High Density Residential			
Very High Density Residential	33.2	33.2	
Highest Density Residential			
Commercial Retail	56.2	56.2	
Commercial Tourist	27.55	70.75	
Commercial Office	16.0	16.0	
Light Industrial			
Heavy Industrial			
Business Park	69.6	26.4	
Public Facilities			
Community Center			
Mixed Use			
TOTAL	455.75	455.75	

SPECIFIC PLAN AMENDMENT OR DETERMINATION OF PROJECT CONFORMANCE WITH ADOPTED SPECIFIC PLAN APPLICATION DETAILS

(1) See attached Land Use Table for number of proposed dwelling units/square footage

SPECIFIC PLAN – SPECIFIC PLAN AMENDMENT – DETERMINATION OF PROJECT CONFORMANCE WITH ADOPTED SPECIFIC PLAN SUPPLEMENTAL INFORMATION FORM

In addition to the items described in the Specific Plan Application Details Section above, a Specific Plan Amendment application or Determination of Project Conformance with Adopted Specific Plan application must also clearly delineate and describe the extent of the proposed modifications to the adopted Specific Plan's text, maps, exhibits and/or conditions. An updated Land Use Plan and Land Use Table shall be prepared, identifying all of the existing entitlements currently approved and/or in process, by Planning Area, together with the proposed modifications (expansion or reduction of the Specific Plan and/or Planning Areas, and/or the creation of new Planning Areas; modification to any Land Use acreage amount, dwelling unit count, or commercial or industrial square footage; modification to any policies or development standards; or modification to the adopted conditions of approval set forth in the adopted Specific Plan.

STEP 2: This completes the required information on this form for a Specific Plan, Specific Plan Amendment or Specific Plan Substantial Conformance application. Please refer to the Planning Department website's Development Application page's Filing Instruction subsection to review the specific filing instructions and documentation requirements for this application, or use the link below:

[Filing Instructions for a Specific Plan – Specific Plan Amendment- Determination of Project Conformance with Adopted Specific Plan](#)

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

Y:\Planning Master Forms\Application Forms\Supplemental_Information_Form_SP_SPA_SPSC.docx
Created: 07/01/2015 Revised: 03/04/2020



Charissa Leach, P.E.
Assistant TLMA Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

General Application Form

Submit this completed General Application Form, along with a signed [Applicant-Property Owner Signature Form](#), and an applicable Supplemental Information Form. The Forms are located on the Planning Dept. website's Development Application page (<https://planning.rctlma.org/Development-Process/Applications>) or by clicking on the applicable link above or below. Filing Instructions documents are also available on that webpage.

Select the applicable Application Type(s):

Legislative Actions	
<input checked="" type="checkbox"/> Change of Zone	<input type="checkbox"/> Development Agreement
<input type="checkbox"/> General Plan Amendment – Land Use	<input type="checkbox"/> Specific Plan
<input type="checkbox"/> General Plan Amendment – Circulation Section	<input type="checkbox"/> Specific Plan Amendment
Subdivisions	
<input type="checkbox"/> Tentative Tract Map	<input type="checkbox"/> Minor Change
<input checked="" type="checkbox"/> Tentative Parcel Map	<input type="checkbox"/> Revised Map
<input type="checkbox"/> Vesting Map	<input type="checkbox"/> Land Division Phasing Map
<input type="checkbox"/> Amendment to Final Map	<input type="checkbox"/> Extension of Time (Ord. No. 460)
<input type="checkbox"/> Reversion to Acreage	
Use Permits	
<input type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Revised Use Permit or Plot Plan
<input checked="" type="checkbox"/> Plot Plan	<input type="checkbox"/> Surface Mining Permit
<input type="checkbox"/> Plot Plan – Administrative (Minor Plot Plan)	<input type="checkbox"/> Reclamation Plan/Interim Management Plan
<input type="checkbox"/> Public Use Permit	<input type="checkbox"/> Revised Surface Mining Permit/Reclamation Plan
<input type="checkbox"/> Wind Energy Conversion System Permit	<input type="checkbox"/> Extension of Time (Ord. No. 348)
<input type="checkbox"/> Temporary Use Permit	<input type="checkbox"/> Solar Power Plant
<input type="checkbox"/> Variance	<input type="checkbox"/> Commercial Cannabis
<input type="checkbox"/> Commercial Hog Ranch Permit/Amended Permit	
Ministerial Actions	
<input type="checkbox"/> Crowding Fowl Permit	<input type="checkbox"/> Extension of Non-Conforming Use Status
<input type="checkbox"/> FFA or 4-H Project	<input type="checkbox"/> Outdoor Advertising Display Permit (Billboard)
<input type="checkbox"/> Exception to Notice Ordinance (No. 847)	<input type="checkbox"/> Public Convenience and Necessity Determination
<input type="checkbox"/> Food Truck	<input type="checkbox"/> Setback Adjustment
<input type="checkbox"/> Grading Permit Initial Study	<input type="checkbox"/> Substantial Conformance to Minor Plot Plan
<input type="checkbox"/> Historic District Alteration Permit	<input type="checkbox"/> Substantial Conformance to Plot Plan or Use Permit
<input type="checkbox"/> Large Family Day Care Permit	<input type="checkbox"/> Substantial Conformance to Surface Mining Permit/Reclamation Plan
<input type="checkbox"/> Living Native Tree Removal Permit	<input type="checkbox"/> Substantial Conformance with a Specific Plan
<input type="checkbox"/> Minor Temporary Event Permit	<input type="checkbox"/> Special Multiple-Family Development Review
<input type="checkbox"/> Determination of Non-Conforming Use Status	
Miscellaneous Actions	
<input type="checkbox"/> Agricultural Preserve Disestablishment-Diminishment	<input type="checkbox"/> Request for Deposit for Planning Research
<input type="checkbox"/> Agricultural Preserve Establishment-Enlargement	<input type="checkbox"/> Geology Report Review
<input type="checkbox"/> Entry into Land Contract within Agricultural Preserve	<input type="checkbox"/> Request for Pre-Application Review
<input type="checkbox"/> Agricultural Preserve Notice of Non-Renewal	<input type="checkbox"/> MSHCP Habitat Acquisition and Negotiation Strategy (HANS)
<input type="checkbox"/> Request for Zoning Affidavit or Rebuild Letter	<input type="checkbox"/> MSHCP Habitat Acquisition and Negotiation Strategy (HANS Lite)
<input type="checkbox"/> MSHCP Expedited Review Process (ERP)	

GENERAL APPLICATION FORM

Note: The Applicant represents that he/she has the express authority to submit this application on behalf of the Property Owner(s) and understands that the "Applicant" is not assignable without written consent by the County of Riverside, who will not consent to reassignment unless any outstanding costs have been paid by Applicant, and that all deposit statements, requests for deposits or refunds shall be directed to the Applicant.

Applicant Contact (BILLING CONTACT): SoCal Arena Company, LLC		
Contact Person:	Stephen <small>First Name</small>	Collins <small>Last Name</small>
E-mail Address:	scollins@oakviewgroup.com	
Mailing Address:	1100 <small>Street Number</small>	Glendon Ave. <small>Street Name</small>
	Los Angeles <small>City</small>	2100 <small>Unit or Suite</small>
	CA <small>State</small>	90024 <small>Zip Code</small>
Daytime Phone No.:	310- 954- 4809	Mobile Phone No.:

Engineer/Representative Contact, if any: KPFF Consulting Engineers		
Contact Person:	Doug <small>First Name</small>	Conlon <small>Last Name</small>
E-mail Address:	doug.conlon@kpff.com	
Mailing Address:	700 <small>Street Number</small>	Flower St. <small>Street Name</small>
	Los Angeles <small>City</small>	2100 <small>Unit or Suite</small>
	CA <small>State</small>	90017 <small>Zip Code</small>
Daytime Phone No.:	213-266-5282	Mobile Phone No.:

Property Owner Contact: H. N. and Frances C. Berger Foundation		
Contact Person:	Christopher <small>First Name</small>	McGuire <small>Last Name</small>
	M. <small>Middle Name</small>	
E-mail Address:	chris@hnberger.com	
Mailing Address:	75-200 <small>Street Number</small>	Classic Club Blvd. <small>Street Name</small>
	Palm Desert <small>City</small>	2nd Floor <small>Unit or Suite</small>
	CA <small>State</small>	92211 <small>Zip Code</small>
Daytime Phone No.:	760-341-5293	Mobile Phone No.: 520-907-1037

Check this box if there are additional persons or entities who have an ownership interest in the subject property or properties that comprise this Application and complete one or more [Additional Property Owner Sheets](#).

GENERAL APPLICATION FORM

PROPERTY INFORMATION:

Assessor's Parcel Number(s):
653-300-048; 653-410-041; 042, 043, 045, 046; 653-420-026, 027, 028; 653-430-007; ;

Approximate Gross Acreage: **455.75**

I/We, the applicant, certify that the following responses are true and correct. Yes No

Generally, Ministerial Actions and Miscellaneous Actions, will not require the completion of the following Sections: "Hazardous Site Review Statement," "Hazardous Materials Disclosure Statement," "Airport Influence Area/ Federal Aviation Regulation Part 77," "Military Land Use Compatibility," or "Water Quality Management Plan Information." as part of this Application Form.

HAZARDOUS SITE REVIEW STATEMENT

[Government Code Section 65962.5\(f\)](#) requires the applicant for any development project to consult specified state-prepared lists and submit a signed statement to the local agency indicating whether the project is located on an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated this development project with respect to the [Cal EPA's Cortese List Data Resources webpage](#) and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

The project is NOT located on any of the lists compiled pursuant to Section 65962.(e) of the Government Code.

The project IS located on one of the lists compiled pursuant to Section 65962.(e) of the Government Code. Please specify the list, the date of list, and the property's regulatory identification number:

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

[Government Code Section 65850.2](#) requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County.
Yes No

2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions.
Yes No

GENERAL APPLICATION FORM

AIRPORT INFLUENCE AREA/ FEDERAL AVIATION REGULATION PART 77

Is the project located within an Airport Influence Area?

Yes No

If yes, review of projects, excluding Ministerial and Miscellaneous Actions, by the [Riverside County Airport Land Use Commission](#) will be required.

Please refer to Riverside County's Map My County website to determine if the Plan is located within an Airport Influence Area (using the Planning Layer – Airport Layers) (https://gis.countyofriverside.us/Html5Viewer/?viewer=MMC_Public)

Generally, applications, excluding Ministerial and Miscellaneous Actions, within 8 miles of March Air Reserve Base or within 4 miles of other airports may require a Federal Aviation Administration (FAA) [Obstruction Evaluation/Airport Airspace Analysis](#).

MILITARY LAND USE COMPATIBILITY

Using the [California Military Land Use Compatibility Analyst website](#), the owner or authorized agent has determined whether the project is located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Government Code Section 65944.

Yes No

WATER QUALITY MANAGEMENT PLAN INFORMATION

Is the project located within any of the following Watersheds? Check the appropriate box if applicable.

- [Santa Ana/San Jacinto Valley Region](#)
- [Santa Margarita Region](#)
- [Santa Margarita Region-Other Development Project](#)
- [Whitewater Region](#)

Please refer to Riverside County's Map My County website to determine if the Plan is located within any of these watersheds (using the Geographic Layer – Watershed) (https://gis.countyofriverside.us/Html5Viewer/?viewer=MMC_Public)

If any of these checkboxes are checked, go to the Planning Department website's Development Application page's Miscellaneous Exhibits/Materials subsection (Project Specific Water Quality Management Plan (WQMP) Checklists) to complete the applicable Checklist Form, or click on the adjacent link to open the applicable Checklist Form. Complete the form and attach a copy of the completed form as part of the Development Application package.

If the completed Checklist Form concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a Plan shall be prepared and included along with the completed Checklist as part of the submittal of the Development Application package.

STEP 2: This completes the required information on this General Application form. Open the following link to access and complete the [Applicant-Property Owner Signature Form](#). Completion of an applicable Supplemental Information Form for a particular application may also be required. Please refer to the

GENERAL APPLICATION FORM

Planning Department website's Development Application page's Filing Instruction subsection to review the specific filing instructions and documentation requirements for the application type selected.

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

Y:\Planning Master Forms\Application Forms_General_Application_Form.docx
Revised: 06/04/2020



Charissa Leach, P.E.
Assistant TLMA Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

CHANGE OF ZONE SUPPLEMENTAL INFORMATION FORM

CHANGE OF ZONE PROPOSAL:

CHECK ONE AS APPROPRIATE:

- Standard Change of Zone Planning Review Only Change of Zone*

*There are three different situations where a "Planning Review Only Change of Zone" will be accepted:

IF APPLICABLE, CHECK ONE:

- Type 1: *Used to legally define Planning Areas boundaries within a Specific Plan.*
 Type 2: *Used to establish or modify 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.*

PROJECT DESCRIPTION:

Please provide a brief, but concise, description of the proposed Zone Change, referencing the existing and the proposed Zoning Classification(s)

The proposed Zone Change would amend the zoning for SP-343, NorthStar Specific Plan to add a new Planning Area, Planning Area 11 to the Specific Plan to allow a Sports and Entertainment Arena and related facilities.

STEP 2: This completes the required information on this Change of Zone Supplemental Information Form. Please refer to the Planning Department website's Development Application page's Filing Instruction

CHANGE OF ZONE SUPPLEMENTAL INFORMATION FORM

subsection to review the specific filing instructions and documentation requirements for this application, or use the link below:

[Filing Instructions for a Change of Zone](#)

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

Y:\Planning Master Forms\Application Forms\Supplemental_Information_Form_CZ.docx
Created: 07/01/2015 Revised: 03/04/2020



RIVERSIDE COUNTY PLANNING DEPARTMENT

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

SUBDIVISION MAP OR USE PERMIT SUPPLEMENTAL INFORMATION FORM

CHECK ONE AS APPROPRIATE:

PROJECT DESCRIPTION:

Please provide a brief, but concise, description of the proposed project; (extra pages may be attached, if necessary). For modifications to existing approved projects, describe the existing approved project AND the proposed changes, and quantify the differences.

SoCal Arena Holdings, LLC, proposes to develop and operate a multi-purpose arena event center on 47.5 acres within the NorthStar Specific Plan Area. This facility will include the main arena, a hockey training facility with a practice ice sheet, a retail skate shop, public open space, and parking. This facility will host an American Hockey League (AHL) team during the AHL season (typically October to May) and provided a year-round venue for other events, including concerts, family shows, other sporting events, cultural events, conferences, and conventions.

- Check this box if submitting a Commercial Cannabis Conditional Use Permit.
Please ensure to following the [Filling Instructions for Commercial Cannabis Application](#).

SUBDIVISION PROPOSAL (if applicable):

Map Improvement Schedule: _____	Subdivision Density: _____ Dwelling Units per Acre.
Number of Existing Lots: _____	Vesting Map: _____ Yes <input type="checkbox"/> No <input type="checkbox"/>
Number of Proposed Developable Lots: _____	Planned Unit Development (PUD): Yes <input type="checkbox"/> No <input type="checkbox"/>
Minimum Developable Lot Size: _____	Sewered: _____ Yes <input type="checkbox"/> No <input type="checkbox"/>
Number of Proposed Non-Developable Lots (excluding streets): _____	

LAND DIVISION PHASING MAP PROPOSAL (if applicable):

CHECK ONE AS APPROPRIATE:

- Review by Advisory Agency (Minor Change) Review by County Staff (Land Division Unit Map)

SUBDIVISION MAP OR USE PERMIT SUPPLEMENTAL INFORMATION FORM

Total Number of Phases Proposed (including Final Phase):
 Number of lots (total/residential) for each Phase:
 1st: , 2nd: , 3rd: , 4th :
 5th: , 6th: , 7th: , Final:
 (if the phasing plan consists of more than 8 phases, please check this box and attach a separate sheet identifying all phases and the number of lots in each phase, and include details in the Project Description Section above)
 If the subdivision has been previously phased, indicate the method of phasing:
 Tentative Map Minor Change Revised Map Land Division Phasing Map

ADDITIONAL PROJECT INFORMATION (if applicable):

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): **SP-343 - NorthStar Specific Plan**

Identify Existing Building and/or Structures, Proposed Building and/or Structures or Outdoor Uses/Areas.

EXISTING Buildings/Structures: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	**To be Removed	Bldg. Permit No.
1					<input type="checkbox"/>	
2					<input type="checkbox"/>	
3					<input type="checkbox"/>	
4					<input type="checkbox"/>	
5					<input type="checkbox"/>	
6					<input type="checkbox"/>	
7					<input type="checkbox"/>	
8					<input type="checkbox"/>	
9					<input type="checkbox"/>	
10					<input type="checkbox"/>	

** Check the box in the applicable row, if an existing building or structure is to be removed.

PROPOSED Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
1	226,500	70	1	Arena
2				
3				
4				
5				
6				
7				
8				
9				
10				

SUBDIVISION MAP OR USE PERMIT SUPPLEMENTAL INFORMATION FORM

PROPOSED Outdoor Uses/Areas: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
No.*	Square Feet	Use/Function
1	255,050	Hardscape/Landscape
2	650,250	Parking
3	141,000	Access Roads
4		
5		
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.

STEP 2: This completes the required information on this Subdivision Map or Use Permit Supplemental Information Form. Please refer to the Planning Department website's Development Application page's Filing Instruction subsection to review the specific filing instructions and documentation requirements for this application, or use the links below:

[Filing Instructions for Subdivision Map Application, or](#)

[Filing Instructions for Plot Plan, Use Permit, Revised Permit, or Variance Application, or](#)

[Filing Instructions for Commercial Cannabis Application](#)

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



Charissa Leach, P.E.
Assistant TLMA Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

General Application Form

Submit this completed General Application Form, along with a signed [Applicant-Property Owner Signature Form](#), and an applicable Supplemental Information Form. The Forms are located on the Planning Dept. website's Development Application page (<https://planning.rctlma.org/Development-Process/Applications>) or by clicking on the applicable link above or below. Filing Instructions documents are also available on that webpage.

Select the applicable Application Type(s):

Legislative Actions	
<input type="checkbox"/> Change of Zone	<input type="checkbox"/> Development Agreement
<input type="checkbox"/> General Plan Amendment – Land Use	<input type="checkbox"/> Specific Plan
<input type="checkbox"/> General Plan Amendment – Circulation Section	<input type="checkbox"/> Specific Plan Amendment
Subdivisions	
<input type="checkbox"/> Tentative Tract Map	<input type="checkbox"/> Minor Change
<input checked="" type="checkbox"/> Tentative Parcel Map	<input type="checkbox"/> Revised Map
<input type="checkbox"/> Vesting Map	<input type="checkbox"/> Land Division Phasing Map
<input type="checkbox"/> Amendment to Final Map	<input type="checkbox"/> Extension of Time (Ord. No. 460)
<input type="checkbox"/> Reversion to Acreage	
Use Permits	
<input type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Revised Use Permit or Plot Plan
<input type="checkbox"/> Plot Plan	<input type="checkbox"/> Surface Mining Permit
<input type="checkbox"/> Plot Plan – Administrative (Minor Plot Plan)	<input type="checkbox"/> Reclamation Plan/Interim Management Plan
<input type="checkbox"/> Public Use Permit	<input type="checkbox"/> Revised Surface Mining Permit/Reclamation Plan
<input type="checkbox"/> Wind Energy Conversion System Permit	<input type="checkbox"/> Extension of Time (Ord. No. 348)
<input type="checkbox"/> Temporary Use Permit	<input type="checkbox"/> Solar Power Plant
<input type="checkbox"/> Variance	<input type="checkbox"/> Commercial Cannabis
<input type="checkbox"/> Commercial Hog Ranch Permit/Amended Permit	
Ministerial Actions	
<input type="checkbox"/> Crowing Fowl Permit	<input type="checkbox"/> Extension of Non-Conforming Use Status
<input type="checkbox"/> FFA or 4-H Project	<input type="checkbox"/> Outdoor Advertising Display Permit (Billboard)
<input type="checkbox"/> Exception to Notice Ordinance (No. 847)	<input type="checkbox"/> Public Convenience and Necessity Determination
<input type="checkbox"/> Food Truck	<input type="checkbox"/> Setback Adjustment
<input type="checkbox"/> Grading Permit Initial Study	<input type="checkbox"/> Substantial Conformance to Minor Plot Plan
<input type="checkbox"/> Historic District Alteration Permit	<input type="checkbox"/> Substantial Conformance to Plot Plan or Use Permit
<input type="checkbox"/> Large Family Day Care Permit	<input type="checkbox"/> Substantial Conformance to Surface Mining Permit/Reclamation Plan
<input type="checkbox"/> Living Native Tree Removal Permit	<input type="checkbox"/> Substantial Conformance with a Specific Plan
<input type="checkbox"/> Minor Temporary Event Permit	<input type="checkbox"/> Special Multiple-Family Development Review
<input type="checkbox"/> Determination of Non-Conforming Use Status	
Miscellaneous Actions	
<input type="checkbox"/> Agricultural Preserve Disestablishment-Diminishment	<input type="checkbox"/> Request for Deposit for Planning Research
<input type="checkbox"/> Agricultural Preserve Establishment-Enlargement	<input type="checkbox"/> Geology Report Review
<input type="checkbox"/> Entry into Land Contract within Agricultural Preserve	<input type="checkbox"/> Request for Pre-Application Review
<input type="checkbox"/> Agricultural Preserve Notice of Non-Renewal	<input type="checkbox"/> MSHCP Habitat Acquisition and Negotiation Strategy (HANS)
<input type="checkbox"/> Request for Zoning Affidavit or Rebuild Letter	<input type="checkbox"/> MSHCP Habitat Acquisition and Negotiation Strategy (HANS Lite)
<input type="checkbox"/> MSHCP Expedited Review Process (ERP)	

GENERAL APPLICATION FORM

Note: The Applicant represents that he/she has the express authority to submit this application on behalf of the Property Owner(s) and understands that the "Applicant" is not assignable without written consent by the County of Riverside, who will not consent to reassignment unless any outstanding costs have been paid by Applicant, and that all deposit statements, requests for deposits or refunds shall be directed to the Applicant.

Applicant Contact (BILLING CONTACT): SoCal Arena Company, LLC		
Contact Person:	Stephen	Collins
	<small>First Name</small>	<small>Middle Name</small> <small>Last Name</small>
E-mail Address:	scollins@oakviewgroup.com	
Mailing Address:	1100	Glendon Ave. 2100
	<small>Street Number</small>	<small>Street Name</small> <small>Unit or Suite</small>
	Los Angeles	CA 90024
	<small>City</small>	<small>State</small> <small>Zip Code</small>
Daytime Phone No.:	310- 954- 4809	Mobile Phone No.:

Engineer/Representative Contact, if any: KPFF Consulting Engineers		
Contact Person:	Doug	Conlon
	<small>First Name</small>	<small>Middle Name</small> <small>Last Name</small>
E-mail Address:	doug.conlon@kpff.com	
Mailing Address:	700	Flower St. 2100
	<small>Street Number</small>	<small>Street Name</small> <small>Unit or Suite</small>
	Los Angeles	CA 90017
	<small>City</small>	<small>State</small> <small>Zip Code</small>
Daytime Phone No.:	213-266-5282	Mobile Phone No.:

Property Owner Contact: H. N. and Frances C. Berger Foundation		
Contact Person:	Christopher	McGuire
	<small>First Name</small>	<small>Middle Name</small> <small>Last Name</small>
E-mail Address:	chris@hnberger.com	
Mailing Address:	75-200	Classic Club Blvd. 2nd Floor
	<small>Street Number</small>	<small>Street Name</small> <small>Unit or Suite</small>
	Palm Desert	CA 92211
	<small>City</small>	<small>State</small> <small>Zip Code</small>
Daytime Phone No.:	760-341-5293	Mobile Phone No.: 520-907-1037

Check this box if there are additional persons or entities who have an ownership interest in the subject property or properties that comprise this Application and complete one or more [Additional Property Owner Sheets](#).

GENERAL APPLICATION FORM

PROPERTY INFORMATION:

Assessor's Parcel Number(s):

695-100-012;6695-100-009, 014; 695-100-010, 015

Approximate Gross Acreage: **29.22**

I/We, the applicant, certify that the following responses are true and correct. Yes No

Generally, Ministerial Actions and Miscellaneous Actions, will not require the completion of the following Sections: "Hazardous Site Review Statement," "Hazardous Materials Disclosure Statement," "Airport Influence Area/ Federal Aviation Regulation Part 77," "Military Land Use Compatibility," or "Water Quality Management Plan Information." as part of this Application Form.

HAZARDOUS SITE REVIEW STATEMENT

[Government Code Section 65962.5.\(f\)](#) requires the applicant for any development project to consult specified state-prepared lists and submit a signed statement to the local agency indicating whether the project is located on an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated this development project with respect to the [Cal EPA's Cortese List Data Resources webpage](#) and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

- The project is NOT located on any of the lists compiled pursuant to Section 65962.(e) of the Government Code.
- The project IS located on one of the lists compiled pursuant to Section 65962.(e) of the Government Code. Please specify the list, the date of list, and the property's regulatory identification number:

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

[Government Code Section 65850.2](#) requires the owner or authorized agent for any development project to disclose whether:

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

GENERAL APPLICATION FORM

AIRPORT INFLUENCE AREA/ FEDERAL AVIATION REGULATION PART 77

Is the project located within an Airport Influence Area?

Yes No

If yes, review of projects, excluding Ministerial and Miscellaneous Actions, by the [Riverside County Airport Land Use Commission](#) will be required.

Please refer to Riverside County's Map My County website to determine if the Plan is located within an Airport Influence Area (using the Planning Layer – Airport Layers) (https://gis.countyofriverside.us/Html5Viewer/?viewer=MMC_Public)

Generally, applications, excluding Ministerial and Miscellaneous Actions, within 8 miles of March Air Reserve Base or within 4 miles of other airports may require a Federal Aviation Administration (FAA) [Obstruction Evaluation/Airport Airspace Analysis](#).

MILITARY LAND USE COMPATIBILITY

Using the [California Military Land Use Compatibility Analyst website](#), the owner or authorized agent has determined whether the project is located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Government Code Section 65944.

Yes No

WATER QUALITY MANAGEMENT PLAN INFORMATION

Is the project located within any of the following Watersheds? Check the appropriate box if applicable.

- [Santa Ana/San Jacinto Valley Region](#)
- [Santa Margarita Region](#)
- [Santa Margarita Region-Other Development Project](#)
- [Whitewater Region](#)

Please refer to Riverside County's Map My County website to determine if the Plan is located within any of these watersheds (using the Geographic Layer – Watershed) (https://gis.countyofriverside.us/Html5Viewer/?viewer=MMC_Public)

If any of these checkboxes are checked, go to the Planning Department website's Development Application page's Miscellaneous Exhibits/Materials subsection (Project Specific Water Quality Management Plan (WQMP) Checklists to complete the applicable Checklist Form, or click on the adjacent link to open the applicable Checklist Form. Complete the form and attach a copy of the completed form as part of the Development Application package.

If the completed Checklist Form concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a Plan shall be prepared and included along with the completed Checklist as part of the submittal of the Development Application package.

STEP 2: This completes the required information on this General Application form. Open the following link to access and complete the [Applicant-Property Owner Signature Form](#). Completion of an applicable Supplemental Information Form for a particular application may also be required. Please refer to the

GENERAL APPLICATION FORM

Planning Department website's Development Application page's Filing Instruction subsection to review the specific filing instructions and documentation requirements for the application type selected.

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

Y:\Planning Master Forms\Application Forms_General_Application_Form.docx
Revised: 06/04/2020



RIVERSIDE COUNTY PLANNING DEPARTMENT

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

SUBDIVISION MAP OR USE PERMIT SUPPLEMENTAL INFORMATION FORM

CHECK ONE AS APPROPRIATE:

PROJECT DESCRIPTION:

Please provide a brief, but concise, description of the proposed project; (extra pages may be attached, if necessary). For modifications to existing approved projects, describe the existing approved project AND the proposed changes, and quantify the differences.

The proposed Parcel Map will modify existing parcels in the NorthStar Specific Plan (SP-343). An amendment to SP-343 currently being processed would modify the boundaries of Planning Area 8 as currently defined in SP-343 to create a new Planning Area 11 for the proposed Riverside County Arena project. Minor adjustments to the boundaries of other adjacent Planning Area are also proposed. The Parcel Map would subdivide Planning Area 11 to create 2 parcels; a parcel for the Arena and a second parcel for the adjacent parking area.

- Check this box if submitting a Commercial Cannabis Conditional Use Permit.
Please ensure to following the [Filling Instructions for Commercial Cannabis Application](#).

SUBDIVISION PROPOSAL (if applicable):

Map Improvement Schedule:	H	Subdivision Density:	N/A	Dwelling Units per Acre.
Number of Existing Lots:	3	Vesting Map:	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Number of Proposed Developable Lots:	4	Planned Unit Development (PUD):	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Minimum Developable Lot Size:	5.20	Sewered:	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Number of Proposed Non-Developable Lots (excluding streets):		0		

LAND DIVISION PHASING MAP PROPOSAL (if applicable):

CHECK ONE AS APPROPRIATE:

- Review by Advisory Agency (Minor Change) Review by County Staff (Land Division Unit Map)

SUBDIVISION MAP OR USE PERMIT SUPPLEMENTAL INFORMATION FORM

Total Number of Phases Proposed (including Final Phase): **1**

Number of lots (total/residential) for each Phase:

1st: **4/1** , 2nd: , 3rd: , 4th :
 5th: , 6th: , 7th: , Final:

(if the phasing plan consists of more than 8 phases, please check this box and attach a separate sheet identifying all phases and the number of lots in each phase, and include details in the Project Description Section above)

If the subdivision has been previously phased, indicate the method of phasing:

Tentative Map Minor Change Revised Map Land Division Phasing Map

ADDITIONAL PROJECT INFORMATION (if applicable):

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

Identify Existing Building and/or Structures, Proposed Building and/or Structures or Outdoor Uses/Areas.

EXISTING Buildings/Structures: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	**To be Removed	Bldg. Permit No.
1					<input type="checkbox"/>	
2					<input type="checkbox"/>	
3					<input type="checkbox"/>	
4					<input type="checkbox"/>	
5					<input type="checkbox"/>	
6					<input type="checkbox"/>	
7					<input type="checkbox"/>	
8					<input type="checkbox"/>	
9					<input type="checkbox"/>	
10					<input type="checkbox"/>	

** Check the box in the applicable row, if an existing building or structure is to be removed.

PROPOSED Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function		
1	226,500 <input checked="" type="checkbox"/>	65 <input checked="" type="checkbox"/>	1 <input checked="" type="checkbox"/>	Hockey Arena (2 below grade levels)		<input checked="" type="checkbox"/>
2						
3						
4						
5						
6						
7						
8						
9						
10						

SUBDIVISION MAP OR USE PERMIT SUPPLEMENTAL INFORMATION FORM

PROPOSED Outdoor Uses/Areas: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
No.*	Square Feet	Use/Function
1		
2		
3		
4		
5		
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.

STEP 2: This completes the required information on this Subdivision Map or Use Permit Supplemental Information Form. Please refer to the Planning Department website's Development Application page's Filing Instruction subsection to review the specific filing instructions and documentation requirements for this application, or use the links below:

[Filing Instructions for Subdivision Map Application, or](#)

[Filing Instructions for Plot Plan, Use Permit, Revised Permit, or Variance Application, or](#)

[Filing Instructions for Commercial Cannabis Application](#)

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

Y:\Planning Master Forms\Application Forms\Supplemental_Information_Form_Subdivision_Map_or_Use_Permit.docx
 Created: 07/01/2015 Revised: 05/27/2020

NOTICE OF PUBLIC HEARING
and
INTENT TO CONSIDER AN ADDENDUM TO AN ENVIRONMENTAL IMPACT REPORT (EIR)

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

SPECIFIC PLAN NO. 343 AMENDMENT NO. 2, GENERAL PLAN AMENDMENT NO. 200005, CHANGE OF ZONE NO. 200025, 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 38th 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.**

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 Project Planner Russell Brady at (951) 955-3025 or email at rbrady@rivco.org, or go to the County Planning Department’s Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described project will not have a significant effect on the environment and has recommended certification of an addendum to an EIR. The Planning Commission will consider the proposed project, and the proposed addendum, at the public hearing. The case file for the proposed project, and the addendum to the EIR, 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 do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. 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: Russell Brady
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on March 9, 2021,

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

APN (s) or case numbers CZ2000025/GPA200005/SP00343A02/PPT200021/TPM38040 for

Company or Individual's Name RCIT - GIS,

Distance buffered 600'

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

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

TITLE: GIS Analyst

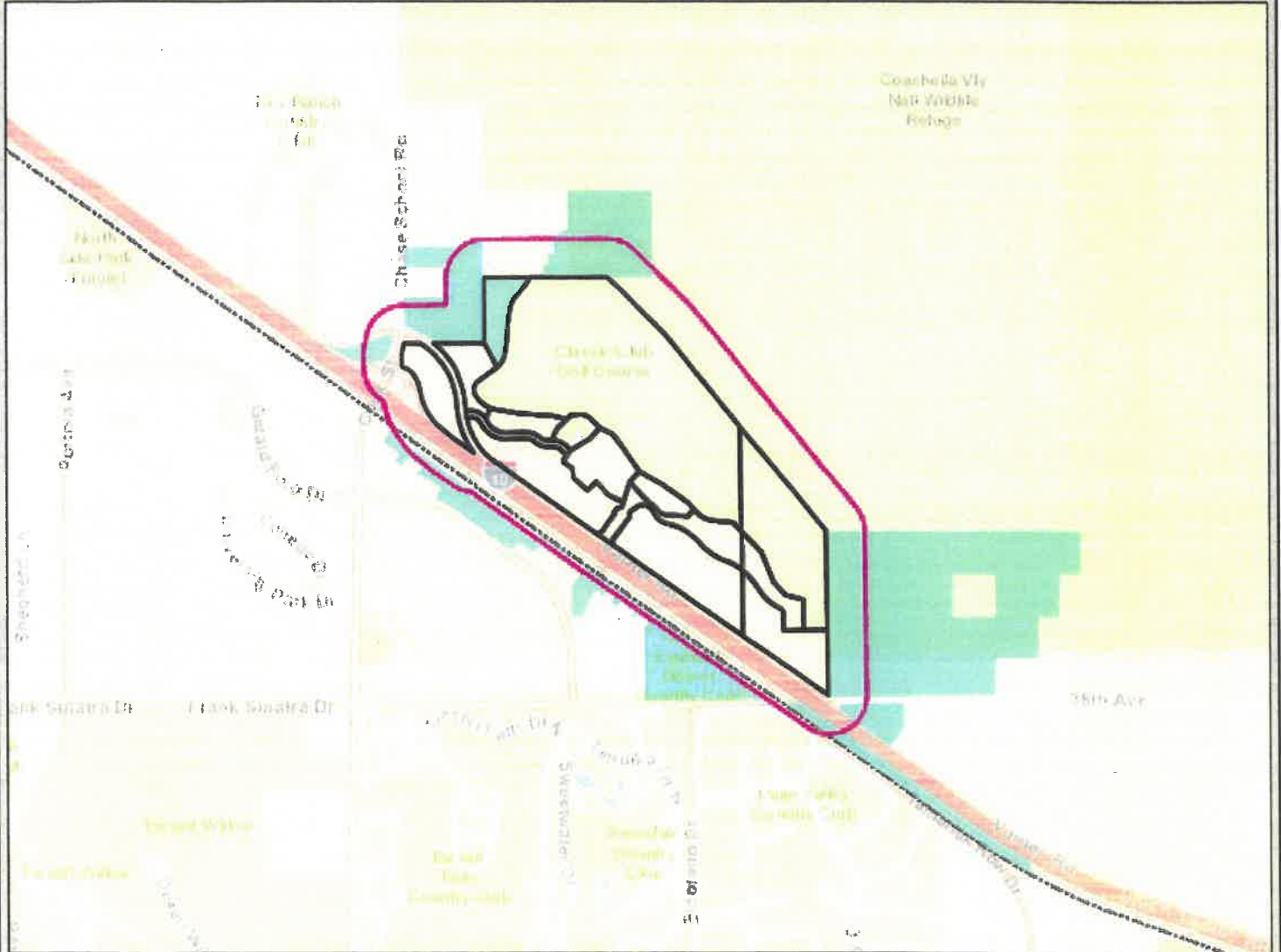
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502



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

Riverside County GIS Mailing Labels

CZ2000025/GPA200005/SP00343A02/PPT200021/TPM38040
(600 feet buffer)



Legend

-  County Boundary
-  Cities
- World Street Map

Notes



0 3,009 6,019 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...3/10/2021 8:54:49 AM

© Riverside County RCIT

694160010
DESERT EMERALD
P O BOX 9025
LA JOLLA CA 92038

694120006
H N & FRANCES C BERGER FOUNDATION
P O BOX 13390
PALM DESERT CA 92255

694180008
75030 GERALD FORD DRIVE HOLDINGS
75030 GERALD FORD DR
PALM DESERT CA 92211

694180011
PAUL DEWEY
P O BOX 10668
PALM DESERT CA 92255

695070007
HN & FRANCES C BERGER FOUNDATION
P O BOX 13390
PALM DESERT CA 91155

695070009
HN & FRANCES C BERGER FOUNDATION
P O BOX 13390
PALM DESERT CA 92255

695070014
BERGER H N & FRANCES FOUNDATION
P O BOX 13390
PALM DESERT CA 92255

694160002
CITY OF PALM DESERT
45275 PRICKLEY PEAR LN
PALM DESERT CA 92260

694160004
SGH PARTNERS
3150 E LA PALMA AVE NO A
ANAHEIM CA 92806

694171052
ALEGRIA AT SPANISH WALK HOMEOWNERS
2280 WARDLOW CIR STE 100
CORONA CA 92880

695070016
LA DETOX
202 S ORANGE DR
LOS ANGELES CA 90036

694180018
ARMANDO FELIX FERNANDEZ
75108 GERALD FORD DR
PALM DESERT CA 92211

694180019
O & L INV
41990 COOK ST STE 501
PALM DESERT CA 92211

694173007
ALEGRIA AT SPANISH WALK HOMEOWNERS
2280 WARDLOW CIR NO 100
CORONA CA 92880

694180013
D CHAN PROP
1860 EL CAMINO REAL STE 438
BURLINGAME CA 94010

694520019
WNRA PALM DESERT 103
8 EXECUTIVE CIR
IRVINE CA 92614

626130003
H N & FRANCES C BERGER FOUNDATION
PO BOX 13390
PALM DESERT CA 92255

694171013
ALEGRIA AT SPANISH WALK HOMEOWNERS
11801 PIERCE ST STE 100
RIVERSIDE CA 92505

694180006
UNIVERSITY PLAZA CORP
P O BOX 1154
SAN LUIS OBISPO CA 93406

694410003
GERALD FORD BUSINESS PARK
40004 COOK ST NO 3
PALM DESERT CA 92211

626130017
SOUTHERN PACIFIC TRANSPORTATION CO
1700 FARNAM ST 10TH FL S
OMAHA NE 68102

695070022
LISA LIBERMAN
23 ROLLING VIEW LN
FALLBROOK CA 92028

695120006
USA 653
911 NE 11TH ST
PORTLAND OR 97233

626230025
PALM VALLEY HOMEOWNERS ASSN
P O BOX 14467
PALM DESERT CA 92255

695070001
H N & FRANCES C BERGER FOUNDATION
P O BOX 13390
PALM DESERT CA 91155

695070002
USA 653
911 NE 11TH
PORTLAND OR 97233

694160005
SG&H COOK STREET
3150 E LA PALMA AVE STE A
ANAHEIM CA 92806

694170015
SPANISH WALK COMMUNITY ASSN
39 249 LEOPARD ST STE A
PALM DESERT CA 92211

695070017
H N & FRANCES BERGER FOUNDATION
P O BOX 13390
PALM DESERT CA 92255

695100003
DYNAMIC FINANCE OF ARIZONA
853 E VALLEY BLV STE 200
SAN GABRIEL CA 91776

695120001
CHAMPION LIFE CHURCH
72745 HIGHWAY 111
PALM DESERT CA 92260

694173034
LINDA C. LESTER
254 PASEO BRAVO
PALM DESERT CA 92211

694171058
STEVEN STANDARD
818 W CERRITOS ST
RIALTO CA 92376

694171045
RYAN CASAS
158 PASEO BRAVO
PALM DESERT CA 92211

694171007
DOUG BREWER
311 S UPAS ST
ESCONDIDO CA 92025

694171046
JAMES C. HAID
160 PASEO BRAVO
PALM DESERT CA 92211

694171059
BINITA SANTRA
208 PASEO BRAVO
PALM DESERT CA 92211

694171071
CARMENLITA E. COVINGTON
182 PASEO BRAVO
PALM DESERT CA 92211

694171019
ROBERT GARRISON
134 PASEO BRAVO
PALM DESERT CA 92211

694173015
CARLOS FAMILY TRUST DATED 08/09/2019
1238 PACIFIC CT
DUARTE CA 91010

694173044
MARK ORR
317 BEWICKE AVE # 413
NORTH VANCOUVER CANADA BC V7M 3E9

694171006
ROJEK JOANNE REVOCABLE TRUST
78422 YUCCA BLOSSOM DR
PALM DESERT CA 92211

694173006
JOHN JELIS COENEN
230 PASEO BRAVO
PALM DESERT CA 92211

694171072
SCOTT BRYANT
184 PASEO BRAVO
PALM DESERT CA 92211

694173043
KYOUNGHEE MARKUS
256 PASEO BRAVO
PALM DESERT CA 92211

694171020
VALERIE WOODARD
136 PASEO BRAVO
PALM DESERT CA 92211

Applicant:

SoCal Arena Company LLC – Stephen Collins
1100 Glendon Avenue, Suite 2100
Los Angeles, CA 90024

Representative:

Meridian Consultants, LLC – Tony Locacciatto
920 Hampshire Road, Suite A-5
Westlake Village, CA 91361

Applicant:

SoCal Arena Company LLC – Stephen Collins
1100 Glendon Avenue, Suite 2100
Los Angeles, CA 90024

Representative:

Meridian Consultants, LLC – Tony Locacciatto
920 Hampshire Road, Suite A-5
Westlake Village, CA 91361

Applicant:

SoCal Arena Company LLC – Stephen Collins
1100 Glendon Avenue, Suite 2100
Los Angeles, CA 90024

Representative:

Meridian Consultants, LLC – Tony Locacciatto
920 Hampshire Road, Suite A-5
Westlake Village, CA 91361

Owner:

H N & Frances C Berger Foundation
PO Box 13390
Palm Desert, CA 92255

Owner:

H N & Frances C Berger Foundation
PO Box 13390
Palm Desert, CA 92255

Owner:

H N & Frances C Berger Foundation
PO Box 13390
Palm Desert, CA 92255

Sunline Transit Agency
32-505 Harry Oliver Trail
Thousand Palms, CA 92276

Reg. Water Quality Control Board #7
Colorado River Basin
73-720 Fred Warning Dr. Suite 102
Palm Desert, CA 92260-2564

Southern California Gas Company
P.O. Box 1626
Monterey Park, CA 91754

Southern California Edison
2244 Walnut Grove Ave. Room 312
P.O. Box 600
Rosemead, CA 91770

CVWD
Attn: Patty Schwartz
P.O. Box 1058
Coachella, CA 92236

CalTrans District 8, ATTN: Dan Kopulsky
464 W. 4th St. 6th Floor
Mail Stop 725
San Bernardino, CA 92401

Imperial Irrigation District
81-600 Avenue 58
La Quinta, CA 92240

Palm Springs Unified School District
980 E. Tahquitz Canyon Way, Suite 204
Palm Springs, CA 92262-6786

City of Cathedral City- Planning Department
68-700 Avenida Lalo Guerrero
Cathedral City, CA 92234

The City of Palm Desert-Planning Dept.
Palm Desert Civic Center
73-510 Fred Waring Drive
Palm Desert, CA 92260

Thousand Palms MAC
73-710 Fred Waring Drive Suite 22
Palm Desert, CA 92260

CVAG
73710 Fred Waring Drive #200
Palm Desert, CA 92260

Sun City Palm Desert Community Association
Clint Atherton, GM
Mountain View Clubhouse
38180 Del Webb Blvd
Palm Desert, CA 92211

Jack Ivey Ranch Homeowners Association
Kelly Maheu, President
74580 Varner Road
Thousand Palms, CA 92276

Xavier College Preparatory High School
Christopher Alling, President
34200 Cook Street
Palm Desert, CA 92211

Greater Palm Springs CVB
Scott White, CEO
70100 Highway 111
Rancho Mirage, CA 92270

Duncan Bridge Center
Bev Martin, President
75-400 Gerald Ford Drive, Suite 104
Palm Desert, CA 92211

Greater Coachella Valley Chamber of Commerce
Josh Bonner, CEO
82921 Indio Blvd
Indio, CA 92201

Desert Valleys Builders Association
Gretchen Gutierrez, CEO
34360 Gateway Drive
Palm Desert, CA 92211

Thousand Palms Chamber of Commerce
Bill Senso, Executive Director/President
72-715 La Canada Way
Thousand Palms, CA 92276

Palm Springs Resorts, Inc.
Aftab Dada, President
POB 4607
Palm Springs, CA 92263

Desert Blaze Hockey Club
Jeff Larson, Director of Hockey
760-578-9080

Palm Springs Chamber of Commerce
Nona Watson, CEO
190 W Amado Rd
Palm Springs, CA 92262

Desert Business Association
David Powell, Executive Director
611 S. Palm Canyon Dr #7556
Palm Springs, CA 92264

Kirkland West
Habitat Defense Council
PO Box 7821
Laguna Niguel, Ca, 92607-7821

Richard Drury
Komalpreet Toor
Lozeau Drury, LLP
1939 Harrison Street, Suite 150
Oakland, CA 94612



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4 . 1

Planning Commission Hearing: April 21, 2021

PROPOSED PROJECT

Case Number(s):	CUP03662R01	Applicant(s):	
CEQA Exempt:	No Further Enviro. Doc. Required	Zeny Ward, Property Owner	
Area Plan:	Harvest Valley/Winchester		
Zoning Area/District:	Winchester Area		
Supervisory District:	Third District		
Project Planner:	Kathleen Mitchell		
Project APN(s):	465-190-030		

John Hildebrand

 John Hildebrand
 Planning Director

PROJECT DESCRIPTION AND LOCATION

Conditional Use Permit No. 3662 Revision No. 1 (CUP03662R01) is a proposal to extend the life of CUP03662 an additional 10 years beyond its conditioned expiration date of February 16, 2021. CUP03662, as originally approved, was a 10-year permit for the development and operation of a 6.16 net acre swap meet on a 34.64 gross acre site. The scope of the project included 13,835 square feet (5%) of landscaping area, 115 parking spaces (including 1.45 acres for future parking expansion), and a 768 square foot snack bar. If granted approval of this revision, the CUP would have a new expiration date of February 16, 2031.

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

The Project site is located within the Community of Winchester of the Harvest Valley/Winchester Area Plan in Western Riverside County. The Project site is located north of Newport Road, east of Highway 79, south of Patton Avenue, and west of Patterson Avenue.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

FIND that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED** since all potentially significant effects on the environment have been adequately analyzed in the previously certified **ENVIRONMENTAL ASSESSMENT NO. 42193**, pursuant to applicable legal standards, and have been avoided or mitigated pursuant to that initial study. As such, none of the conditions described in CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declaration) exist based on the findings and conclusions set forth herein; and,

APPROVE Conditional Use Permit No. 3662 Revision No. 1, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Commercial Retail (CR), Commercial Tourist (CT)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Winchester Road/Newport Road Policy Area
Surrounding General Plan Land Uses	
North:	Commercial Retail (CR), Conservation (C)
East:	Rural Residential (RR)
South:	Commercial Tourist (CT), Open Space Recreation (OS-R)
West:	Medium High Density Residential (MHDR), Open Space Recreation (OS-R), Conservation (C)
Existing Zoning Classification:	General Commercial (C-1/C-P), Rural Residential (R-R)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Specific Plan (SP 322)
East:	Rural Residential (R-R)
South:	Light Agriculture, 20-acre min (A-1-20)
West:	Specific Plan (SP 288)
Existing Use:	Swap Meet
Surrounding Uses	
North:	Vacant
East:	Residential
South:	Vacant
West:	Vacant

Project Details

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	34.64 gross parcel area/ 6.16 net project area	N/A

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Existing Building Area (SQFT):	768 sq.ft.	N/A
Proposed Building Area (SQFT):	N/A	N/A
Building Height (FT):	11 feet	50 feet

Parking

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Uncovered Sales Area	63,200 sq.ft.	1 space/1,000 sq.ft.	20	185
Vendor Space		(max of 20 spaces)		
Snack Bar	375 sq.ft.	1 space/45 sq.ft. of serving area	8	--
TOTAL:			28	185

Located Within

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – 146: Lakeview/Nuevo/Romoland/Homeland
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	No
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	Yes – Moderate; SRA Fire Responsibility Area
Mount Palomar Observatory Lighting Zone:	Yes – Location: Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes – In or partially within
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP



Figure 1: Project Location

PROJECT BACKGROUND AND ANALYSIS

Background

On February 16, 2011, the Planning Commission approved Conditional Use Permit No. 3662 (CUP03662) for a 6.16 net acre swap meet located on a 34.64 gross acre parcel. The swap meet, as approved, included the development of 13,835 square feet of landscaping area, 115 parking spaces (including 1.45 acres for future expansion), and a 768 square foot snack bar. The CUP was conditioned to have a life of ten (10) years, which was set to expire on February 16, 2021. Once approved at Planning Commission, CUP03662 was subsequently received and filed by the Board of Supervisors on March 21, 2011.

This development was originally entitled under Conditional Use Permit No. 3421 (CUP03421), which was approved in 2004. The life of CUP03421, however, expired on July 1, 2009, which motivated the application of CUP03662. Other than relocating the 768 square foot snack bar on the Project's site, CUP03662 did not propose any changes or additions to the Project's site that differed from CUP03421.

On October 21, 2020 an application was submitted for Revision No. 1 of CUP03662 to the County of Riverside for consideration. The application proposes the extension of the life of the permit for an

additional 10 years beyond its February 16, 2021 expiration date. If the proposal is approved, the expiration date for the CUP would become February 16, 2031. The Project, as proposed, would not intensify nor expand the uses of the site beyond what has been previously approved under CUP03662.

General Plan Consistency

The Project site has a General Plan Foundation Component of Community Development (CD) and has a Land Use Designation of Commercial Retail (CR) and Commercial Tourist (CT). The swap meet is located on the south-end of the parcel within the CR designated area, so the Project is subject to the standards of this land use. The CR designation allows for the development of commercial retail uses at a neighborhood, community, and regional level, as well as for professional office and tourist-oriented commercial uses. The Project is consistent with this designation as it provides a commercial use that contributes to the economic development of the neighborhood, while also providing an opportunity for local job generation for residents. This is further detailed in the Land Use Findings below.

Zoning and Development Standards

The subject site has both a Rural Residential (R-R) and General Commercial (C-1/C-P) zoning classification. The swap meet is located on the south-end of the parcel within the C-1/C-P zone, so the Project is subject to the development standards outlined in Article IX Section 9.4 (Development Standards) of Ordinance No. 348 for the C-1/C-P zone. Staff has reviewed the project and has determined that the project is compliant with the applicable development standards of the C-1/C-P zoning classification, which is further detailed in the Development Standards Findings below.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

In the initial review and approval of CUP03662, Environmental Assessment No. 42193 (EA42193) was conducted to analyze if the proposed development would result in any significant environmental impacts. Based on the initial evaluation, it found that the project, "could not have a significant effect on the environment," and, therefore, a negative declaration was prepared. This negative declaration was adopted along with CUP03662 by the Planning Commission at the original hearing on February 16, 2011.

In accordance with State CEQA guidelines Section 15162, CUP03662R01 would not result in any new significant environmental impacts that were not already identified in the adopted Negative Declaration for EA42193. Since the Project does not propose an intensification or expansion of uses beyond what was entitled under the original permit, it would not result in increased severity of previously identified significant effects that would require a major revision to EA42193. No considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible, which is further supported by the following:

1. No physical change will occur from the approved Conditional Use Permit, which was the basis of the analysis of the Negative Declaration for EA42193 and encompasses the proposed Project's uses. Any potential future development of the Project site would be subject to further analysis based on the specifics of the development proposed at that time; and,
2. The subject site was included within the Conditional Use Permit's project boundary analyzed in the Negative Declaration for EA42193; and,

3. There are no changes to the mitigation measures included in the Negative Declaration for EA42193; and,
4. The Project does not propose any changes to the approved Conditional Use Permit as reviewed in the Negative Declaration for EA42193.

Based on these findings, the Project, as proposed, complies with the guidelines of the California Environmental Quality Act Article 15162 and is, therefore, exempt.

FINDINGS AND CONCLUSIONS

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

Land Use Findings

1. The project site has a General Plan foundation component of Community Development (CD) and a General Plan Land Use Designation of Commercial Retail (CR) and Commercial Tourist (CT). The swap meet is located on the south-end of the parcel within the CR designation, so the Project is subject to the standards of this land use. Per the General Plan, LU 29.1 accommodates the development of commercial uses in areas appropriately designated by the General Plan to be commercially designated. In addition, the vision set forth in the General Plan for commercial land uses is to provide public services and local jobs for residents, facilitate economic growth, and accommodate a range of businesses/uses. The Project is compatible with this vision as it is a commercial use on a commercially designated site that provides an opportunity for local economic growth and job generation.
2. The project site has a Zoning Classification of General Commercial (C-1/C-P), which is highly consistent with the CR land use of the Riverside County General Plan. The proposed project, as designed and conditioned, complies with the applicable standards identified in Section 9.4 (C-1/C-P Development Standards) of Ordinance No. 348, as further discussed below, and is permitted in the C-1/C-P zone with approval of a CUP pursuant to Section 18.28 of the Ordinance.
3. The project site is located within the Winchester Road/Newport Road Policy Area. The Project meets the standards set forth in this Policy Area as follows:
 - a. *HVWAP 6.1: Development of the hilltop area shall be designed to maintain the scenic value of the hill, avoiding slope scarring.* The Project site is located at the base of the hilltop area, so it would not impact the scenic value of the hill or cause slope scarring.
 - b. *HVWAP 6.2: No structures for human occupancy shall be sited on lands in excess of 25% slope, excluding existing building pads, if any.* No structures for human occupancy are existing or proposed by this Project on lands in excess of 25% slope.
 - c. *HVWAP 6.3: Up to two access roads or driveways to the hilltop area may traverse areas in excess of 25% natural slope, provided that the roads or driveways are designed to minimize the visual impact on the hill while accommodating the requirements of emergency vehicles.* No access roads or driveways are existing or proposed by this Project in areas that have an excess of 25% natural slope.

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 the Riverside County Zoning Ordinance No. 348:

1. *The proposed use conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County.* The Project would remain in compliance with the General Plan and the CR land use designation as detailed above and it does not propose an alteration to the current use of the site beyond that what was permitted under the original CUP.
2. *The overall development of the land shall be designed for the protection of the public health, safety and general welfare.* The use of the subject site is to remain the same as has been present on the lot for the past 10 years, with no expanded or intensified uses. Thus, the Project would not result in any new significant impacts on public health, safety, and general welfare that would not have otherwise been assessed or mitigated with the previous approval of CUP03662.
3. *The proposed use conforms to the logical development of the land and is be compatible with the present and future logical development of the surrounding property.* The proposed project is compatible with surrounding uses, as the surrounding land use designations and zoning classifications are similar and/or compatible with the proposed Project. The parcels to the north, south, and west of the subject site are currently vacant, with residential uses to the east. The Project seeks to serve the commercial intent of the General Plan and zoning of the parcel, as well as provide access to commercial services to the current and future residents of the surrounding properties. Therefore, the Project would align with present and future development, as well as the neighborhood character of the surrounding area.
4. *That plan for the proposed use shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof.* The Project has been reviewed by both Transportation and Flood Control for continued consistency with their Department standards. All previous conditions of approval of CUP03662 will continue to remain valid and in effect with this revision that address the need for dedication and improvements of necessary streets and sidewalks. In addition, a new Advisory Condition has been added by Transportation to address the SR-79 Realignment Project. The condition permits the 10-year extension to the life of the permit, contingent upon whether the RCTC solicits ROW from the applicant for the realignment project before this 10-year period concludes.

Development Standards Findings

The Project meets the development standards of the C-1/C-P zoning classification, as dictated in Section 9.4 of Ordinance No. 348, as follows:

1. *There is no minimum lot area requirement, unless specifically required by zone classification for a particular area.* The project meets this standard since there is no minimum lot area and there is no subdivision proposed that would create new lots that this standard would be subject to.

2. *There are no yard requirements for buildings which do not exceed 35 feet in height except as required for specific plans.* None of the existing structures on site exceed 35 feet in height, and there are no new proposed structures with this proposal. Therefore, there are no yard requirements for the Project.
3. *No building or structure shall exceed fifty (50') feet in height unless a greater height is approved pursuant to Section 18.34. of Ordinance No. 348.* None of the existing structures on site exceed 50 feet in height, and there are no proposed structures with this proposal. Therefore, the Project is in compliance.
4. *Automobile storage space shall be provided as required by Section 18.12. of this ordinance.* Per Ordinance No. 348, uncovered sales areas are required to provide 1 space for every 1,000 square feet of uncovered sales area, up to a maximum of 20 spaces. For the 63,200 square feet of vendor space available on-site, the Project would need 20 spaces to be in compliance. To account for the snack bar, 1 space per 45 square feet of serving area is required. With a 376 square foot serving area, the Project would need 8 spaces to be in compliance. Thus, a total of 28 parking spaces will be required. The Project currently has 115 parking spaces, with the potential to develop an overflow parking area that will accommodate an additional 70 cars, which is sufficient parking to meet these requirements. In addition, for projects that require 26 to 50 parking spaces, a minimum of 2 parking spaces are required for persons with disabilities. The Project has 8 handicapped parking spaces, which meets this minimum standard. Therefore, the Project is in compliance with the Ordinance parking standards.
5. *All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet.* Per the provided Project elevations, there are no existing nor proposed structures with roof mounted mechanical equipment. Therefore, this standard is not applicable to the Project.

Other Findings

1. The project site is not located within a Criteria Cell of the Multi-Species Habitat Conservation Plan nor is it located within the Coachella Valley Multiple Species Habitat Conservation Plan.
2. 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.
3. 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.
4. The project site is located within, or partially 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 also located within a moderate hazard severity zone.

Conclusion

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

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper at least 10 days prior to hearing. Additionally, public hearing notices were mailed to property owners within 2,000 feet of the project site. As of the writing of this report, Planning Staff has not received written communication or phone calls indicating either support or opposition to the proposed project.

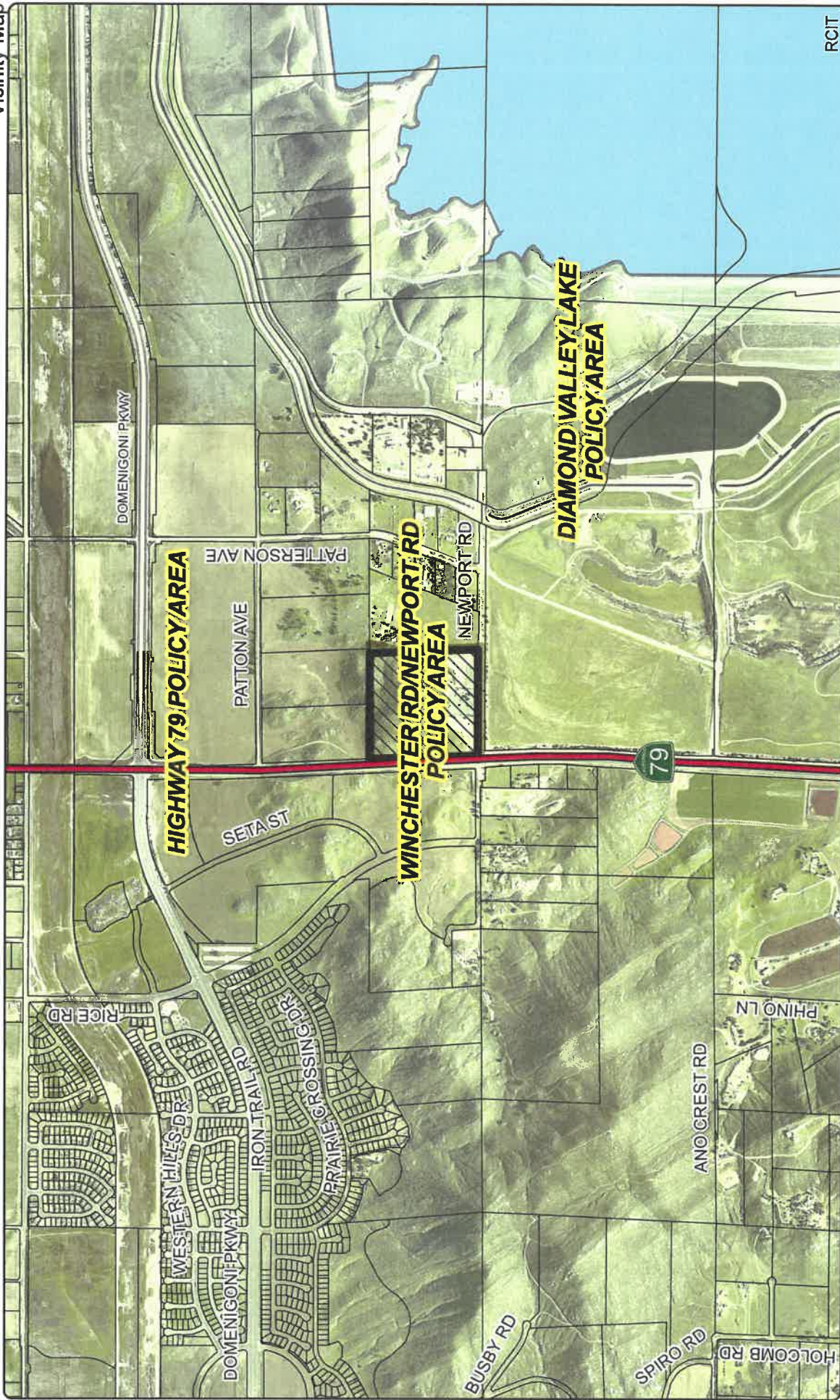
APPEAL INFORMATION

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

RIVERSIDE COUNTY PLANNING DEPARTMENT
CUP03662R01
VICINITY/POLICY AREAS

Supervisor: Washington
 District 3

Date Drawn: 03/17/2021
 Vicinity Map



Zoning Area: Winchester

Author: Vinnie Nguyen

Map data © 2021 Google, the City of Riverside, subject to our General Terms. All rights reserved. This map is provided for informational purposes only. It is not intended to be used for any other purpose. The City of Riverside does not warrant the accuracy or completeness of the information provided on this map. For more information, please contact the Riverside County Planning Department at (951) 854-8277 (Riverside County) or WebSite: www.riversideca.gov

RIVERSIDE COUNTY PLANNING DEPARTMENT

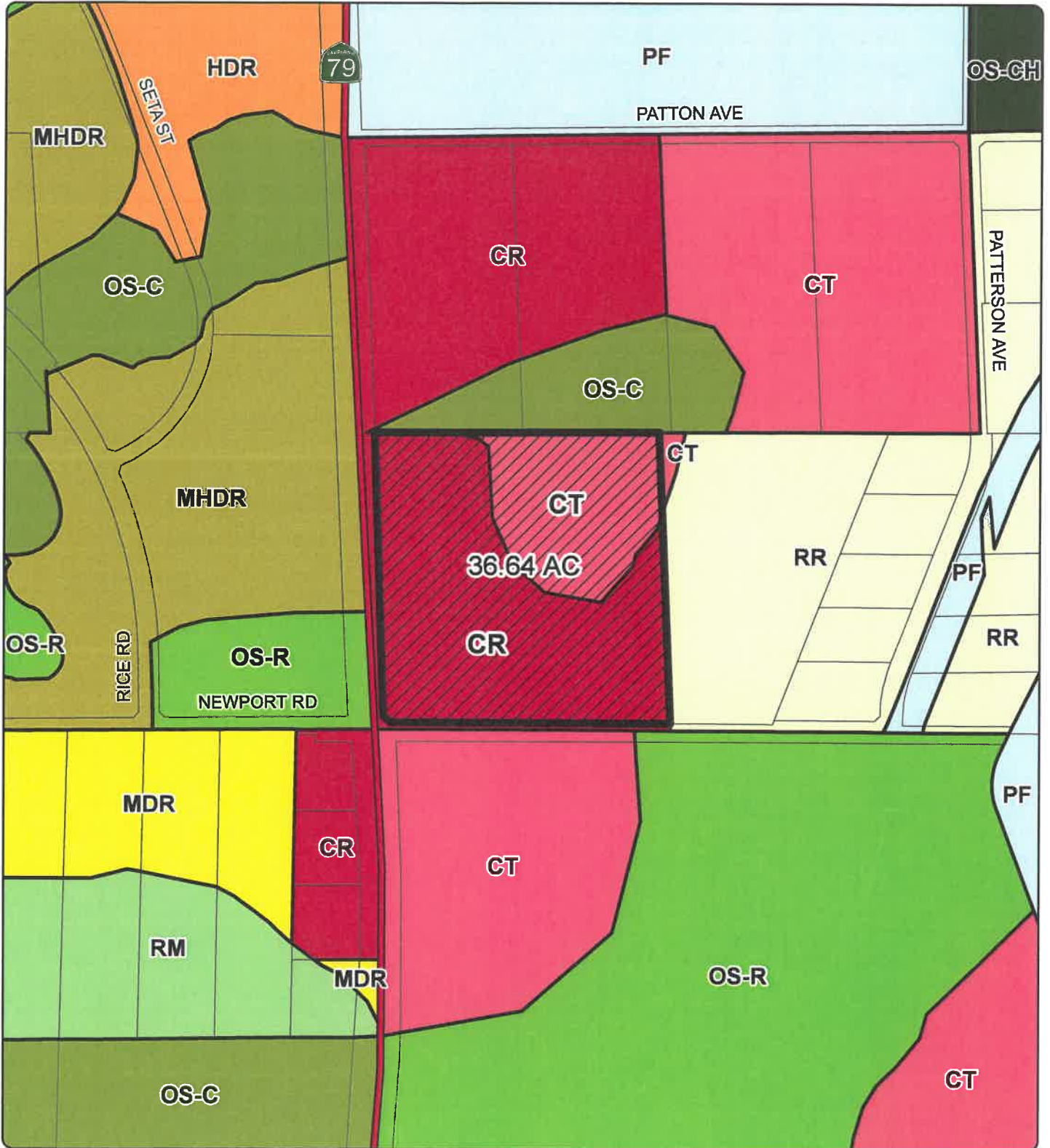
CUP03662R01

EXISTING GENERAL PLAN

Supervisor: Washington
District 3

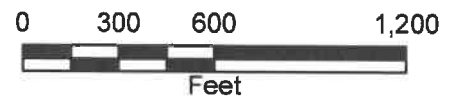
Date Drawn: 03/17/2021

Exhibit 5



Zoning Area: Winchester

Author: Vinnie Nguyen



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03662R01

EXISTING ZONING

Supervisor: Washington
District 3

Date Drawn: 03/17/2021
Exhibit 2



Zoning Area: Winchester

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use 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 <https://planning.rctdems.com>

RIVERSIDE COUNTY PLANNING DEPARTMENT

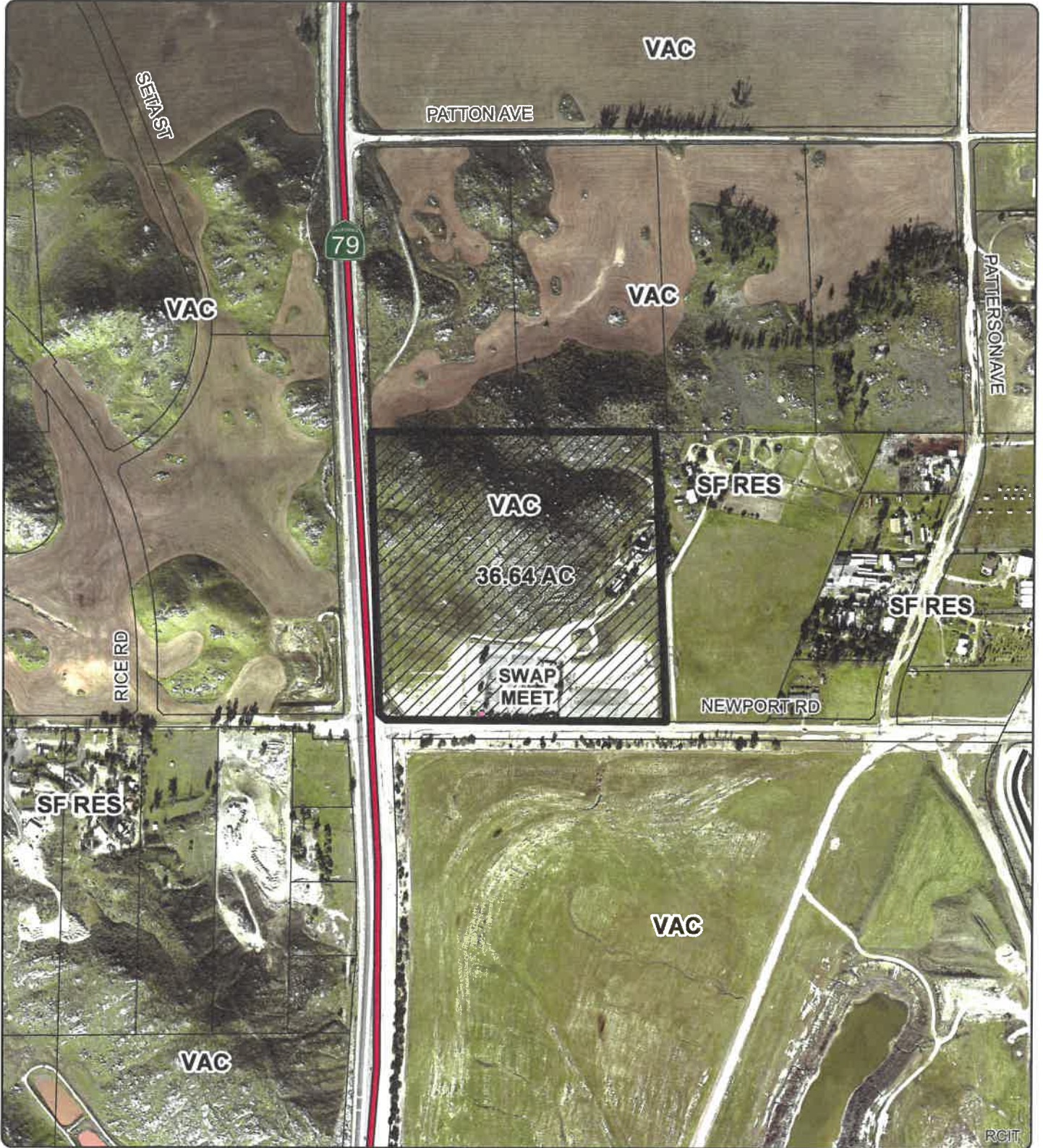
CUP03662R01

LAND USE

Supervisor: Washington
District 3

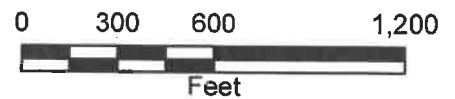
Date Drawn: 03/17/2021

Exhibit 1



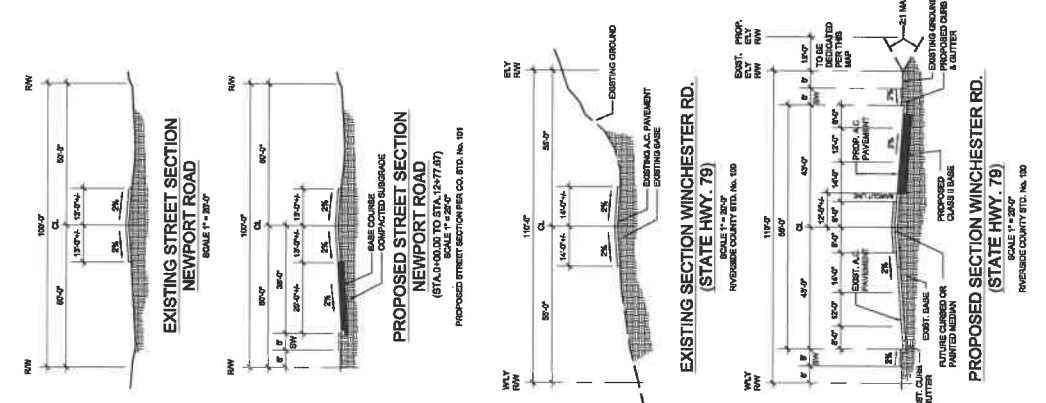
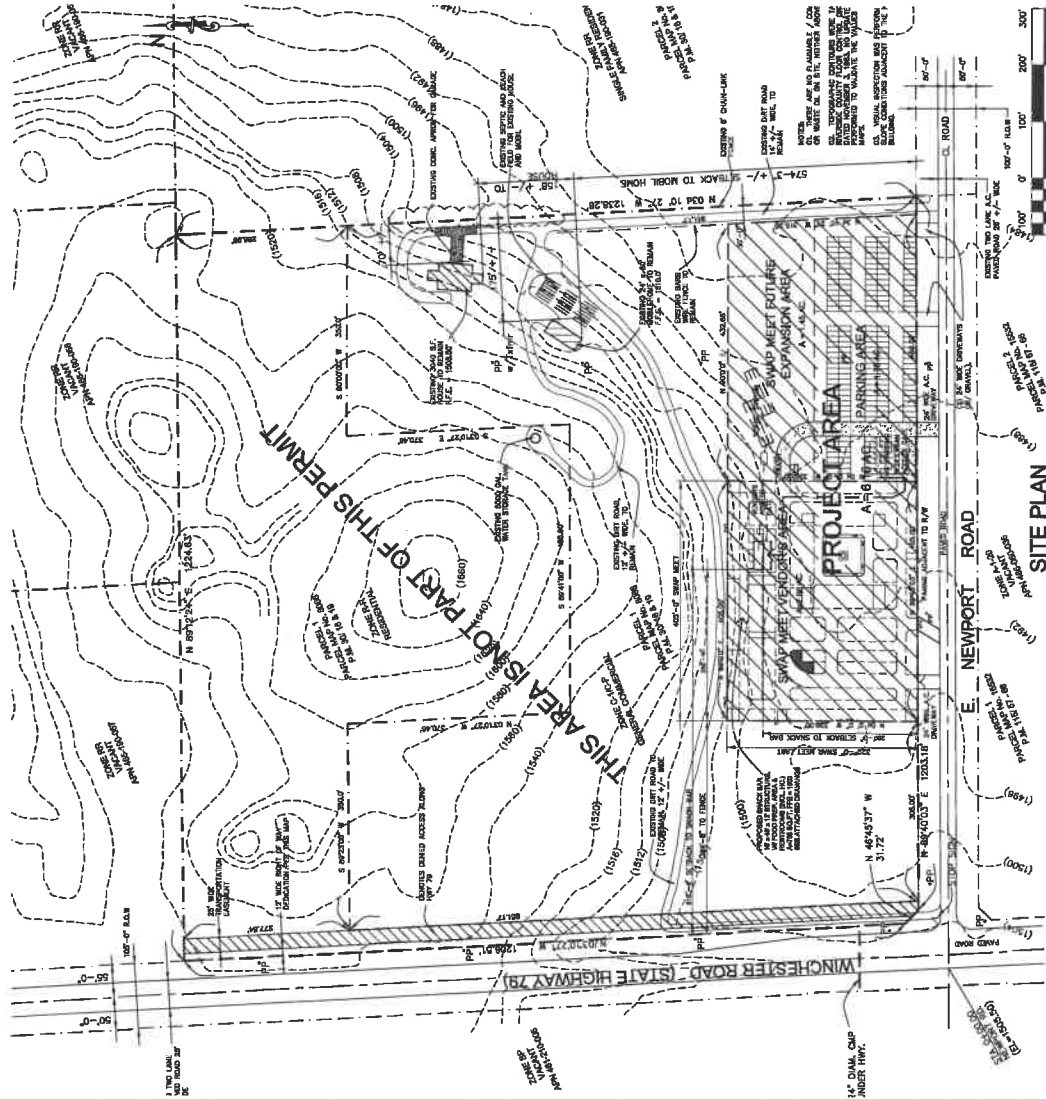
Zoning Area: Winchester

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)953-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcjms.org>

CONDITIONAL USE PERMIT EXHIBIT



LIST OF DRAWINGS

- 01 PROJECT SITE PLAN AND DATA
- 02 SWAMP MEET AND PARKING SITE PLAN
- 03 SITE GRADING AND DRAINAGE PLAN
- 04 SWACK BAR FLOOR PLAN, SECTION AND ELEVATIONS
- 05 ROOM FINISHES AND EQUIPMENT SCHEDULES

OWNER
 ZENY WARD
 2271 YUCA ROAD
 CARLSBAD, CA 92008
 PHONE (760) 889-7468

APPLICANT/PREPARER
 CARLOS ORTUÑO, Architect
 5157 BLACK WALNUT DRIVE
 CARLSBAD, CA 92008-7465
 PHONE (760) 889-4325

LEGAL DESCRIPTION
 THAT PROPERTY KNOWN AS PARCEL 1 OF PARCEL MAP NO. 8888 BEING A DIVISION OF A PORTION OF THE SOUTHWEST QUARTER, AND THE SOUTHWEST QUARTER OF SECTION 34, T. 8S. R. 2W. SEC. 34, BEING PART OF PARCEL MAP NO. 8888, AS SHOWN ON A MAP FILED IN BOOK 33, PAGES 18 & 19 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA.

PROPERTY INFORMATION
 SITE ADDRESS: 33280 NEWPORT ROAD
 ASSESSORS PARCEL NUMBER: 485-108-030
 EXISTING ZONING: R-1
 EXISTING USE: RESIDENTIAL AND VACANT
 SURROUNDING LAND USES: RESIDENTIAL AND AGRICULTURAL
 SUPERVISORIAL DISTRICT 2 (SAN VENEGUERO)
 SCHOOL DISTRICT: HEART (UNITED NO. 18)
 LOT DRAINAGE: SURFACE RUNOFF
 FLOOD ZONE: NONE "C" PER RIVERSIDE COUNTY FLOOD CONTROL AND WATER DISTRICT NO. 10
 THIS SITE IS NOT WITHIN A KNOWN COMMUNITY SERVICE DISTRICT
 THIS SITE IS NOT IN A FAULT ZONE AND IS NOT SUBJECT TO LIQUIFACTION
 FIRE SERVICE PROVIDED BY RIVERSIDE COUNTY FIRE PROTECTION
 POLICE SERVICE PROVIDED BY RIVERSIDE COUNTY SHERIFF (TREMULA STATION)
 LIGHTING DRAINAGE DIST. ZONE B 25.17 FEET

UTILITY PURVEYORS

WATER: EASTERN MUNICIPAL WATER DISTRICT
 2048 S. SAN AGUSTO ST.
 SAN JACINTO, CA 92583

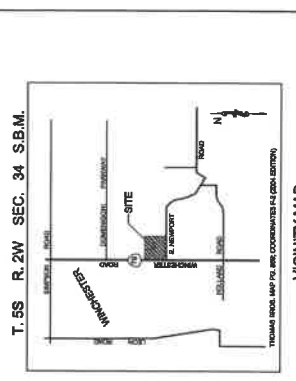
SEWER: SEPTIC SYSTEM (NO SEWER IN AREA)

ELECTRICITY: SOUTHERN CALIFORNIA Edison
 1000 EAST AVENUE
 PUEBLO, CO 81002

GAS: SOUTHERN CALIFORNIA GAS CO.
 1000 EAST AVENUE
 PUEBLO, CO 81002

TELEPHONE: SBC TELEPHONE
 1501 E. AVENUE, ST.
 DENVER, CO 80202

CABLE: NO SERVICE



APPROVED BY: _____
 TITLE: _____

DATE: _____

DESIGNED BY: _____
 TITLE: _____

CHECKED BY: _____
 TITLE: _____

DATE: _____

ARTIST: CARLOS ORTUÑO
 LICENSE NO. 10074

SCALE: 1" = 100'-0"

DATE: August 20, 2008

PROJECT: 33280 NEWPORT ROAD, WINCHESTER RD.
 COUNTY: Riverside County
 DATE: November 9, 1983

APPROVED BY: _____
 TITLE: _____

DATE: _____

APPROVED BY: _____
 TITLE: _____

DATE: _____

APPROVED BY: _____
 TITLE: _____

DATE: _____

APPROVED BY: _____
 TITLE: _____

DATE: _____

APPROVED BY: _____
 TITLE: _____

DATE: _____

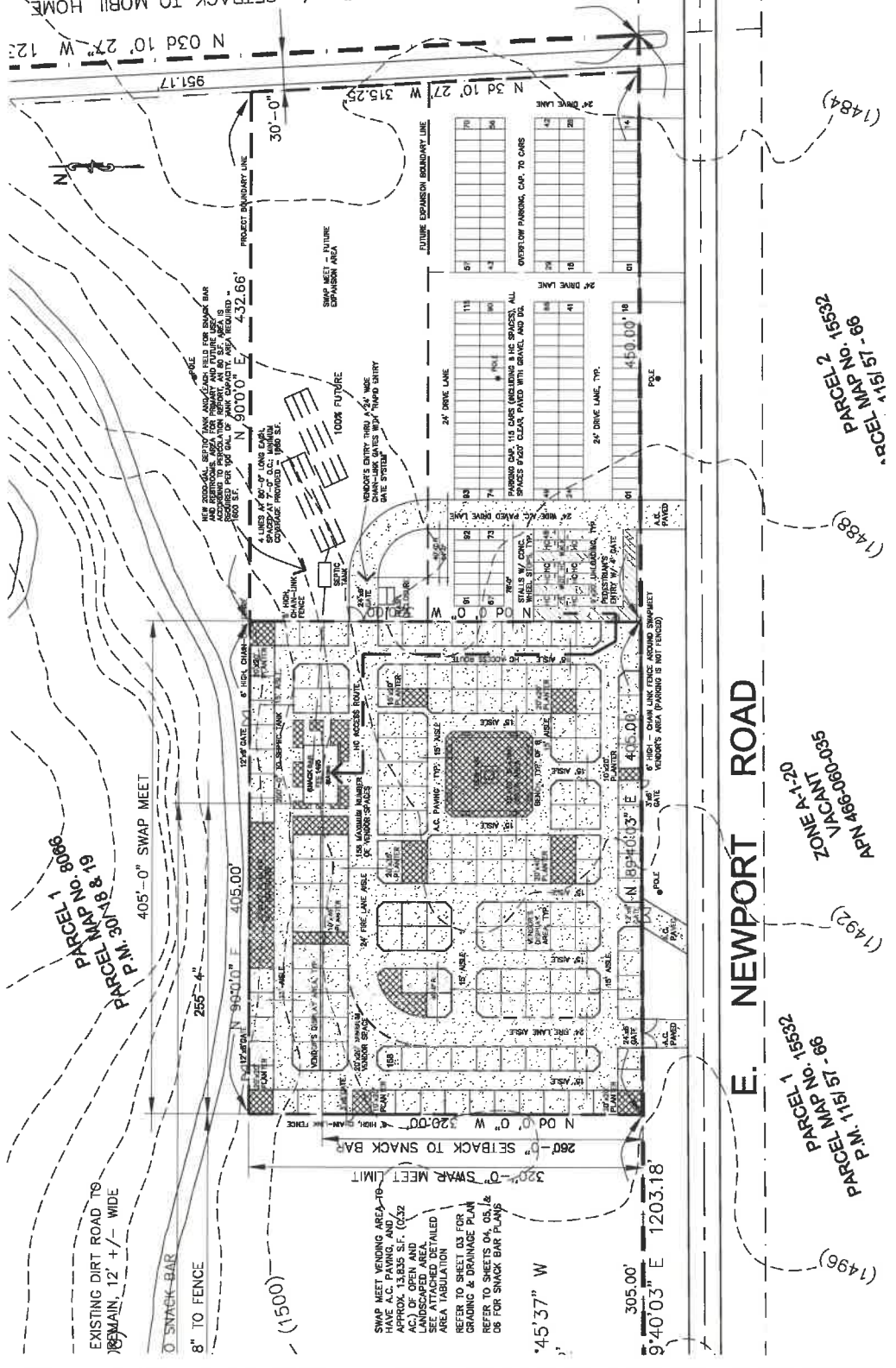
CONDITIONAL USE PERMIT EXHIBIT

Approved By: _____
 Date: _____

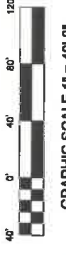
DESCRIPTION / AREA	SQ. FT.	ACRES	PERCENTAGE OF TOTAL
TOTAL C.U.P. PROJECT	244,723	5.61	100.0
SWAP MEET	124,111	2.80	48.95
SWAP MEET EXPANSION	48,159	1.10	19.68
WALKS / BILE WAYS	15,835	0.36	6.48
LANDSCAPING	78,239	1.75	28.36
PARKING	63,329	1.45	23.97
FUTURE EXPANSION	126,743	2.89	51.71
UN-PAVED	766	0.02	0.31
SNACK BAR BUILDING	766	0.02	0.31

DESCRIPTION	SQ. FT.	PERCENTAGE OF SNACK B.
SNACK BAR BUILDING	362.20	51.07
FOOD PREPARATION AREA	191.68	26.42
OFFICE	47.54	6.62
PRIVATE RESTROOM	47.54	6.62
PUBLIC RESTROOMS	47.54	6.62
SEWER/STORMWATER LINE	47.54	6.62
	716.06	N/A

NOTES:
 01. ALL PROPOSED OPEN AND UNDEVELOPED AREAS TO BE MAINTAINED BY PROPERTY OWNER.
 02. SNACK BAR STRUCTURE TO BE CONSTRUCTION TYPE V-N.
 03. SNACK BAR STRUCTURE OCCUPANCY GROUP M.
 04. THE SWAP MEET VENDOR'S AREA WILL BE FENCED WITH A BURIED CHAIN LINK FENCE. CHAINS LINK FENCE FOR CONVENIENT AND EASY ACCESS TO THE SWAP MEET AREA.
 05. THE PARKING AREA WILL NOT BE FENCED.



SWAP MEET AND PARKING SITE PLAN



COUNTY OF RIVERSIDE
 CONDITIONAL USE PERMIT
 CUP No. 3421
 FOR
 33280 NEWPORT ROAD, WINCHESTER
 SHEET No. 02
 OF 03 SHEETS
 FILE No.
 PREP. BY: P. J. ... DATE: ...

Architect:
 CARLOS ORTUERO
 LICENSED ARCHITECT
 No. 1151-86
 State of California
 Date: August 20, 2009



APPROVED BY:
 DATE:

DESIGNED BY:
 DATE:

CHECKED BY:
 DATE:

APPROVED BY:
 DATE:

DESIGNED BY:
 DATE:

CHECKED BY:
 DATE:

APPROVED BY:
 DATE:

DESIGNED BY:
 DATE:

CHECKED BY:
 DATE:

APPROVED BY:
 DATE:

DESIGNED BY:
 DATE:

CHECKED BY:
 DATE:

APPROVED BY:
 DATE:

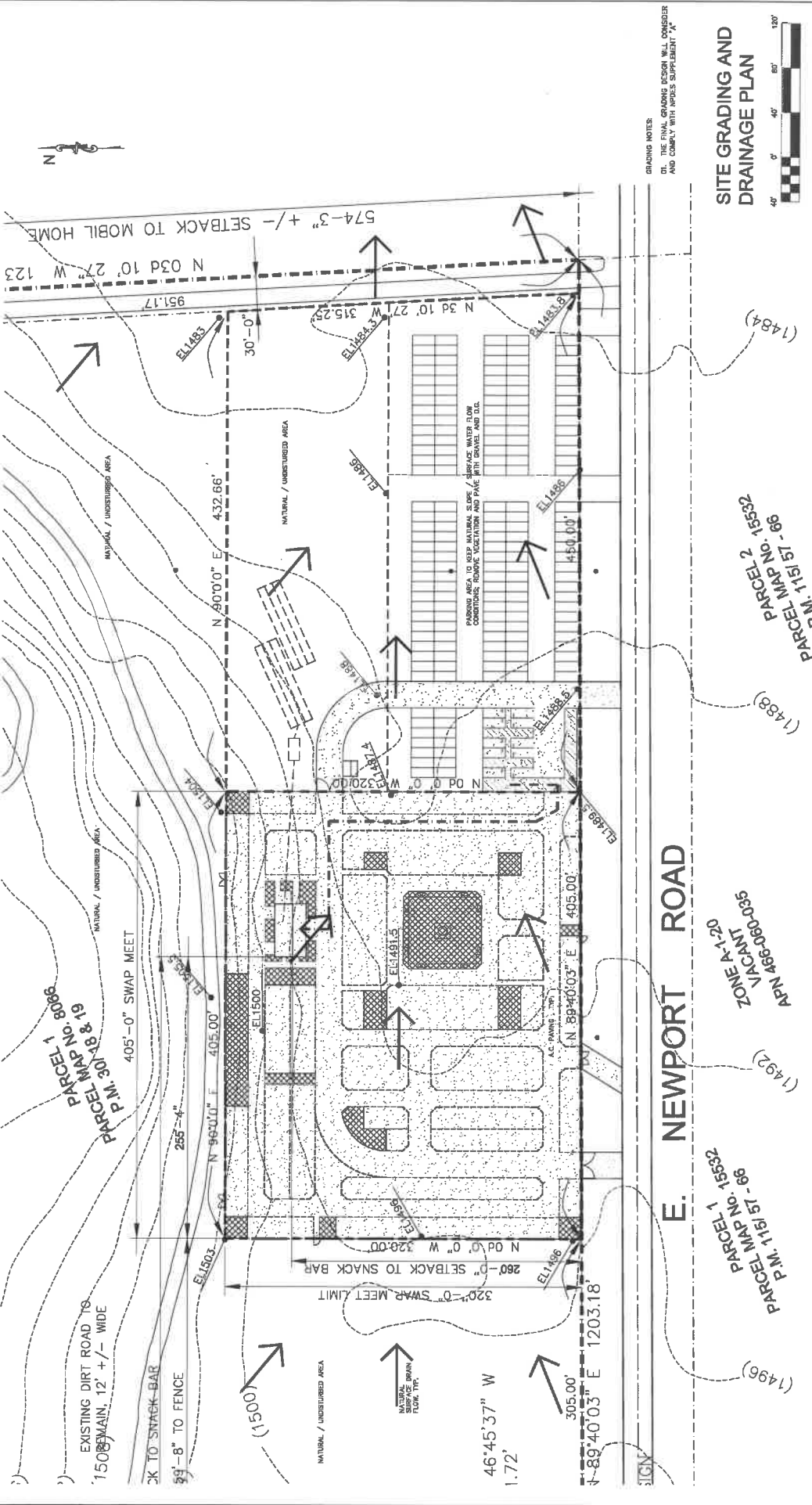
DESIGNED BY:
 DATE:

CHECKED BY:
 DATE:

APPROVED BY:
 DATE:

DESIGNED BY:
 DATE:

CONDITIONAL USE PERMIT EXHIBIT



GRADING NOTES:
 01. THE FINAL GRADING DESIGN WILL CONSIDER AND COMPLY WITH NPDES SUPPLEMENT "A"

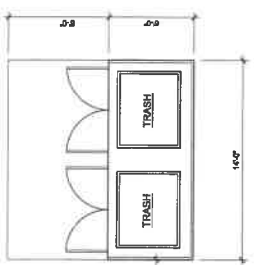
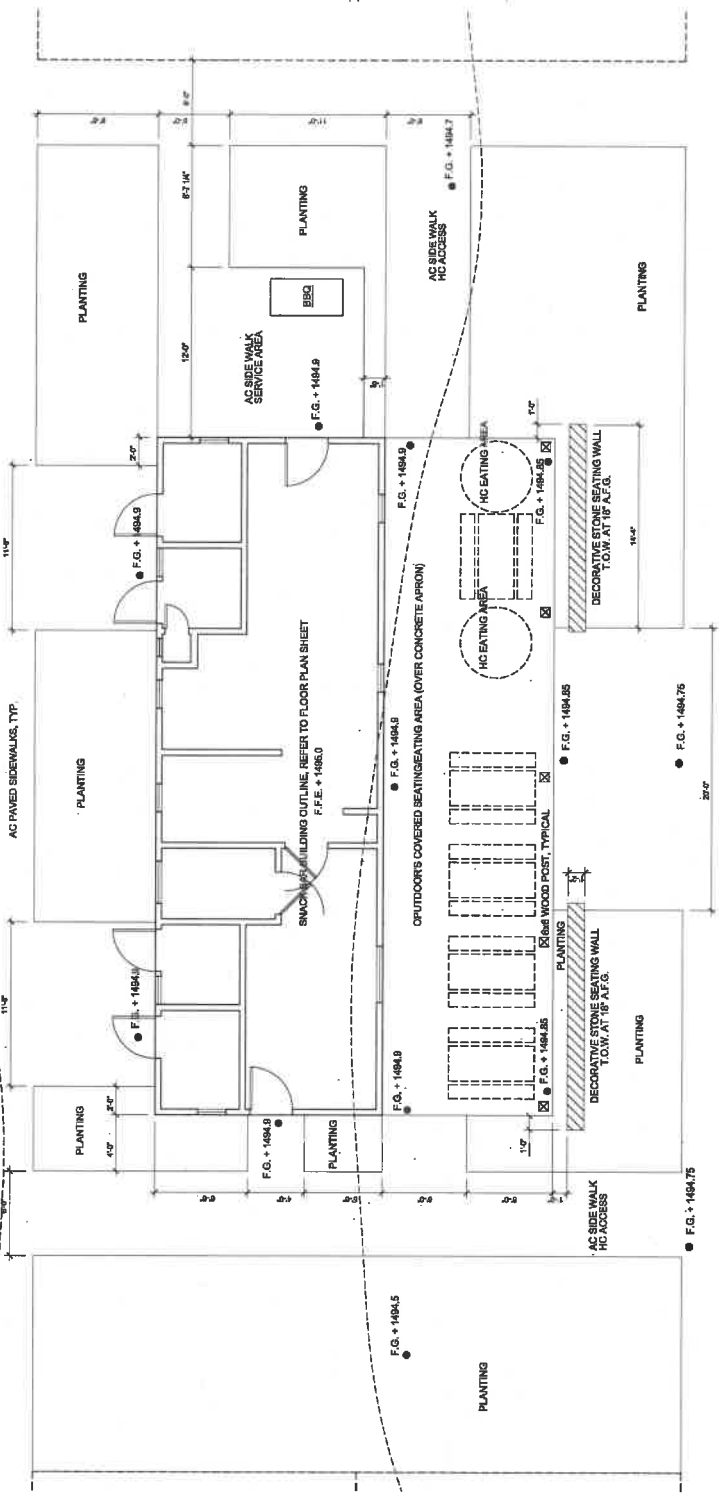
SITE GRADING AND DRAINAGE PLAN



No. Title Description _____ _____		SHEET NO. 03 OF 08 SHEETS FILE NO.	
COUNTY OF RIVERSIDE CONDITIONAL USE PERMIT CUP No. 3421 FOR 33280 NEWPORT ROAD, WINCHESTER		PROJECT NO. _____ DATE _____	
APPROVED BY: _____ DATE: _____		APPROVED BY: _____ DATE: _____	
DESIGNED BY: _____ DRAWN BY: _____ CHECKED BY: _____		DESIGNED BY: _____ DRAWN BY: _____ CHECKED BY: _____	
AUTHORITY: _____ CARLOS ORTUERO CIVIL ENGINEER LICENSE NO. _____ SCALE: 1" = 40'-0" DATE: AUGUST 20, 2008		COUNTY OF RIVERSIDE PUBLIC WORKS DEPARTMENT COUNTY PUBLIC WORKS COUNTY ENGINEER'S OFFICE DATE: SEPTEMBER 3, 1995	

CONDITIONAL USE PERMIT EXHIBIT

Approved by: _____
 Date: _____
 Description: _____



- NOTES:
 01. SEE OTHER ENCLOSURE, REFER TO SITE PLAN FOR RELATION TO SITE.
 02. DUMPSTER TO BE ENCLOSED WITH 6'-0" HIGH CHAIN LINK FENCE, WITH GREEN VINYL SLATS.
 03. ENCLOSURE TO HAVE A 4" THICK CONCRETE SLAB AND APRON.
 04. CHAIN LINK GATES TO HAVE GREEN SLATS TO MATCH THE FENCE.

SNACK BAR SITE PLAN



SNACK BAR - SITE PLAN
 SCALE 1/8" = 1'-0"

ARCHITECT CARLOS ORTURO LICENSE NO. 12345		COUNTY OF RIVERSIDE CONDITIONAL USE PERMIT CUP NO. 3421 FOR 33280 NEWPORT ROAD, WINCHESTER		SHEET NO. 04
DATE: August 20, 2008		DIVISION: Public Works, March 22, 2004, File Name: Winchester_CUP No. 3421		FILE NO.
SCALE: 1" = 4'-0"		SEARCHED: Riverside County Public Works Office Photo Map, District November 3, 1993		SHEET NO.
REVIEWED: _____ DATE: _____		APPROVED BY: _____ DATE: _____		FILE NO.
DESIGNED BY: CD		DRAWN BY: CD		CHECKED BY: CD



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

Juan C. Perez
Agency Director



04/02/21, 11:16 am

CUP03662R01

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for CUP03662R01. 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 - HOLD HARMLESS

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the CONDITIONAL USE PERMIT REVISION; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the CONDITIONAL USE PERMIT REVISION, including, but not limited to, decisions made in response to California Public Records Act requests.

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

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

Advisory Notification. 2 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (CUP03662R01) 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. 3 AND - Project Description & Operational Limits

The use hereby permitted is for the extension of the life of Conditional Use Permit No. 03662 an

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 3 AND - Project Description & Operational Limits (cont.)

additional ten (10) years, with a new expiration date of February 16, 2031. The original parameters and conditions of approval granted through CUP03662 remain the same - no expansion or alteration of uses are proposed with this revision. As such, the CUP will continue to permit a 6.16 net acre swap meet with 13,835 square feet (5%) of landscaping area, 115 parking spaces including 1.45 acres for future expansion, and a 768 square foot snack bar on a 34.64 gross acre site, as shown on Exhibit A.

The project site is located in the Community of Winchester of the Harvest Valley / Winchester Area Plan in Western Riverside County; more specifically, northerly of East Newport Road and easterly of Winchester Road (Highway 79).

No other elements are granted with this approval.

Advisory Notification. 4 AND - Exhibits

The words identified in the following list that appear in all capitals in the attached conditions of Conditional Use Permit No. 3662 Revision No. 1 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Site Plan (Sheets 1-2) for Conditional Use Permit No. 3662 Revision No. 1 , dated October 20, 2010.

APPROVED EXHIBIT B = Project Elevations for Conditional Use Permit No. 3662 Revision No. 1, dated October 20, 2010.

APPROVED EXHIBIT C = Project Floor Plans for Conditional Use Permit No. 3662 Revision No. 1, dated October 20, 2010.

APPROVED EXHIBIT G = Conceptual Grading Plan for Conditional Use Permit No. 3662 Revision No. 1, dated October 20, 2010.

Advisory Notification. 5 AND - Federal, State & Local Regulation Compliance

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

2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
 - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 5 AND - Federal, State & Local Regulation Compliance (cont.)

Intergovernmental Consultation) {for GPAs, SPs, & SPAs

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

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

- Ord. No. 348 (Land Use Planning and Zoning Regulations) {Land Use Entitlements}
- Ord. No. 413 (Regulating Vehicle Parking) {Land Use Entitlements}
- Ord. No. 421 (Excavation Covering & Swimming Pool Safety) {Land Use Entitlements}
- Ord. No. 457 (Building Requirements) {Land Use Entitlements}
- Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)

{Geographically based}

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

TPMs}

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

4. Mitigation Fee Ordinances

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

BS-Grade

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 1 **0010-BS-Grade-USE - DISTURBS NEED G/PMT (cont.)**

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

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

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

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. 3 **0010-BS-Grade-USE - GIN VARY INTRO**

The Conditional Use Permit proposes to extend the life of an existing swap meet approved under CUP03421R1 for ten (10) years and to construct a 768 sq. ft. snack bar on 6.16 acres of a 34.64 gross acre site. All other improvements are existing on-site.

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

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

BS-Grade. 5 **0010-BS-Grade-USE-G1.4 NPDES/SWPPP**

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the 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 (916) 341-5455.

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.

E Health

E Health. 1 **0010-E Health-DEH SITE EVALUATION REQUIRED**

The Department of Environmental Health (DEH) Site Evaluation is required. The applicant must ensure that the groundwater detection boring (4 inch perforated pipe installed at a depth that extends at least 10 feet below the proposed leach line trench bottom) is installed for DEH staff to evaluate.

ADVISORY NOTIFICATION DOCUMENT

E Health

E Health. 1 0010-E Health-DEH SITE EVALUATION REQUIRED (cont.)

In addition, the applicant must ensure that the job property is clearly identified with a durable placard delineating the site address or APN# as well as ensure that all property corners are clearly staked or marked.

**Please note that if groundwater encroachment is observed, further engineering as well as Regional Water Quality Control Board Clearance may be required.

E Health. 2 0010-E Health-EMWD POTABLE WATER SERVICE

Conditional Use Permit#3662 is proposing Eastern Municipal Water District (EMWD) potable water service only. It is the responsibility of the developer to ensure that all requirements to obtain potable water service are met with EMWD as well as all other applicable agencies.

Any existing well(s) must be properly removed or abandoned under permit with the Department of Environmental Health (DEH).

E Health. 3 0010-E Health-SARWQCB CLEARANCE - GEN INFO

If the project's aggregate total estimated daily wastewater discharge is in exceedance of 5000 gallons per day, Santa Ana Regional Water Quality Control Board clearance will be required. Aggregate daily wastewater flows between 3000 gallons per day and 5000 gallons per day will require an advanced treatment unit.

E Health. 4 0010-E Health-USE - PERC TEST REQD

For all new proposed on-site wastewater treatment systems (OWTS) and/or advanced treatment unit (ATU), a satisfactory detailed soils percolation test in accordance with the procedures outlined in the Riverside County Department of Environmental Health (DEH) Technical Guidance Manual.

Fire

Fire. 1 0010-Fire-USE-#20-SUPER FIRE HYDRANT

Super fire hydrants (6"x4"x 2-2 1/2") shall be located not less than 25 feet or more than 165 feet from any portion of the building as measured along approved vehicular travel ways.

Fire. 2 0010-Fire-USE-#23-MIN REQ FIRE FLOW

Minimum required fire flow shall be 1500 GPM for a 2 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site. Fire flow is based on type VB construction.

Fire. 3 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

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 3 0010-Fire-USE-#25-GATE ENTRANCES (cont.)

shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 38 foot turning radius shall be used.

Fire. 4 0010-Fire-USE-#50-BLUE DOT REFLECTOR

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

Fire. 5 0010-Fire-USE-#88A-AUTO/MAN GATES

Gate(s) shall be automatic operated, minimum 20 feet in width, with a setback of 35 feet from face of curb/flow line. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation.

Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30 foot pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

Flood

Flood. 1 0010-Flood-USE 18" ELEVATE FINISH FLOOR

The finished floor of new structures shall be elevated 18 inches above the highest adjacent ground. Any mobile home/pre-manufactured building shall be placed on a permanent foundation.

Flood. 2 0010-Flood-USE FLOOD HAZARD RPT 01/20/11

Conditional Use Permit 3662 is a proposal to extend the life of an existing 6.16 net acre swap meet approved under CUP3421R1 for ten (10) years to February 16, 2021 and relocate previously approved, but never constructed 768 square foot snack bar on 34.64-acre site gross acre site. All improvements are existing on-site. Therefore, this flood hazard report only address the construction of the snack bar. The site is located in the Winchester area, north of Newport Road, east of Winchester Road, and south of Domenigoni Parkway. This case replaces CUP3421R1 due to expiration issues.

This site is impacted by runoff discharged from a 24 or 30-inch CMP under Winchester Road. Due to the alluvial nature of the watershed, a drainage area of 125-acres can be tributary to this site. The swap meet area will have sheet flow crossing the site during storms.

The proposed building shall be flood proofed by elevating the finished floor a minimum of 18 inches above the highest adjacent ground. Erosion protection shall be provided for mobile home supports and fill slopes.

The development of this project adversely impacts water quality. To mitigate for these impacts, the development must incorporate site design Best Management Practices (BMPs) and source control BMPs,

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 2 **0010-Flood-USE FLOOD HAZARD RPT 01/20/11 (cont.)**

as applicable and feasible, into the project plans. Site design BMPs includes minimizing urban runoff, minimizing impervious footprint and conserving natural areas. Source control BMPs include (but are not limited to) education, activity restrictions and proper maintenance (non-structural) as well as proper design of trash areas, outdoor material storage areas, outdoor work areas, and wash water controls for food preparation areas (structural). Additional information can be found in Sections V.1 and V.2 of the WQMP template.

Flood. 3 **0010-Flood-USE SITE DSGN&SOURCE CTRL WQMP**

The development of this project adversely impacts water quality. To mitigate for these impacts, the development must incorporate site design Best Management Practices (BMPs) and source control BMPs, as applicable and feasible, into the project plans. Site design BMPs includes minimizing urban runoff, minimizing impervious footprint and conserving natural areas. Source control BMPs include (but are not limited to) education, activity restrictions and proper maintenance (non-structural) as well as proper design of trash areas, outdoor material storage areas, outdoor work areas, and wash water controls for food preparation areas (structural). Additional information can be found in Sections V.1 and V.2 of the WQMP template.

Planning

Planning. 1 **0010-Planning-GEN - IF HUMAN REMAINS FOUND**

The developer/permit holder or any successor in interest shall comply with the following codes for the life of this project:

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 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 within the period specified by law. 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 County and the property owner 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 Planning /Director.

Planning. 2 **0010-Planning-GEN - INADVERTANT ARCHAEO FIND**

The developer/permit holder or any successor in interest shall comply with the following for the life of this project:

If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 2 0010-Planning-GEN - INADVERTANT ARCHAEO FIND (cont.)

following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

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 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 (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

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

Planning. 3 0010-Planning-USE - 3RD & 5TH DIST DSGN STDS

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

Planning. 4 0010-Planning-USE - BASIS FOR PARKING

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b), Uncovered sales area: 1 space per 1,000 square feet of uncovered sales area and 1 space per employee.

Currently exists 65,340 square feet of uncovered sales area that requires 66 parking spaces. The project currently provides a total of 115 parking spaces.

Planning. 5 0010-Planning-USE - 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 at www.rctlma.org.buslic.

Planning. 6 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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 6 **0010-Planning-USE - CAUSES FOR REVOCATION (cont.)**

permit shall be subject to the revocation procedures.

Planning. 7 **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. 8 **0010-Planning-USE - COMPLY WITH ORD./CODES**

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

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

Planning. 9 **0010-Planning-USE - EXTERIOR NOISE LEVELS**

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847.

Planning. 10 **0010-Planning-USE - FEES FOR REVIEW**

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

Planning. 11 **0010-Planning-USE - HOURS OF OPERATION**

Use of the facilities approved under this conditional use permit shall be limited to the hours of 6:30 a.m. to 3:00 p.m., Saturday and Sunday in order to reduce conflict with adjacent residential zones and/or land uses.

Planning. 12 **0010-Planning-USE - IND OCCUPANT CHANGE**

Prior to initial occupancy, upon tenant/occupant change, or upon change in industrial use, the permit holder shall provide a letter from the Planning Department to Building & Safety verifying no need for further environmental, hazardous materials or air quality review as a result of the change.

Planning. 13 **0010-Planning-USE - LAND DIVISION REQUIRED**

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 18 **0010-Planning-USE - LOW PALEO (cont.)**

Planning. 18 **0010-Planning-USE - LOW PALEO**

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

1. All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.
2. The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.
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 on-site, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.
7. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum* repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * The County of Riverside must be consulted on the repository/museum to receive the fossil material prior to being curated.

Planning. 19 **0010-Planning-USE - MT PALOMAR LIGHTING AREA**

Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 19 **0010-Planning-USE - MT PALOMAR LIGHTING AREA (cont.)**
lighting or overhead high pressure sodium vapor lighting with shields or cutoff luminaires, shall be utilized.

Planning. 20 **0010-Planning-USE - NO OFF-ROAD USES ALLOWED**
Trail bikes, dune buggies, off-road vehicles and other similar powered apparatus shall not be operated for purposes such as, but not limited to, hill climbing, trail riding, scrambling, racing and riding exhibitions.

Planning. 21 **0010-Planning-USE - NO OUTDOOR ADVERTISING**
No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall be constructed or maintained within the property subject to this approval.

Planning. 22 **0010-Planning-USE - NO RESIDENT OCCUPANCY**
No permanent occupancy shall be permitted within the property approved under this conditional use permit as a principal place of residence except the caretaker's dwelling as shown on the APPROVED EXHIBIT A. No person, except the caretaker and members of the caretaker's family, shall use the premises as a permanent mailing address nor be entitled to vote using an address within the premises as a place of residence.

Planning. 23 **0010-Planning-USE - NO USE PRPOSED LIMIT**
The balance (undeveloped) portion of the property, APN: 465-190-030, shall be designated as "NO USE PROPOSED", and shall require approval of an appropriate land use application prior to utilization of any additional land uses subject to the requirements of County Ordinance No. 348.

Planning. 24 **0010-Planning-USE - ORD 810 O S FEE (1)**
In accordance with Riverside County Ordinance No. 810, to assist in providing revenue to acquire and preserve open space and habitat, an Interim Open Space Mitigation Fee shall be paid for each development project or portion of an expanded development project to be constructed in Western Riverside County. The amount of the fee for commercial or industrial development shall be calculated on the basis of "Project Area," which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development.

Any area identified as "NO USE PROPOSED" on the APPROVED EXHIBIT shall not be included in the Project Area.

Planning. 25 **0010-Planning-USE - PREVENT DUST & BLOWSAND**
Graded but undeveloped land shall be maintained in a condition so as to prevent a dust and/or blowsand nuisance and shall be either planted with interim landscaping or provided with other wind and water erosion control measures as approved by the Building and Safety Department and the State air quality management authorities.

Planning. 26 **0010-Planning-USE - WASTE MGMT CLEARANCE**

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 26

0010-Planning-USE - WASTE MGMT CLEARANCE (cont.)

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated September 24, 2009, summarized as follows:

The Riverside County Waste Management Department (RCWMD) has reviewed the proposed project located northerly of East Newport Road, easterly of Winchester Road and southerly of Domenigoni Parkway, in the Winchester Zoning Area. The RCWMD issued Conditions of Approval in a letter dated March 4, 2004, referenced below. These Conditions remain valid today and should be incorporated as Conditions of Approval for Conditional Use Permit No. 3421, Revised Permit No. 1.

Any questions, please contact Mirtha Liedl, Planner from the Riverside County Waste Management Department Phone (951) 486-3284.

Waste Management Department (RCWMD) letter dated March 4, 2004:

The Riverside County Waste Management Department has reviewed the proposed project, located on the northeast corner of intersection between Winchester Road and East Newport Road, north of Holland Road and south of Domenigoni Parkway in Winchester. The project is subject to Assembly Bill 1327, Chapter 18, California Solid Waste Reuse and Recycling Access Act of 1991 (Act). The Act requires that all new commercial and industrial projects provide adequate areas for collecting and loading recyclable materials such as paper products, glass and other recyclables. The standard conditions for these recyclable collection areas are as follows:

1. Prior to building permit issuance, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Waste Management Department for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Waste Management Department, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/facade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.
2. Prior to building final 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 stamped by the Riverside County Waste Management Department and as verified by the Riverside County Building and Safety Department through site inspection.

Items to be collected for recycling from a residential, commercial or industrial establishment depend on the types of materials available for recycling and the hauler's collection system. The project proponent should work with his permitted refuse hauler to identify which materials may be collected for recycling and on what schedule.

Planning. 27

0020-Planning-USE - EXPIRATION DATE-CUP

This approval shall be used within two (2) years of the approval date; otherwise, it shall become null and

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 27 **0020-Planning-USE - EXPIRATION DATE-CUP (cont.)**

void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within two (2) year period which is thereafter diligently pursued to completion or to 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 in which to begin substantial construction or use of this permit. Should the one year extension be obtained and no substantial construction or use of this permit be initiated within three (3) years of the approval date this permit, shall become null and void.

Planning. 28 **0020-Planning-USE - LIFE OF THE PERMIT**

With approval of the revision, the life of Conditional Use Permit No. 3662 shall terminate on February 16, 2031. This permit shall thereafter be null and void and of no effect.

Planning. 29 **0020-Planning-USE - REVIEW OPERATION HOURS**

One year after issuance of occupancy permit the Planning Director and the Director of Building and Safety shall review this permit to consider the hours of operation. If significant complaints have been received regarding noise and nuisance, the hours of operation of the swap meet may be further restricted.

Planning-All

Planning-All. 1 **0010-Planning-All-USE - 90 DAYS TO PROTEST**

The project developer has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of this approval or conditional approval of this project.

Transportation

Transportation. 1 **0010-Transportation-USE - COUNTY WEBSITE**

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

Transportation. 2 **0010-Transportation-USE - STD INTRO 3(ORD 460/461)**

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. 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

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 2 **0010-Transportation-USE - STD INTRO 3(ORD 460/461) (cont.)**

questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

Transportation. 3 **0010-Transportation-USE - TS/EXEMPT**

The Transportation Department has not required a traffic study for the subject project. The Transportation Department has determined that the project is exempt from traffic study requirements.

Transportation. 4 **CUP Permit Life**

CUP03662/R01 is located within the studied area of the SR-79 Realignment Project. The environmental document for the realignment project was approved in December 2016. CUP03662/R01 is hereby permitted for a life of ten (10) years. The life of this permit shall be terminated in ten years from the effective date of this permit or when RCTC solicits ROW from the project applicant for the realignment project, whichever occurs first.

Plan: CUP03662R01

Parcel: 465190030

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS-Grade-USE-G1.4 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 (916) 341-5455.

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 - FEE STATUS Not Satisfied

Prior to the issuance of grading permits for Conditional Use Permit No. 3662, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

060 - Planning. 2 0060-Planning-USE - GRADING PLAN REVIEW Not Satisfied

The permit holder shall submit an application for a grading plan check to be submitted to the County T.L.M.A - Land Use Division for review by the County Planning Department. Said grading plan shall be in conformance with the APPROVED EXHIBITS of this conditional use permit, in compliance with County Ordinance No. 457, and the conditions of approval.

060 - Planning. 3 0060-Planning-USE - 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 site plan.

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 6.16 acres (net) in accordance with APPROVED EXHIBIT NO. A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

Plan: CUP03662R01

Parcel: 465190030

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 4 0060-Planning-USE - SKR FEE CONDITION (cont.) Not Satisfied

Transportation

060 - Transportation. 1 0060-Transportation-USE-SBMT/APPVD GRADG PLAN/TRA 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.

80. Prior To Building Permit Issuance

E Health

080 - E Health. 1 0080-E Health-C42 CERTIFICATION W/ PLOT PLAN Not Satisfied

Provide a C42 Certification of all existing septic systems along with a detailed contoured plot plan drawn to an appropriate scale showing all required detail as specified in the Department of Environmental Health (DEH) Technical Guide Manual.

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

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

080 - E Health. 3 0080-E Health-USE - SEPTIC PLANS Not Satisfied

The applicant must provide at least three copies of detailed contoured plot plans wet stamped and signed by the Professional of Record (individual or firm who is responsible for the soils percolation report) and drawn to an appropriate scale showing the location of all required detail as specified in the Department of Environmental Health (DEH) Technical Guidance Manual.

Fire

080 - Fire. 1 0080-Fire-USE-#17A-BLDG PLAN CHECK \$ Not Satisfied

Building Plan check deposit base fee of \$1,056.00, shall be paid in a check or money order to the Riverside County Fire Department after plans have been approved by our office.

080 - Fire. 2 0080-Fire-USE-#4-WATER PLANS Not Satisfied

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed 10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements.

Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

Plan: CUP03662R01

Parcel: 465190030

80. Prior To Building Permit Issuance

Flood

080 - Flood. 1 0080-Flood-USE SUBMIT FINAL WQMP Not Satisfied

The development of this project adversely impacts water quality. To mitigate for these impacts, the development must incorporate site design Best Management Practices (BMPs) and source control BMPs, as applicable and feasible, into the project plans. Site design BMPs includes minimizing urban runoff, minimizing impervious footprint and conserving natural areas. Source control BMPs include (but are not limited to) education, activity restrictions and proper maintenance (non-structural) as well as proper design of trash areas, outdoor material storage areas, outdoor work areas, and wash water controls for food preparation areas (structural). Additional information can be found in Sections V.1 and V.2 of the WQMP template.

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

Planning

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

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

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

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

080 - Planning. 3 0080-Planning-USE - FEE STATUS Not Satisfied

Prior to issuance of building permits for Conditional Use Permit No. 3662, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

080 - Planning. 4 0080-Planning-USE - LIGHTING PLANS Not Satisfied

All parking lot lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County General Plan.

080 - Planning. 5 0080-Planning-USE - PLANS SHOWING BIKE RACKS Not Satisfied

Bike rack spaces or bike lockers shall be shown on the project's parking and landscaping plan submitted to the Planning Department for approval.

080 - Planning. 6 0080-Planning-USE - ROOF EQUIPMENT SHIELDING Not Satisfied

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

080 - Planning. 7 0080-Planning-USE - SCHOOL MITIGATION Not Satisfied

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

080 - Planning. 8 0080-Planning-USE - WASTE MGMT CLEARANCE Not Satisfied

Plan: CUP03662R01

Parcel: 465190030

80. Prior To Building Permit Issuance

Planning

080 - Planning. 8 0080-Planning-USE - WASTE MGMT CLEARANCE (cont.) Not Satisfied

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated March 4, 2004, summarized as follows:

Prior to building permit issuance, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Waste Management Department for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Waste Management Department, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/facade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.

Transportation

080 - Transportation. 1 0080-Transportation-USE - ACCESS RESTRICTION/SUR Not Satisfied

Lot access shall be restricted on SH-79 (Winchester Road) and so noted on the map.

080 - Transportation. 2 0080-Transportation-USE - CORNER CUT-BACK I Not Satisfied

All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit ' C ' of the Countywide Design Guidelines.

080 - Transportation. 3 0080-Transportation-USE - R-O-W DEDICATION 1 Not Satisfied

Sufficient public street right-of-way along East Newport shall be conveyed for public use to provide for a 59' to 76 foot half-width right-of-way per County Standard No. 93, Ordinance 461.

Sufficient public street right-of-way along SH-79 (Winchester Road) shall be conveyed for public use to provide for a 110 foot half-width right-of-way per County Standard No. 82, Ordinance 461.

90. Prior to Building Final Inspection

E Health

090 - E Health. 1 0090-E Health-USE- E.HEALTH CLEARANCE REQ Not Satisfied

Environmental Health Clearance prior to final inspection.

090 - E Health. 2 0090-E Health-USE-FEE STATUS Not Satisfied

Prior to final approval, the Environmental Health Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay any outstanding balances. Contact the accounting section at (951) 955-8982.

Fire

090 - Fire. 1 0090-Fire-USE-#27-EXTINGUISHERS Not Satisfied

Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of

Plan: CUP03662R01

Parcel: 465190030

90. Prior to Building Final Inspection

Fire

090 - Fire. 1 0090-Fire-USE-#27-EXTINGUISHERS (cont.) Not Satisfied
equipment prior to installation.

090 - Fire. 2 0090-Fire-USE-#36-HOOD DUCTS Not Satisfied

A U.L. 300 hood duct fire extinguishing system must be installed over the cooking equipment. Wet chemical extinguishing system must provide automatic shutdown of all electrical components and outlets under the hood upon activation. System must be installed by a licensed C-16 contractor. Plans must be submitted with current fee to the Fire Department for review and approval prior to installation.

NOTE: A dedicated alarm system is not required to be installed for the exclusive purpose of monitoring this suppression system. However, a new or pre-existing alarm system must be connected to the extinguishing system. (*separate fire alarm plans must be submitted for connection)

090 - Fire. 3 0090-Fire-USE-#45-FIRE LANES Not Satisfied

The applicant shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.

Planning

090 - Planning. 1 0090-Planning-USE - ACCESSIBLE PARKING Not Satisfied

A minimum of eight (8) 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 by telephoning the local sheriff's office."

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 0090-Planning-USE - CONDITION COMPLIANCE Not Satisfied

The Department of Building and Safety shall verify that the Development Standards of this approval and all other preceding conditions have been complied with prior to any use allowed by this permit.

090 - Planning. 3 0090-Planning-USE - EXISTING STRUCTURES Not Satisfied

All existing buildings, structures and uses on the entire property shall conform to all the applicable requirements of Ordinance No. 348 and Ordinance No. 457, and the conditions of this permit.

090 - Planning. 4 0090-Planning-USE - INSTALL BIKE RACKS Not Satisfied

Plan: CUP03662R01

Parcel: 465190030

90. Prior to Building Final Inspection

Planning

090 - Planning. 4 0090-Planning-USE - INSTALL BIKE RACKS (cont.) Not Satisfied

A bicycle rack with a minimum of two (2) spaces shall be provided in convenient locations to facilitate bicycle access to the project area as shown on APPROVED EXHIBIT A. The bicycle racks shall be shown on project landscaping and improvement plans submitted for Planning Department approval, and shall be installed in accordance with those plans.

090 - Planning. 5 0090-Planning-USE - ORD 810 O S FEE (2) Not Satisfied

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP), whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval.

The Project Area for Conditional Use Permit No. 3662 is calculated to be 6.16 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

090 - Planning. 6 0090-Planning-USE - ORD NO. 659 (DIF) Not Satisfied

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

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Conditional Use Permit No. 3662 has been calculated to be 6.16 net acres.

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

090 - Planning. 7 0090-Planning-USE - PARKING PAVING MATERIAL Not Satisfied

A minimum of one-hundred and fifteen (115) parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete and decomposed granite to current standards as approved by the Department of Building and Safety.

090 - Planning. 8 0090-Planning-USE - ROOF EQUIPMENT SHIELDING Not Satisfied

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

Plan: CUP03662R01

Parcel: 465190030

90. Prior to Building Final Inspection

Planning

090 - Planning. 8 0090-Planning-USE - ROOF EQUIPMENT SHIELDING (cont. Not Satisfied

090 - Planning. 9 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 6.16 acres (net) 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. 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. 10 0090-Planning-USE - TRASH ENCLOSURES Not Satisfied

One (1) trash enclosure which is adequate to enclose a minimum of two (2) bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure(s) shall be a minimum of six (6) feet in height and shall be made with masonry block and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

090 - Planning. 11 0090-Planning-USE - UTILITIES UNDERGROUND Not Satisfied

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

090 - Planning. 12 0090-Planning-USE - WALL & FENCE LOCATIONS Not Satisfied

Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT A.

090 - Planning. 13 0090-Planning-USE - WASTE MGMT CLEARANCE Not Satisfied

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated March 4, 2004, summarized as follows:

Prior to building final 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 stamped by the Riverside County Waste Management Department and as verified by the Riverside County Building and Safety Department through site inspection.

Plan: CUP03662R01

Parcel: 465190030

90. Prior to Building Final Inspection

Planning

090 - Planning. 13 0090-Planning-USE - WASTE MGMT CLEARANCE (cont.) Not Satisfied

Transportation

090 - Transportation. 1 0090-Transportation-USE - R-O-W DEDICATION 1/SUR Not Satisfied

Sufficient public street right-of-way along East Newport shall be conveyed for public use to provide for a 59' to 76 foot half-width right-of-way per County Standard No. 93, Ordinance 461.

Sufficient public street right-of-way along SH-79 (Winchester Road) shall be conveyed for public use to provide for a 110 foot half-width right-of-way per County Standard No. 82, Ordinance 461.

090 - Transportation. 2 0090-Transportation-USE - 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.



Charissa Leach, P.E.
Assistant TLMA Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

General Application Form

Submit this completed General Application Form, along with a signed Applicant-Property Owner Signature Form, and an applicable Supplemental Information Form. The Forms are located on the Planning Dept. website's Development Application page (<https://planning.rctlma.org/Development-Process/Applications>) or by clicking on the applicable link above or below. Filing Instructions documents are also available on that webpage.

Select the applicable Application Type(s):

Legislative Actions	
<input type="checkbox"/> Change of Zone	<input type="checkbox"/> Development Agreement
<input type="checkbox"/> General Plan Amendment – Land Use	<input type="checkbox"/> Specific Plan
<input type="checkbox"/> General Plan Amendment – Circulation Section	<input type="checkbox"/> Specific Plan Amendment
Subdivisions	
<input type="checkbox"/> Tentative Tract Map	<input type="checkbox"/> Minor Change
<input type="checkbox"/> Tentative Parcel Map	<input type="checkbox"/> Revised Map
<input type="checkbox"/> Vesting Map	<input type="checkbox"/> Land Division Phasing Map
<input type="checkbox"/> Amendment to Final Map	<input type="checkbox"/> Extension of Time (Ord. No. 460)
<input type="checkbox"/> Reversion to Acreage	
Use Permits	
<input type="checkbox"/> Conditional Use Permit	<input checked="" type="checkbox"/> Revised Use Permit or Plot Plan
<input type="checkbox"/> Plot Plan	<input type="checkbox"/> Surface Mining Permit
<input type="checkbox"/> Plot Plan – Administrative (Minor Plot Plan)	<input type="checkbox"/> Reclamation Plan/Interim Management Plan
<input type="checkbox"/> Public Use Permit	<input type="checkbox"/> Revised Surface Mining Permit/Reclamation Plan
<input type="checkbox"/> Wind Energy Conversion System Permit	<input type="checkbox"/> Extension of Time (Ord. No. 348)
<input type="checkbox"/> Temporary Use Permit	<input type="checkbox"/> Solar Power Plant
<input type="checkbox"/> Variance	<input type="checkbox"/> Commercial Cannabis
<input type="checkbox"/> Commercial Hog Ranch Permit/Amended Permit	
Ministerial Actions	
<input type="checkbox"/> Crowing Fowl Permit	<input type="checkbox"/> Extension of Non-Conforming Use Status
<input type="checkbox"/> FFA or 4-H Project	<input type="checkbox"/> Outdoor Advertising Display Permit (Billboard)
<input type="checkbox"/> Exception to Notice Ordinance (No. 847)	<input type="checkbox"/> Public Convenience and Necessity Determination
<input type="checkbox"/> Food Truck	<input type="checkbox"/> Setback Adjustment
<input type="checkbox"/> Grading Permit Initial Study	<input type="checkbox"/> Substantial Conformance to Minor Plot Plan
<input type="checkbox"/> Historic District Alteration Permit	<input type="checkbox"/> Substantial Conformance to Plot Plan or Use Permit
<input type="checkbox"/> Large Family Day Care Permit	<input type="checkbox"/> Substantial Conformance to Surface Mining Permit/Reclamation Plan
<input type="checkbox"/> Living Native Tree Removal Permit	<input type="checkbox"/> Substantial Conformance with a Specific Plan
<input type="checkbox"/> Minor Temporary Event Permit	<input type="checkbox"/> Special Multiple-Family Development Review
<input type="checkbox"/> Determination of Non-Conforming Use Status	
Miscellaneous Actions	
<input type="checkbox"/> Agricultural Preserve Disestablishment-Diminishment	<input type="checkbox"/> Request for Deposit for Planning Research
<input type="checkbox"/> Agricultural Preserve Establishment-Enlargement	<input type="checkbox"/> Geology Report Review
<input type="checkbox"/> Entry into Land Contract within Agricultural Preserve	<input type="checkbox"/> Request for Pre-Application Review
<input type="checkbox"/> Agricultural Preserve Notice of Non-Renewal	<input type="checkbox"/> MSHCP Habitat Acquisition and Negotiation Strategy (HANS)
<input type="checkbox"/> Request for Zoning Affidavit or Rebuild Letter	<input type="checkbox"/> MSHCP Habitat Acquisition and Negotiation Strategy (HANS Lite)
<input type="checkbox"/> MSHCP Expedited Review Process (ERP)	

GENERAL APPLICATION FORM

Note: The Applicant represents that he/she has the express authority to submit this application on behalf of the Property Owner(s) and understands that the "Applicant" is not assignable without written consent by the County of Riverside, who will not consent to reassignment unless any outstanding costs have been paid by Applicant, and that all deposit statements, requests for deposits or refunds shall be directed to the Applicant.

Applicant Contact (BILLING CONTACT):			
Contact Person:	Zeny <small>First Name</small>	Ward <small>Middle Name</small>	Ward <small>Last Name</small>
E-mail Address:			
Mailing Address:	2571 <small>Street Number</small>	Yucca Road <small>Street Name</small>	 <small>Unit or Suite</small>
	Oceanside <small>City</small>	CA <small>State</small>	92054 <small>Zip Code</small>
Daytime Phone No.:	951-966-7409		Mobile Phone No.:

Engineer/Representative Contact, if any:			
Contact Person:	 <small>First Name</small>	 <small>Middle Name</small>	 <small>Last Name</small>
E-mail Address:			
Mailing Address:	 <small>Street Number</small>	 <small>Street Name</small>	 <small>Unit or Suite</small>
	 <small>City</small>	 <small>State</small>	 <small>Zip Code</small>
Daytime Phone No.:			Mobile Phone No.:

Property Owner Contact:			
Contact Person:	Zeny <small>First Name</small>	Ward <small>Middle Name</small>	Ward <small>Last Name</small>
E-mail Address:			
Mailing Address:	2571 <small>Street Number</small>	Yucca Road <small>Street Name</small>	 <small>Unit or Suite</small>
	Oceanside <small>City</small>	CA <small>State</small>	92054 <small>Zip Code</small>
Daytime Phone No.:	951-966-7409		Mobile Phone No.:

Check this box if there are additional persons or entities who have an ownership interest in the subject property or properties that comprise this Application and complete one or more [Additional Property Owner Sheets](#).

GENERAL APPLICATION FORM

PROPERTY INFORMATION:

Assessor's Parcel Number(s):

465-190-030

Approximate Gross Acreage:

6.16 net acres/ 34.64 gross acres

I/We, the applicant, certify that the following responses are true and correct. Yes No

Generally, Ministerial Actions and Miscellaneous Actions, will not require the completion of the following Sections: "Hazardous Site Review Statement," "Hazardous Materials Disclosure Statement," "Airport Influence Area/ Federal Aviation Regulation Part 77," "Military Land Use Compatibility," or "Water Quality Management Plan Information." as part of this Application Form.

HAZARDOUS SITE REVIEW STATEMENT

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

I (we) certify that I (we) have investigated this development project with respect to the [Cal EPA's Cortese List Data Resources webpage](#) and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

- The project is NOT located on any of the lists compiled pursuant to Section 65962.(e) of the Government Code.
- The project IS located on one of the lists compiled pursuant to Section 65962.(e) of the Government Code. Please specify the list, the date of list, and the property's regulatory identification number:

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

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

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

GENERAL APPLICATION FORM

AIRPORT INFLUENCE AREA/ FEDERAL AVIATION REGULATION PART 77

Is the project located within an Airport Influence Area?

Yes No

If yes, review of projects, excluding Ministerial and Miscellaneous Actions, by the Riverside County Airport Land Use Commission will be required.

*Please refer to Riverside County's Map My County website to determine if the Plan is located within an Airport Influence Area (using the Planning Layer – Airport Layers)
(https://gis.countyofriverside.us/Html5Viewer/?viewer=MMC_Public)*

Generally, applications, excluding Ministerial and Miscellaneous Actions, within 8 miles of March Air Reserve Base or within 4 miles of other airports may require a Federal Aviation Administration (FAA) Obstruction Evaluation/Airport Airspace Analysis.

MILITARY LAND USE COMPATIBILITY

Using the California Military Land Use Compatibility Analyst website, the owner or authorized agent has determined whether the project is located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Government Code Section 65944.

Yes No

WATER QUALITY MANAGEMENT PLAN INFORMATION

Is the project located within any of the following Watersheds? Check the appropriate box if applicable.

- Santa Ana/San Jacinto Valley Region
- Santa Margarita Region
- Santa Margarita Region-Other Development Project
- Whitewater Region

*Please refer to Riverside County's Map My County website to determine if the Plan is located within any of these watersheds (using the Geographic Layer – Watershed)
(https://gis.countyofriverside.us/Html5Viewer/?viewer=MMC_Public)*

If any of these checkboxes are checked, go to the Planning Department website's Development Application page's Miscellaneous Exhibits/Materials subsection (Project Specific Water Quality Management Plan (WQMP) Checklists to complete the applicable Checklist Form, or click on the adjacent link to open the applicable Checklist Form. Complete the form and attach a copy of the completed form as part of the Development Application package.

If the completed Checklist Form concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a Plan shall be prepared and included along with the completed Checklist as part of the submittal of the Development Application package.

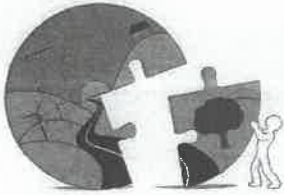
STEP 2: This completes the required information on this General Application form. Open the following link to access and complete the [Applicant-Property Owner Signature Form](#). Completion of an applicable Supplemental Information Form for a particular application may also be required. Please refer to the

GENERAL APPLICATION FORM

Planning Department website's Development Application page's Filing Instruction subsection to review the specific filing instructions and documentation requirements for the application type selected.

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

Y:\Planning Master Forms\Application Forms_General_Application_Form.docx
Revised: 10/14/2020



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

SUBSTANTIAL CONFORMANCE TO PLOT PLAN OR USE
PERMIT SUPPLEMENTAL INFORMATION FORM

PROJECT DESCRIPTION:

Please describe the existing uses, structures, building and/or entitlements. What is the nature and extent of current substantial conformance request and the reason(s) necessitating the change(s). (attach additional sheets if necessary)

The owner propose to extend the life of the permit for 10 years. The current CUP expires on February 16, 2021. The use is a 6.16 net acre swap meet with a 13,835 sq. feet of landscape area, 115 parking spaces on a 1.45 acre site for future expansion and a 768 sq. feet snack bar on a 34.64 gross acre site.

Original/Prior Case & Number(s): CUP 3662

Indicate the number of existing lots: 1

Number of approved, but not yet constructed, buildings, if any: 1, and structures: _____ affected by this Substantial Conformance application.

What is the nature and extent of current substantial conformance request: (attach additional pages if necessary.)

The request is to extend the life of CUP 3622 for 10 years. The use is not intensified or expanded.

SUBSTANTIAL CONFORMANCE TO PLOT PLAN OR USE PERMIT SUPPLEMENTAL INFORMATION FORM

What are the reason(s) necessitating the changes(s): (attach additional pages if necessary.)

The owner wishes to operate the swap meet to get use of the land until such time as the county undertakes the The Highway 79 Realignment project.

EXISTING Buildings/Structures: Yes <input type="checkbox"/> No <input type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	**To be Removed	Bldg. Permit No.
1				See Site Plan	<input type="checkbox"/>	
2					<input type="checkbox"/>	
3					<input type="checkbox"/>	
4					<input type="checkbox"/>	
5					<input type="checkbox"/>	
6					<input type="checkbox"/>	
7					<input type="checkbox"/>	
8					<input type="checkbox"/>	
9					<input type="checkbox"/>	
10					<input type="checkbox"/>	

** Check the box in the applicable row, if an existing building or structure is to be removed.

PROPOSED Buildings/Structures: Yes <input type="checkbox"/> No <input type="checkbox"/>					
No.*	Square Feet	Height	Stories	Use/Function	
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					

SUBSTANTIAL CONFORMANCE TO PLOT PLAN OR USE PERMIT SUPPLEMENTAL INFORMATION FORM

PROPOSED Outdoor Uses/Areas: Yes <input type="checkbox"/> No <input type="checkbox"/>		
No.*	Square Feet	Use/Function
1		
2		
3		
4		
5		
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.

STEP 2: This completes the required information on this Substantial Conformance to Plot Plan or Use Permit Supplemental Information Form. Please refer to the Planning Department website's Development Application page's Filing Instruction subsection to review the specific filing instructions and documentation requirements for this application, or use the link below:

Filing Instructions for a Plot Plan, Use Permit, Revised Permit or Variance

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

Y:\Planning Master Forms\Application Forms\Supplemental_Information_Form_Sub_Conf_to_PP_and_Use_Permit.docx
 Created: 06/12/2019 Revised: 03/04/2020

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. 03662, REVISION NO. 1 – No New Environmental Docs Required – EA42193
– Owner/Applicant: Zeny Ward – Third Supervisorial District – Winchester Zoning Area – Winchester/Harvest Valley Area Plan – Community Development: Commercial Retail (CD-CR) – Community Development: Commercial Tourist (CD-CT) – Location: Northerly of Newport Road, easterly of Highway 79, southerly of Patton Avenue, and westerly of Patterson Avenue – 36.64 Gross Acres – Rural residential (R-R) – General Commercial (C-1/C-P) – **REQUEST:** Revision No. 1 to Conditional Use Permit No. 03662 proposes to extend the life of an existing 6.16 acre swap meet for 10 years past its expiration date of February 16, 2021 to February 16, 2031. The current uses on site will remain, and no intensified or expanded uses are proposed.

TIME OF HEARING: **9:00 a.m. or as soon as possible thereafter**
DATE OF HEARING: **APRIL 21, 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: Kathleen Mitchell at (951) 955-6836 or email at kmitchell@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: Kathleen Mitchell
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on March 17, 2021,

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

APN (s) or case numbers CUP03662R01 for

Company or Individual's Name RCIT - GIS,

Distance buffered 2000'

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

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

TITLE: GIS Analyst

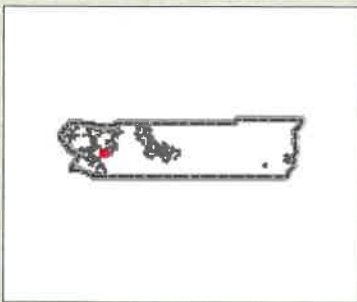
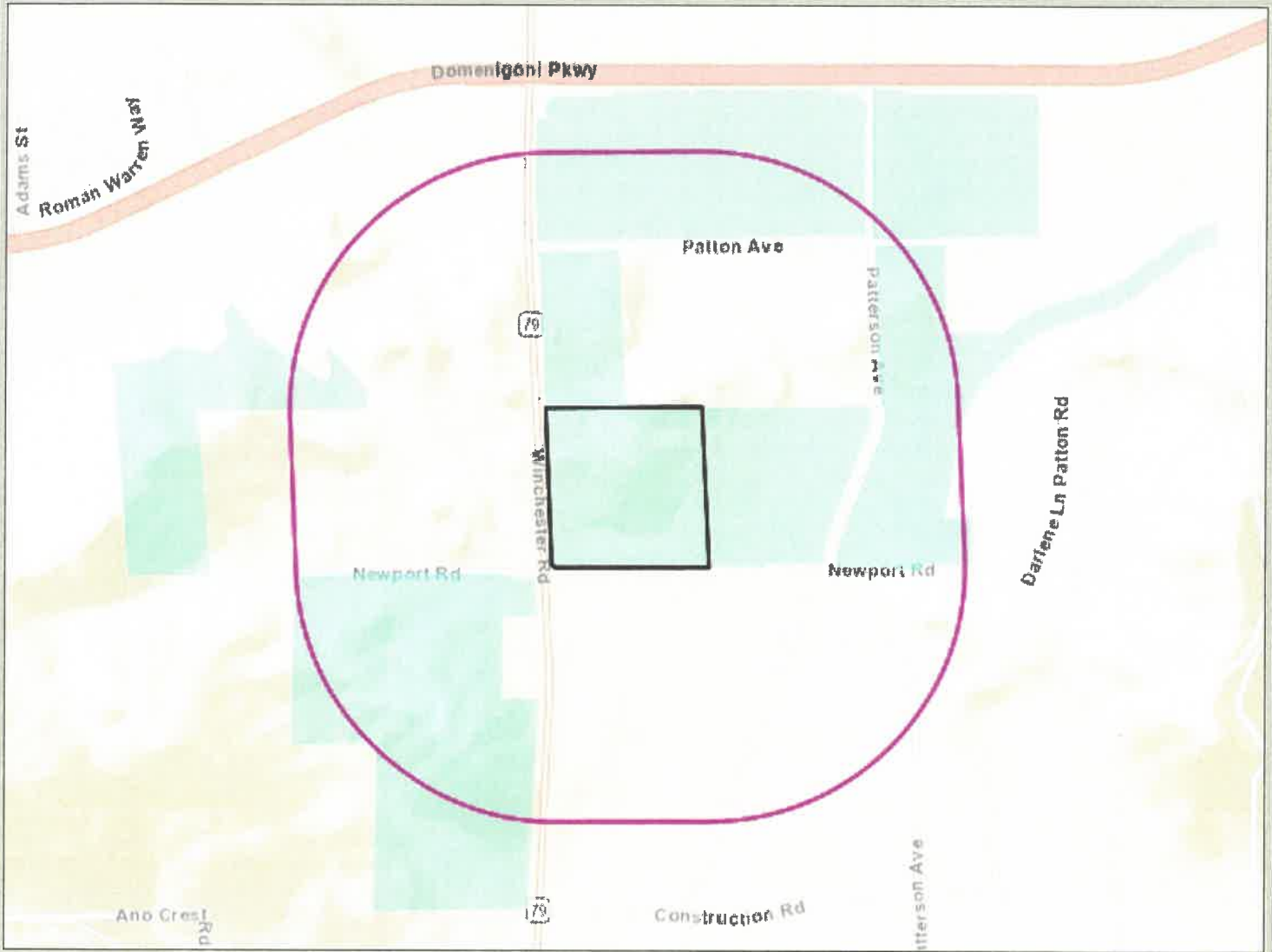
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

Riverside County GIS Mailing Labels

CUP03662R01 (2000 feet buffer)



- Legend**
-  County Boundary
 -  Cities
 -  World Street Map

Notes



0 1,505 3,009 Feet

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

REPORT PRINTED ON...3/17/2021 10:48:01 AM

© Riverside County RCIT

461210035
SR CONESTOGA
41391 KALMIA ST NO 200
MURRIETA CA 92562

465190057
ALLEN BRUCE
13661 166TH ST
BONNER SPRINGS KS 66012

465190061
BUELER FAMILY TRUST DATED 08-24-2018
8919 STEPHENSON LN
HEMET CA 92545

465190062
KYLE FUQUAY
29600 PATTERSON AVE
WINCHESTER CA 92596

465190066
MARTINEZ JOSE JAVI DELA T
29875 PATTERSON AVE
WINCHESTER CA 92596

465180016
SOBOBA BAND OF LUISENO INDIANS
P O BOX 487
SAN JACINTO CA 92581

465190021
BRADLEY DEAN SCHU
1465 NEFFWOLD LN
KIRKWOOD MO 63122

465190068
RODNEY L. JANOUSEK
P O BOX 31
WINCHESTER CA 92596

465190041
MWD
P O BOX 54153
LOS ANGELES CA 90054

465190070
MICHAEL A. CORTES
31120 AARON RD
WINCHESTER CA 92596

466050004
ARNOLD M. FRANCO
P O BOX 953
WINCHESTER CA 92596

466050017
COUNTY OF RIVERSIDE
P O BOX 1180
RIVERSIDE CA 92502

465190030
ZENY WARD
2571 YUCCA RD
OCEANSIDE CA 92054

465190072
REMEDIOS C. ABE
3369 ORANGE AVE
SAN DIEGO CA 92104

465190063
ALLAN R. CALL
125406 W.O.I.E. HIGHWAY
PROSSER WA 99350

465190071
JAIME SERRANO
P O BOX 1024
WINCHESTER CA 92596

466050019
CAS DEV
668 N COAST HWY
LAGUNA BEACH CA 92651

465180036
ANDREW DUY NGUYEN
9611 PORT CLYDE DR
HUNTINGTON BEACH CA 92646

465190031
NGHIA TRUNG DO
34771 SIMPSON RD
WINCHESTER CA 92596

465190065
DIANE M. LANDRY
P O BOX 711
WINCHESTER CA 92596

466050005
RAMIREZ HECTOR M & GLORIA Y RAMIREZ
15828 ALGECIRAS DR
LA MIRADA CA 90638

466050006
BONNIE J. MACDONALD
PO BOX 5027
HEMET CA 92544

466050007
MATT DAHL
8052 SUNDANCE LN
LA PALMA CA 90623

465190064
MAXIMO RUIZ-UGALDE
29765 PATTERSON AVE
WINCHESTER CA 92596

465190067
WALTER CAPPS
29905 PATTERSON AVE
WINCHESTER CA 92596

466050003
KATHLEEN S. GIARDINA
P O BOX 81
WINCHESTER CA 92596

466050018
WINCHESTER INV NEXUS
32750 HOLLAND RD
WINCHESTER CA 92596

465190069
JUDY J. CARTER
P O BOX 58
WINCHESTER CA 92596

Kirkland West
Habitat Defense Council
PO Box 7821
Laguna Niguel, CA 92607-7821

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
TLMA Director

NOTICE OF EXEMPTION

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044

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

County of Riverside County Clerk

Project Title/Case No.: CUP03662R01

Project Location: North of Newport Road, East of Highway 79, South of Patton Avenue, and West of Patterson Avenue

Project Description: Revision No. 1 to Conditional Use Permit No. 03662 proposes to extend the life of an existing 6.16 acre swap meet for ten (10) years past its expiration date of February 16, 2021 to February 16, 2031. The current uses on site will remain, and no intensified or expanded uses are proposed.

Name of Public Agency Approving Project: Riverside County Planning Commission

Project Applicant & Address: Zeny Ward, 2571 Yucca Road, Oceanside, CA, 92054

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 (No Further Environmental Documentation Required, pursuant to CEQA Guidelines Sect. 15162)
- Statutory Exemption (_____)
- Other: _____

Reasons why the Project is exempt: In accordance with State CEQA guidelines Section 15162, CUP03662R01 would not result in any new significant environmental impacts that were not already identified in the adopted Negative Declaration for EA42193. Since the Project does not propose an intensification or expansion of uses beyond what was entitled under the original permit, it would not result in increased severity of previously identified significant effects that would require a major revision to EA42193. No considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible, which is further supported by the following: (1) No physical change will occur from the approved Conditional Use Permit, which was the basis of the analysis of the Negative Declaration for EA42193 and encompasses the proposed Project's uses. Any potential future development of the Project site would be subject to further analysis based on the specifics of the development proposed at that time; (2) The subject site was included within the Conditional Use Permit's project boundary analyzed in the Negative Declaration for EA42193; (3) There are no changes to the mitigation measures included in the Negative Declaration for EA42193; and (4) The Project does not propose any changes to the approved Conditional Use Permit as reviewed in the Negative Declaration for EA42193. Based on these findings, the Project, as proposed, complies with the guidelines of the California Environmental Quality Act Article 15162 and is, therefore, exempt.

Kathleen Mitchell

951-955-1417

County Contact Person

Phone Number

Project Planner

4/12/21

Signature

Title

Date

Received for Filing and Posting at OPR: _____

FOR COUNTY CLERK'S USE ONLY



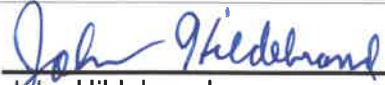
**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.:

4 . 2

Planning Commission Hearing: April 21, 2021

PROPOSED PROJECT

Case Number(s):	General Plan Amendment No. 170001; Specific Plan No. 106, Amendment No. 17; Change of Zone No. 7347; Tentative Tract Map No. 37078; Plot Plan No. 170003	Applicant(s): JBL Investments, Inc. – Allen Su
Area Plan:	Southwest	Representative(s): MDS, LLC
Zoning Area/District:	French Valley Area	
Supervisory District:	Third District	
Project Planner:	Russell Brady	 <hr/> John Hildebrand Planning Director
Project APN(s):	480-160-023	

PROJECT DESCRIPTION AND LOCATION

General Plan Amendment No. 170001 will change the subject site’s General Plan Land Use designation from a mix of Community Development: Commercial Retail (CD:CR), Community Development: Commercial Office (CD:CO), Community Development: Light Industrial (CD:LI), and Open Space: Conservation (OS:C) to Community Development: Medium High Density Residential (CD:MHDR) as reflected in the proposed Specific Plan Land Use Plan.

Specific Plan No. 106 Amendment No. 17 amends the adopted Specific Plan No. 106 (Specific Plan) Land Use Plan by modifying the land use designation on approximately 30.62 gross acres in Planning Area 18a from a mix of Community Development: Commercial Retail (CD:CR), Community Development: Commercial Office (CD:CO), Community Development: Light Industrial (CD:LI), and Open Space: Conservation (OS:C) to Community Development: Medium High Density Residential (CD:MHDR) with related changes throughout the Specific Plan text to reflect this change in land use designation.

Change of Zone No. 7347 will change the zoning classification of the Project site from Scenic Highway Commercial (C-P-S), Commercial Office (C-O), Industrial Park (I-P), and Open Area Combining Zone-Residential Developments (R-5) to General Residential (R-3) to be consistent with the modifications to the Specific Plan land use plan.

Tentative Tract Map No. 37078 is a Schedule “A” Subdivision of 30.62 acres into 3 residential lots and 3 open space lots for active recreation and detention basins. The 3 numbered residential lots would be subdivided into 154 condominium units.

Plot Plan No. 170003 is a development plan for a total of 154 single-family detached condominium units, 308 garage parking spaces, 133 private on-street parking spaces, and 3.84 acres of recreation areas on the entire 30.62 acre Project site.

The Project site is located northwest of Winchester Road/SR-79, north of Jean Nicholas Road, easterly of Leon Road, southerly of Whisper Heights Parkway near the City of Murrieta.

The description as included above and as further detailed in the Initial Study/Mitigated Negative Declaration will herein be referred to as the "Project".

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

ADOPT PLANNING COMMISSION RESOLUTION NO. 2021-005 recommending adoption of General Plan Amendment No. 170001 and Amendment No. 17 to Specific Plan No. 106 to the Riverside County Board of Supervisors; and

THAT THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 170005**, 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.

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 170001 to change the Land Use designation for the subject property from Community Development: Commercial Retail (CD:CR), Community Development: Commercial Office (CD:CO), Community Development: Light Industrial (CD:LI), and Open Space: Conservation (OS:C) to Community Development: Medium High Density Residential (CD:MHDR); in accordance with Exhibit #6, and based on the findings and conclusions incorporated in the staff report, pending adoption of the General Plan Amendment resolution by the Board of Supervisors; and

TENTATIVELY APPROVE AMENDMENT NO. 17 TO SPECIFIC PLAN NO. 106 amending the Specific Plan land use plan by modifying the land use designation on approximately 30.62 gross acres in Planning Area 18a from a mix of Community Development: Commercial Retail (CD:CR), Community Development: Commercial Office (CD:CO), Community Development: Light Industrial (CD:LI), and Open Space: Conservation (OS:C) to Community Development: Medium High Density Residential (CD:MHDR) with related changes throughout the Specific Plan text to reflect this change in land use designations, based upon the findings and conclusions incorporated in the staff report, pending adoption of the resolution for Amendment No. 17 to Specific Plan No. 106 by the Board of Supervisors; and

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7347, amending the zoning classification for the subject property from Scenic Highway Commercial (C-P-S), Commercial Office (C-O), Industrial Park (I-P), and Open Area Combining Zone-Residential Developments (R-5) to General Residential (R-3), in accordance with Exhibit# 4, based upon the findings and conclusions incorporated in the staff report, pending adoption of the zoning ordinance by the Board of Supervisors; and

APPROVE TENTATIVE TRACT MAP NO. 37078, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions provided in this staff report,

pending adoption of the resolutions for GPA No. 170001 and Amendment No. 17 to Specific Plan No. 106, and adoption of the zoning ordinance for Change of Zone No. 7347; and

APPROVE PLOT PLAN NO. 170003, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions provided in this staff report, pending adoption of the resolutions for GPA No. 170001 and Amendment No. 17 to Specific Plan No. 106, and adoption of the zoning ordinance for Change of Zone No. 7347.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	Specific Plan No. 106 (Dutch Village) Planning Area 18a
Specific Plan Land Use:	Existing: Commercial Retail (CR), Commercial Office (CO), Light Industrial (LI), and Conservation (C) Proposed: Medium High Density Residential (MHDR)
Existing General Plan Foundation Component:	Community Development (CD)
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Commercial Retail (CR), Commercial Office (CO), Light Industrial (LI), and Conservation (C)
Proposed General Plan Land Use Designation:	Medium High Density Residential (MHDR)
Policy / Overlay Area:	Highway 79 Policy Area
Surrounding General Plan Land Uses	
North:	Medium Density Residential (MDR)
East:	Open Space Recreation (OS:R) and Open Space Conservation (C)
South:	Light Industrial (LI)
West:	Medium Density Residential (MDR)
Existing Zoning Classification:	Scenic Highway Commercial (C-P-S), Commercial Office (C-O), Industrial Park (I-P), and Open Area Combining Zone-Residential Developments (R-5)
Proposed Zoning Classification:	General Residential (R-3)
Surrounding Zoning Classifications	
North:	One-Family Dwelling (R-1) and Rural Residential (R-R)
East:	Specific Plan (SP)
South:	One-Family Dwelling I (R-1) and Specific Plan (SP)
West:	One-Family Dwelling (R-1)
Existing Use:	Vacant
Surrounding Uses	

North:	Single-Family Residential and Vacant
South:	Single-Family Residential and Vacant
East:	Single-Family Residential and Vacant
West:	Single-Family Residential

Project Site Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	30.62	No Requirement
Proposed Minimum Lot Size (SQFT):	0.64 acres (approximately 27,878 square feet)	7,200 square feet

Parking:

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Planned Residential Development – two or more bedroom dwelling unit	N/A	2.5 parking spaces/unit	408	597
TOTAL:	N/A		408	597

Located Within:

City’s Sphere of Influence:	Yes – City of Murrieta
Community Service Area (“CSA”):	Yes – Murrieta-Temecula #103
Recreation and Parks District:	No
Special Flood Hazard Zone:	No
Area Drainage Plan:	No
Dam Inundation Area:	No
Agricultural Preserve	No
Liquefaction Area:	Yes – Low
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	Yes – 5479 and 5477
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat (“SKR”) Fee Area:	Yes
Airport Influence Area (“AIA”):	Yes – French Valley Airport Influence Area, Compatibility Zone E

PROJECT LOCATION MAP

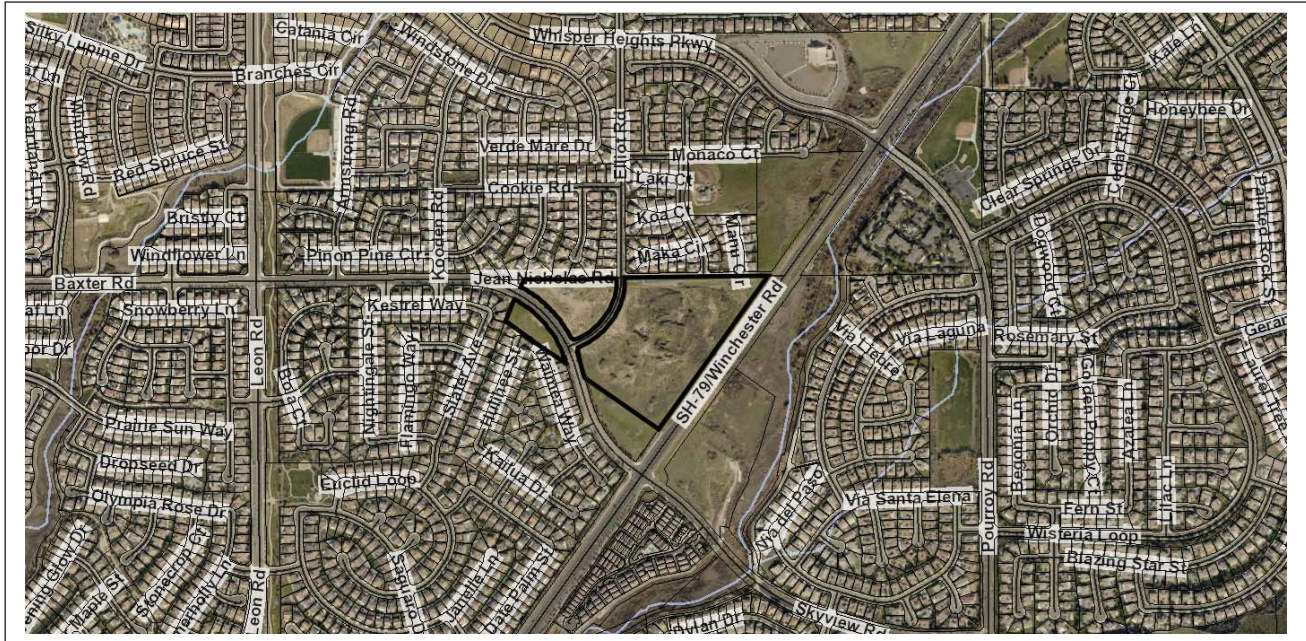


Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

The Dutch Village Specific Plan (Specific Plan No. 106) was originally adopted by the Riverside County Board of Supervisors on June 6, 1973. The original goal of the Dutch Village Specific Plan was to provide housing and the support facilities needed to develop a tourist commercial center similar to the community of Solvang, in Santa Barbara County. Subsequent to the original approval, the Board of Supervisors had adopted numerous amendments to the Specific Plan. Additionally, the Board of Supervisors adopted Specific Plan No. 284 (Quinta Do Lago) on August 30, 1994. The Quinta Do Lago Specific Plan had the effect of superseding the land use designations on 470.1 acres of the Dutch Village Specific Plan. As a result of these amendments to the specific plan and the adoption of the Quinta Do Lago Specific Plan, the Dutch Village Specific Plan no longer retains its Dutch theme and is now being planned with mixed uses similar to those found in the nearby cities of Temecula and Murrieta.

Pursuant to General Plan Policy LU 1.11, each adopted Specific Plan is identified as either a “Community Development”, “Rural Community” or “Rural” Specific Plan. The Dutch Village Specific Plan is defined as a Community Development Specific Plan as having primarily Community Development land use designations. Pursuant to this policy, any proposed land use designation changes within a Community Development Specific Plan shall not be interpreted to constitute a Foundation-level change to necessitate a Foundation General Plan Amendment. Therefore, although the Project includes the change from Open Space: Conservation (OS:C) to Community Development: Medium High Density Residential (CD:MHDR), since it is located within a Community Development Specific Plan it does not require a Foundation General Plan Amendment.

On June 14, 2018, the project was heard by the Airport Land Use Commission (ALUC) which found the Project consistent with the 2007 French Valley Airport Land Use Compatibility Plan (as amended in 2011).

The project was recently proposed as 163 total dwelling units. In consideration of an in-process commercial project adjacent to the southern side of the project, Planning staff requested that the project be redesigned to better buffer from the commercial uses on the adjacent site. This redesign resulted in the removal of 9 dwelling units along the south side and the incorporation of open space area for a revised total of 154 dwelling units. The minimum setback of the proposed dwelling units shifted from 20 feet to approximately 60 feet with the redesign.

ENVIRONMENTAL REVIEW

An Initial Study (IS) and a Mitigated Negative Declaration (MND) have been prepared for this Project in accordance with the California Environmental Quality Act (CEQA). The IS and MND represent the independent judgement of Riverside County. The documents were circulated for public review per the California Environmental Quality Act Statute and State CEQA Guidelines Section 15105. Based on the findings incorporated in the IS/MND, as well as the required mitigation measures, the Project will not have a significant effect on the environment.. No comments were received during the review period.

Solar Energy:

Riverside County Climate Action Plan, as revised in 2019, includes Measure R2-CE1 which requires renewable energy generation by projects of a certain size. This measure requires the production of 30% of the energy demand for single family residential projects greater than 75 dwelling units. This measure has been applied to this Project based on feasibility analysis provided and will be further implemented by the conditions of approval once a specific tenant is identified and more specific energy demand calculations can be calculated based on that specific tenant to determine the amount of renewable energy generation that is necessary. This is anticipated to be accommodated via rooftop mounted solar panels.

FINDINGS

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 currently has a General Plan Land Use Designation of a mix of Community Development: Commercial Retail (CD:CR), Community Development: Commercial Office (CD:CO), Community Development: Light Industrial (CD:LI), and Open Space: Conservation (OS:C). The General Plan Amendment proposes to change the Land Use Designation to Community Development: Medium High Density Residential (CD:MHDR) as reflected in the proposed Specific Plan Land Use Plan. The Medium High Density Residential (CD:MHDR) allows between 5 to 8 dwelling unit per acre. The proposed Tentative Tract Map is consistent with this land use designations since the Tentative Tract Map and Plot Plan propose a density of 5.32 dwelling units per acre.
2. The existing zoning is a mix of Scenic Highway Commercial (C-P-S), Commercial Office (C-O), Industrial Park (I-P), and Open Area Combining Zone-Residential Developments (R-5). The Change of Zone proposes to change the zoning to General Residential (R-3). The proposed Tentative Tract Map and Plot Plan are consistent with the proposed zoning for residential uses. Additionally, the

proposed Tentative Tract Map and Plot Plan are consistent with the development standards of the General Residential (R-3) zone, which is detailed below in the Development Standards Findings.

Entitlement Findings:

General Plan Amendment

For an Entitlement/Policy General Plan Amendment, the following findings are required to be made:

Pursuant to Ordinance No. 348, Section 2.4 C.2., the first two findings (C.2.a and C.2.b) are required and one additional finding (C.2.c through C.2.g) is also required. The additional finding selected (C.2.c), is that special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.

1. The proposed change does not involve a change in or conflict with:

a. The Riverside County Vision.

General Plan Amendment No. 170001 does not involve a change in or conflict with the Riverside County Vision. The change from Community Development: Commercial Retail (CD:CR), Community Development: Commercial Office (CD:CO), Community Development: Light Industrial (CD:LI), and Open Space: Conservation (OS:C) to Community Development: Medium High Density Residential (CD:MHDR) will not change or conflict with the County Vision. For example, the 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 or 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 between entitled residential tracts. Considering the existing residential land uses surrounding the subject property, the proposed Project would not be a spot development creating urban sprawl, it is consistent with this portion of the Riverside County Vision. This is a sample of the General Plan Vision Statement topics that the General Plan Amendment is consistent with and not an exhaustive list of Vision topics. The 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 the framework. In other words, important open space and transportation corridors define growth areas." Residential homes would create a logical extension of development within an area that is transitioning from Rural Residential and vacant property to a suburban residential environment. The property is bounded to the east and west by land entitled for Single Family Residences. In accordance with the Riverside County Vision Statement, this project would consolidate future growth into an area that could accommodate it and will reduce further residential sprawl by being located close in vicinity to employment centers, and previously approved residential developments that are similar in lot configurations. Considering the existing residential land uses surrounding the subject property, the proposed project would not be a spot development creating urban sprawl, it is consistent with this portion of the Riverside County Vision. There are no other provisions or statements within the Riverside County Vision that the General Plan Amendment is inherently inconsistent with. Therefore, the proposed General Plan Amendments would not conflict with the Riverside County Vision.

- b. Any principle set forth in General Plan Appendix B.

Specifically, this General Plan Amendment is consistent with the following principles:

Principle 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 in order to accommodate the particular level of anticipated maturation in a given community.” New development along Winchester Road has accelerated over the past decade. The Project would develop a vacant 30.62 acres as residential, consistent with existing adjacent residential development. Therefore, the Project is consistent with General Planning Principles through the recognition of a maturing community and a response to encourage managed growth in appropriate locations.

Principle 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 residential Project represents an infill project on 30.62 acres of vacant land which would be a compact development with additional, project-provided street and drainage improvements along Winchester Road, Elliot Road, and Ron Roberts Way.

This is a sampling of the Principles that the proposed General Plan Amendment is consistent with and not an exhaustive list of all consistent Principles. There are no Principles that the General Plan Amendment inherently conflict with. Therefore, the proposed General Plan Amendment would not conflict with the Riverside County General Planning Principles set forth in General Plan Appendix B.

- c. Any Foundation Component designation in the General Plan.

General Plan Amendment No. 170001 would not conflict with any Foundation Component designation of the General Plan in that the current Foundation Component is Community Development, and the proposed foundation component is also Community Development. Therefore, the Project does not propose any General Plan Foundation component changes and is consistent with the existing foundation component of Community Development. As a result, there will be no conflict with any General Plan Foundation Component.

2. General Plan Amendment No. 170001 would contribute to the achievement of the purposes of the General Plan and not be detrimental to them. The purposes of the General Plan are to set direction for land use and development in strategic locations, provide for the development of the economic base, establish a framework of the transportation system, and the preservation of extremely valuable natural and cultural resources. The proposed amendment will establish the Medium High Density Residential (MHDR) land use designation. The Project is an infill project within an existing residential area and would stimulate the growth of the area (Appendix B, VII.C.4). Additionally, since the 30.62 acres is currently vacant, and since General Plan Amendment No. 170001 will modify the property's land use designation to Medium High Density Residential with the associated implementing projects (Specific Plan No. 106 Amendment No. 17, Change of Zone No. 7347, Tentative Parcel Map No. 37078, and Plot Plan No. 170003) in order to accommodate residential

units, with the creation of housing for additional employees and customers using the subject land, which will therefore stimulate the growth of the area including small business.

The land located directly to the north, west, and south have all been developed with, or have obtained entitlements for, single family residential tracts similar in nature to the proposed project. This results in a new circumstance to the area. Considering the existing residential land uses and entitlements surrounding the subject property, the proposed Project would not be a spot development creating urban sprawl and it will be consistent with the Riverside County General Plan.

3. There are new conditions or special circumstances that were unanticipated in preparing the General Plan. Although the intent of the existing designation of Community Development: Commercial Retail (CD: CR) was to potentially develop commercial uses on this site, retail development has yet to be pursued on the site since the adoption of the Riverside County General Plan in 2003. The Riverside County General Plan assumes for its buildout purposes that 60% of Commercial Retail designated land would not be developed as commercial uses based on anticipated market demand and therefore assumes there will be an anticipated need for General Plan Amendments for Commercial Retail designated properties. Within the Southwest Area Plan a total of 225 acres is designated Commercial Retail. An accounting of development on Commercial Retail designated lands shows that approximately 101 acres has been developed and approximately 105 acres has been approved for development or is currently in the process of an entitlement for development for commercial uses. In total this accounts for 206 acres out of the 225 acres assumed for buildout of the Southwest Area Plan. The assumed conversion of 60% of Commercial Retail land use designations that is already incorporated into the General Plan on its own is justification for a General Plan Amendment, but the additional background on the amount of developed or in process commercial development in the Southwest Area Plan provides further justification on the market conditions in the area. General Plan Amendment No. 170001 includes not only changes from Commercial Retail, but also from Light Industrial, Commercial Office, and Open Space: Conservation. The Light Industrial and Commercial Office designations do not have provisions on the assumed conversion similar to the provision on Commercial Retail. However, the same background on the amount of commercial uses that have been developed in this area indicate that the overall market has provided for development of commercial uses in this area.

Additionally, the Project site has been divided up into smaller portions through the construction of Jean Nicholas Road that occurred in approximately 2009. These smaller portions make pursuit of a shopping, industrial, and/or office development with its demands for larger areas for parking, visibility, etc. less feasible and more feasible to be developed as residential. Also, as residential development has occurred in the immediate vicinity of this Project, it makes development of industrial uses in particular more sensitive and less feasible to develop. The Open Space: Conservation designation does not reflect any open space resource or other area required to be conserved – as illustrated in detail in the IS/MND discussed prior - but is a remnant of when areas to the north of this property were lower density residential designations and the Open Space designation was intended to provide a buffer to these lower density areas. The areas to the north have since been designated for Medium Density Residential and developed with single family residential uses. Based on this current evaluation of the site's resources, the Open Space: Conservation designation is no longer appropriate to the site.

Furthermore, the current landowner has in the past made various efforts to market the site for non-residential uses and such efforts have not been successful for various reasons. The change to

residential land uses represents not only a viable use for the property compared to its current land use designations, but a more compatible land use considering the primarily existing residential uses that now surround the Project site.

Therefore, based on the General Plan's assumptions regarding the conversion of Commercial Retail designated areas, the division of the site with the realigned Jean Nicholas Road, and the change in land use designations in the area since the land use designations were established on the site represent new circumstances that were not anticipated in preparing the General Plan.

Specific Plan Amendment

1. The Dutch Village Specific Plan (Specific Plan No. 106) was originally adopted by the Riverside County Board of Supervisors on June 6, 1973. The original goal of the Dutch Village Specific Plan was to provide housing and the support facilities needed to develop a tourist commercial center similar to the community of Solvang, in Santa Barbara County. Subsequent to the original approval, the Board of Supervisors had adopted numerous amendments to the Specific Plan. Additionally, the Board of Supervisors adopted Specific Plan No. 284 (Quinta Do Lago) on August 30, 1994. The Quinta Do Lago Specific Plan had the effect of superseding the land use designations on 470.1 acres of the Dutch Village Specific Plan. As a result of these amendments to Specific Plan No. 106 and the adoption of the Quinta Do Lago Specific Plan, the Dutch Village Specific Plan no longer retains its Dutch theme and is now being planned with mixed uses similar to those found in the nearby cities of Temecula and Murrieta.
2. Pursuant to Ordinance No. 348, the proposed Specific Plan includes the following:
 - a. *The distribution, location and extent of the uses of land, including open space, within the area covered by the plan.* These are shown on the land use plan included in the Specific Plan.
 - b. *The proposed distribution, location and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan.* These are shown through the land use plan, circulation plan, water master plan, wastewater plan, drainage plan, infrastructure and public services which addresses solid waste disposal and energy service.
 - c. *Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.* The Specific Plan includes general standards for development to comply with and the zoning relies on standard County zoning classifications to implement permitted uses and development standards. The land use plan and other provisions of the Specific Plan further establish criteria and provisions that implementing development will be required to comply with for purposes of conservation and utilization of natural resources.
 - d. *A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out paragraphs (1), (2) and (3) of this subsection [items a, b and c].* The Specific Plan and conditions of approval for the Specific Plan includes a number of provisions to guide implementing development and infrastructure to serve the development as well as financing measures to support development and ongoing operation of development as appropriate to include programs for implementing development to ensure it meets the provisions as noted in items a, b, and c above.

- e. *A specific plan shall include a statement of the relationship of the specific plan to the General Plan.*
The Specific Plan provides this statement on the cover page of the Specific Plan.
- 3. The proposed Specific Plan Amendment is consistent with the associated General Plan Amendment which both propose to change the land use designation to Community Development: Medium High Density Residential (CD:MHDR) as well as the associated Change of Zone which proposed to change the zoning classification to R-3 that would allow for higher levels of density consistent with the Community Development: Medium High Density Residential (CD:MHDR) land use designation.

Change of Zone

- 1. The proposed change of zone to General Residential (R-3) would allow generally for residential uses, in particular single family and multiple family dwellings with development standards that allow for higher densities. This proposed zone is therefore consistent with the proposed General Plan Land Use Designation of Community Development: Medium High Density Residential (CD:MHDR) which also generally allows for residential uses at a density between 8 to 14 dwelling units per acre.
- 2. The Project site is surrounded by properties which are zoned One-Family Dwelling (R-1) and Rural Residential (R-R) to the north, Rural Residential (R-R), Specific Plan (SP) to the east; One-Family Dwelling I (R-1) and Specific Plan (SP) to the south, and One-Family Dwellings (R-1) to the west. Therefore, while the overall density of the Project would be slightly higher than the surrounding parcels, the change of zone to General Residential (R-3) would continue the pattern of residential development in the area and would remain consistent with the existing and planned surrounding residential development.

Tentative Tract Map

Tentative Tract Map No. 37078 is a Schedule "A" map for three (3) residential lots and three (3) open space lots. The three numbered residential lots would be subdivided into 154 condominium units. The findings required to approve the Map, pursuant to the provisions of the Riverside County Ordinance No. 460, are as follows:

- 1. The proposed Project's design and improvements are consistent with the General Plan, Specific Plan, applicable area plans and with all applicable requirements of State law and the ordinances of Riverside County for the following reasons. First, General Plan Principle IV.A.1 provides that the intent of the General Plan is to foster variety and choice in community development, particularly in the choice and opportunity for housing in various styles, of varying densities and of a wide range of prices and accommodating a range of life styles in equally diverse community settings, emphasizing compact and higher density choices. General Plan Principle IV.A.4 states that communities should range in location and type from urban to suburban to rural. The proposed tentative tract map will comply with the General Plan by providing a variety of housing type in single-family residential community, promoting community with the open space recreational areas and connecting to adjacent communities parks.

The proposed tentative tract map is a Schedule A map to divide 30.62 gross acres into three (3) residential lots with three (3) open space lots to be used for park, and drainage. The tentative tract map would result in 154 units that on the 30.62 gross acres equates to a density of 5.02 dwelling

units per acre. This is consistent with the proposed land use designation of Medium High Density Residential for the General Plan and Specific Plan. The proposed tentative tract map is consistent with all other applicable provisions of the General Plan and Specific Plan.

2. The Project is located within the Highway 79 Policy Area. Residential developments within this policy area are required to be consistent with SWAP 9.2, and reduce their density by 9% from the midpoint of the density range of the applicable land use designation to achieve a reduction in traffic generated from the area. As noted previously in the findings for the General Plan Amendment, there is an assumed conversion of Commercial Retail land use designations to specifically Medium Density Residential land use designation at a rate of 60%. Based on this and the approximate Commercial Retail designation acreage of 9.75 and a 9% reduce density of 3.19 dwelling units per acre for Medium Density Residential would result in the direct ability to develop 31 residential units. This amount on its own does not support the Project as proposed with 154 units.

The Project is consistent with SWAP 9.2 since the project will produce less traffic than what is currently projected under the current General Plan land use designations. The 163 units as originally proposed are anticipated to generate 123 morning peak trips, 164 evening peak trips, and 1,561 overall daily trips. The General Plan land use designations between Commercial Retail, Light Industrial, and Commercial Office would be anticipated to generate a conservative total of 291,328 square feet of building area (84,942 retail, 116,740 industrial, 89,646 office). Based on this amount of building area and standard ITE trip rates, these buildings under the existing General Plan land use designation in total would be anticipated to generate 266 morning peak trips, 500 evening peak trips, and 4,662 overall daily trips. Furthermore, the pattern or direction of trips may vary for residential development. The proposed Project is anticipated to generate 92 AM peak hour trips outbound and 103 PM peak hour trips inbound (31 AM peak inbound, 61 PM peak outbound) representing the most congested times and directions in the area. However, the potential development under the current General Plan land use designations would be expected to generate 55 AM peak hour trips outbound and 181 PM peak hour trips inbound (211 AM peak inbound, 319 PM peak outbound). This shows that while the pattern or direction for residential trips emphasizes that the balance of trips is outbound in the AM and inbound in the PM, there is still a total amount of trips inbound in the PM under the current General Plan land use designation that would make congestion at those times and in those directions worse than the proposed Project. Therefore, the proposed change to Medium High Density Residential and the development proposed by the Tentative Tract Map represents a reduction in the amount of trips generated in the area from what is currently assumed by the General Plan. Additionally, as is shown in the Project's traffic impact analysis, the Project would not result in a deficient facility from those facilities analyzed in the analysis. Therefore, based on the above analysis, the Project is consistent with SWAP 9.2.

3. The site of the proposed land division is physically suitable for the type of development and density because it is sensitive to the portions of the Project site with steeper terrain and limits the amount of grading to develop the site and preserve the remaining areas in a natural state. Additionally, the site does not have any environmental constraints that would result in the inability to develop the Project site. The overall density and lot sizes proposed is compatible with the existing and planned surrounding land uses.
4. The design of the proposed land division or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat, because as detailed in the Initial Study and Mitigated Negative Declaration for the Project, impacts to the environment overall or to fish or wildlife or their habitat would be less than significant.

5. The design of the proposed land division or the type of improvements are not likely to cause serious public health problems, since as detailed in the Initial Study and Mitigated Negative Declaration prepared for the Project, the Project would not have a significant impact on the environment, in particular regarding health and safety factors considered, such as Air Quality, Hazards and Hazardous Materials, Wildfire, and Noise.
6. As indicated in the included project conditions of approval, the proposed land division includes the improvements as required by Riverside County Ordinance No. 460 for a Schedule "A" Map.

The proposed Project consists of a schedule "A" map pursuant to Ordinance No. 460. Ordinance No. 460 requires all land divisions to conform to the County's General Plan, with applicable specific plans, Ordinance No. 348 and with the requirements of Ordinance No. 460. The Project specifically complies with the Schedule "A" improvement requirements of Ordinance No. 460 Section 10.5 as listed below.

- a. Streets. Streets and sidewalks are proposed as shown on the Tentative Map are short local or circulatory interior streets. Proposed private streets will attach to existing roadways. The existing roadways providing access to the Project are already designed or conditioned in accordance with County of Riverside guidelines and will provide adequate Fire Department access and widths. Line of sight for turning movements will be in compliance with Caltrans and County of Riverside Guidelines. Private driveways are 36 feet wide and streets are 60 feet wide, complying with the required standard of Ordinance No. 460.
 - b. Domestic Water. Domestic water service will be supplied by the Eastern Municipal Water District via underground pipes consistent with the requirements set forth in California Administrative Code Title 22, Chapter 16.
 - c. Fire Protection. The Project will provide fire hydrants with adequate spacing at 330 feet and pressure at 1,000 gallons per minute at 20 pounds per square inch and the required water will be supplied by the Eastern Municipal Water District.
 - d. Sewage Disposal. Sewer service will be supplied by the Eastern Municipal Water District.
 - e. Fences/Walls. The Project will install a minimum 6 foot high block wall along the majority of the Project perimeter with higher walls required in certain locations to attenuate noise and view fences where residential lots are adjacent to open space areas as shown in the Conceptual Landscape Plan and as required by conditions of approval.
 - f. Electrical and Communication Facilities. The Project will be provided electrical, telephone, street lighting, cable television service with lines placed underground.
7. The design of the proposed land division or the type of improvements will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed land division. The design of the proposed land division or the type of improvements will utilize an existing easement for ingress and egress. The 78-foot access easement was recorded on October 4, 2005. No other easements or dedications exist on the site for the public.

8. The lots or parcels as shown on the Tentative Map are consistent with the minimum size allowed by the Project site's proposed Zoning Classification of General Residential (R-3) because the minimum lot size allowed by the R-3 zone is 7,200 square feet and the proposed smallest lot size of the Tentative Tract Map is 4.11 acres.

Plot Plan

The following findings are required to approve the Plot Plan, pursuant to the provisions of Riverside County Ordinance No. 348:

1. The proposed use conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County, as detailed previously in the findings for the General Plan Amendment, Change of Zone, and Tentative Tract Map. Pursuant to Ordinance No. 348 Section 8.1, a Plot Plan is required to be approved for a "one-family dwelling" within the proposed General Residential (R-3) zone.
2. The overall development of the land shall be designed for the protection of the public health, safety and general welfare, since as detailed in the Initial Study and Mitigated Negative Declaration prepared for the Project, the Project would not have a significant impact on the environment, in particular regarding health and safety factors considered, such as Air Quality, Hazards and Hazardous Materials, Wildfire, and Noise.
3. The proposed use conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property, as area to the northeast (Dakota Apartments) of the Project site have been developed with, approved for, or designated for similar uses as the proposed Project. Areas to the north, east, south, and west of the proposed Project that are developed with or designated for residential uses have been considered in the design of the Project.
4. That plan for the proposed use shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof. No additional right-of-way dedication is needed along any perimeter roads, including Elliot Road. Jean Nicholas and Elliot Road are both improved with ultimate curb, gutter, and sidewalk with no additional improvements needed for these roads. An additional 16 to 17 feet of pavement will be provided along the western side of Winchester Road on the Project's frontage along with curb, gutter, and sidewalk. The Project prepared a traffic analysis which determined that the traffic generated by the Project would not result in unacceptable levels of traffic congestion based on General Plan policies. The Project has analyzed and addressed the existing topography and drainage on the site and will convey all drainage to one of two basins proposed by the Project before outletting to downstream.
5. All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. The Project does propose multiple buildings on one proposed parcel as proposed by the related Tentative Tract Map No. 37078. Tentative Tract Map No. 37078, in addition to proposing a subdivision into 6 parcels (3 residential and 3 other lots), also

includes further subdivision of the 3 residential lots for 154 detached single-family residential condominium units to allow the sale of each of the proposed 154 residential buildings proposed by the Plot Plan. Conditions of approval of the Plot Plan states that such a land division shall be recorded prior to sale of any individual condominium unit.

6. The proposed use is consistent with Ordinance No. 348, in particular with the permitted uses and development standards of the General Residential (R-3) zone as detailed below:
 - a. *The minimum lot area shall be 7,200 square feet with a minimum average width of 60 feet and a minimum average depth of 100 feet, unless different minimums are specifically required in a particular area.* As noted previously, the minimum lot size is 0.64 acres or approximately 27,878 square feet, which far exceeds the minimum 7,200 square feet. All six proposed lots also meet the minimum 60 feet width and 100 feet depth.
 - b. *The minimum front and rear yards shall be ten feet for buildings that do not exceed 35 feet in height. Any portion of a building which exceeds 35 feet in height shall be set back from the front and rear lot lines no less than ten feet plus two feet for each foot by which the height exceeds 35 feet. The front setback shall be measured from any existing or future street line as shown on any specific street plan of the County. 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.* Based on the conceptual elevations for the Plot Plan, buildings are not anticipated to exceed 35 feet in height. Rear and front setbacks would be measured from any proposed parcel lines from the Tentative Tract Map. All building conceptual plotting as indicated on the Plot Plan meet the minimum ten feet setback for front or rear yard conditions to any proposed parcel line.
 - c. *The minimum side yard shall be five feet for buildings that do not exceed 35 feet in height. Any portion of a building which exceeds 35 feet in height shall be set back from each side lot line five feet plus two feet for each foot by which the height exceeds 35 feet; if the side yard adjoins a street, the side setback requirement shall be the same as required for a front setback. No structural encroachments shall be permitted in the front, side, or rear yard except as provided in Section 18.19 of Ordinance No. 348.* As noted previously, based on the conceptual elevations for the Plot Plan, buildings are not anticipated to exceed 35 feet in height. Side setbacks would be measured from any proposed parcel lines from the Tentative Tract Map. All building conceptual plotting as indicated on the Plot Plan meet the minimum five feet setback for side yard conditions to any proposed parcel line.
 - d. *No lot shall have more than 50 percent of its net area covered with buildings or structures.* Based on the conceptual plotting of the buildings, the expected lot coverage overall would be approximately 16 percent, which would not exceed the standard of 50 percent.
 - e. *The maximum ratio of floor area to lot area shall not be greater than two to one, not including basement floor area.* Based on the conceptual floorplans of the buildings, the expected floor area ratio would be expected to be approximately 0.33 to 1, which would not exceed the standard of 2 to 1.
 - f. *All buildings and structures shall not exceed 50 feet in height, unless a height up to 75 feet is specifically permitted under the provisions of Section 18.34 of Ordinance No. 348.* Based on the conceptual building design, no building is anticipated to exceed 50 feet in height.

- g. *Automobile storage space shall be provided as required by Section 18.12 of Ordinance No. 348.* The Project is subject to the Planned Residential parking rate, specifically the 2.5 spaces per unit for units with 2 or more bedrooms. The 154 total units would require a minimum of 385 parking spaces. The Project overall provides for 569 parking spaces meeting the requirement. The parking spaces are divided into garage spaces (2 per unit), on private street parallel and head in parking, and driveway spaces that are provided for the units in the northeast portion of the site (lot 4). Even removing the 128 driveway spaces from consideration, since these are assumed to be allocated to each specific unit and not for use by any resident or guest, this would still provide for a total of 441 parking spaces that meets the requirement of 385 parking spaces.
7. The proposed use, single-family residential units and condominiums are consistent with the proposed development standards set forth in the proposed General Residential (R-3) zone.

Other Findings:

1. This Project site is located within Criteria Cells 5477 and 5479 of the Western Riverside County Multiple Species Habitat Conservation Plan. This Project fulfills the plan requirements located within a Criteria Area of the Multi-Species Habitat Conservation Plan. Riverside County determined that no conservation was described for the Project site.
2. This Project is within the City of Murrieta Sphere of Influence. The Project was transmitted to the City of Murrieta and no comments have been received.
3. The Project is in compliance with Assembly Bill 52 (AB52). Notices regarding this Project were mailed to nine requesting tribes on May 10, 2018. Consultations were requested by the Pechanga, and the Soboba Band of Luiseno Indians. Consultation was conducted with Pechanga on May 18, 2018, June 11, 2018 and August 10, 2018. Pechanga concluded on August 10, 2018. Consultation was conducted with Soboba on June 11, 2018, July 10, 2018, and August 10, 2018. Soboba concluded on August 10, 2018.
4. The Project site is located within the Fee Assessment Area for the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP). Per County Ordinance No. 663 and the SKRHCP, all applicants for development permits within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of on-site mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.
5. The Project is located within the French Valley Airport Influence Area. On June 14, 2018, ALUC found the project consistent with the 2007 French Valley Airport Land Use Compatibility Plan (as amended in 2011).
6. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.

Fire Findings:

1. The Project site is not located within Fire Hazard Zone or within a Cal Fire State Responsibility Area (SRA). However, compliance with State and County Ordinances and standard conditions of approval in regards to emergency access, fire flow, fire hydrants and building materials will aid in the protection of people and property from the potential hazards of fire.

Conclusion:

1. For the reasons discussed above, as well as the information provided in the Initial Study/Mitigated Negative Declaration, the proposed Project conforms to all the requirements of the General Plan, Specific 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

Public hearing notices were mailed to property owners within 600 feet of the proposed project site. As of the writing of this report Planning Staff has not received written communication/phone calls from residents who indicated support or opposition to the proposed Project.

RESOLUTION 2021-005
RECOMMENDING ADOPTION OF
GENERAL PLAN AMENDMENT NO. 170001

WHEREAS, pursuant to the provisions of Government Code Section(s) 65350/65450 et seq., a public hearing was held before the Riverside County Planning Commission in Riverside, California on April 21, 2021, to consider the above-referenced matter; and,

WHEREAS, all the provisions of the California Environmental Quality Act and the Riverside County Additional Procedures to Implement the California Environmental Quality Act have been satisfied and the environmental document prepared or relied on is sufficiently detailed so that all the potentially significant effects of the project on the environment and measures necessary to avoid such effects have been evaluated in accordance with the above-referenced Act and Procedures; and,

WHEREAS, the matter was discussed fully with testimony and documentation presented by the public and affected government agencies; now, therefore,

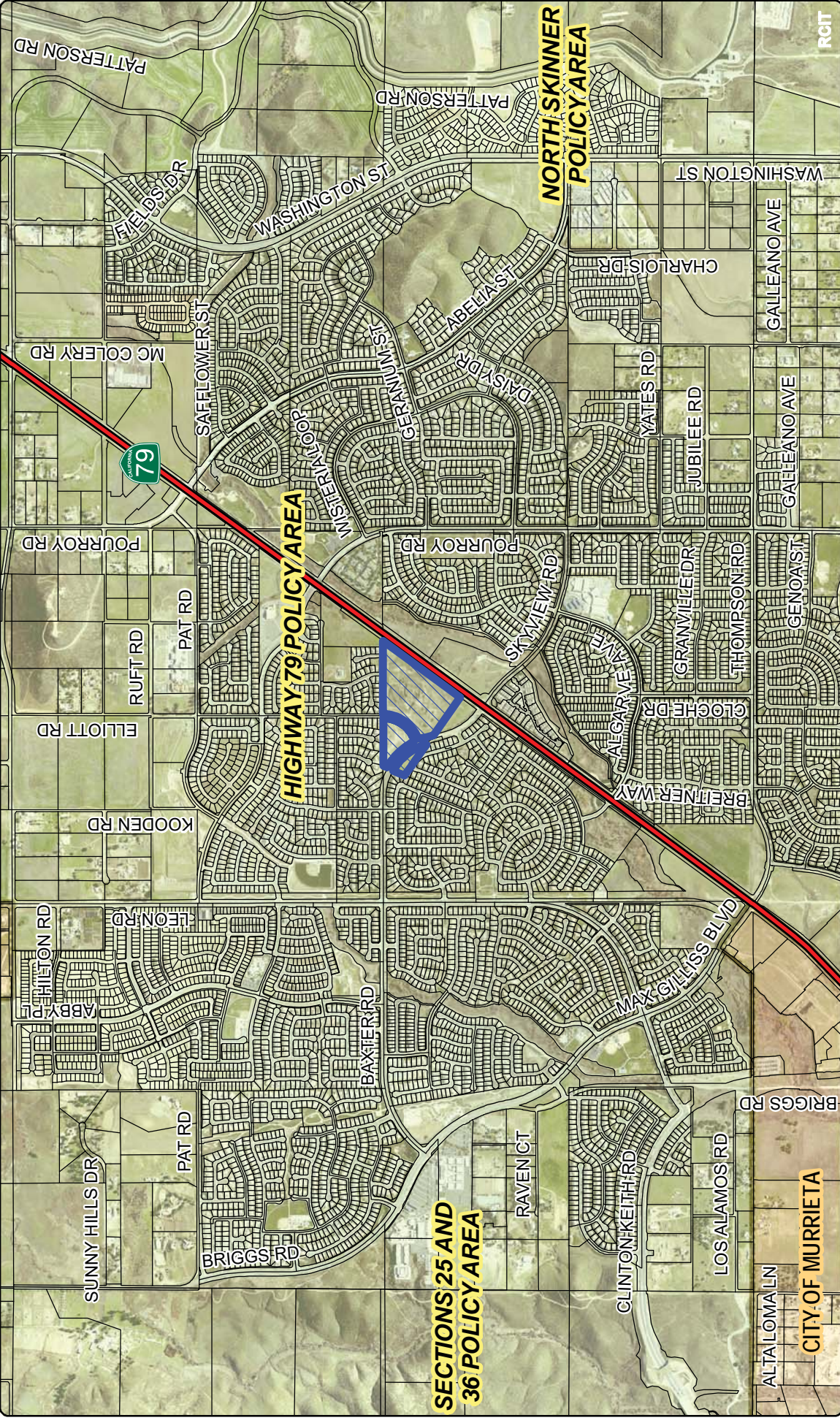
BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED by the Planning Commission of the County of Riverside, in regular session assembled on April 21, 2021, that it has reviewed and considered the environmental document prepared or relied on and, based on the findings and conclusions in the staff report and incorporated herein by reference, recommends the following:

1. Adoption of the Mitigated Negative Declaration for Environmental Assessment No. CEQ170005; and
2. Adoption of General Plan Amendment No. 170001.

**RIVERSIDE COUNTY PLANNING DEPARTMENT
 CZ07347 GPA170001 SP00106 AMENDMENT # 17 TR37078 PP170003
 VICINITY/POLICY AREAS**

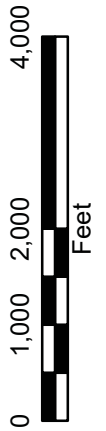
Supervisor: Washington
 District 3

Date Drawn: 04/13/2021
 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 type of land use than is provided herein. For more information, please contact the County of Riverside Planning Department offices in Riverside at (951)985-5200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website: <http://planning.ca.gov>

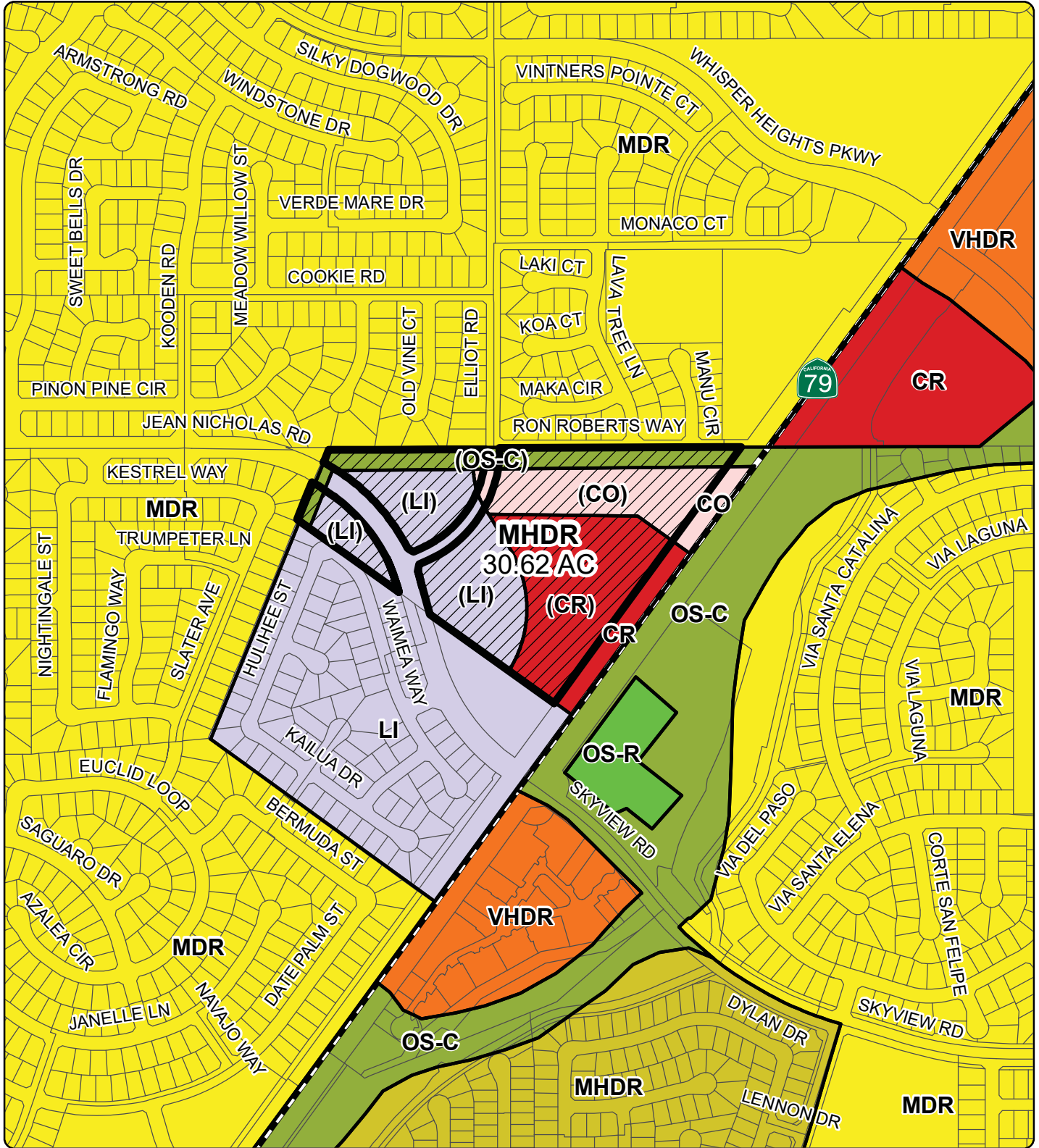
RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07347 GPA170001 SP00106 AMENDMENT # 17 TR37078 PP170003

Supervisor: Washington
 District 3

PROPOSED GENERAL PLAN

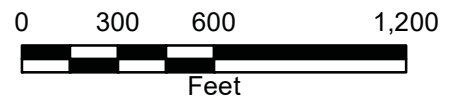
Date Drawn: 04/13/2021

Exhibit 6



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.rctlma.org>

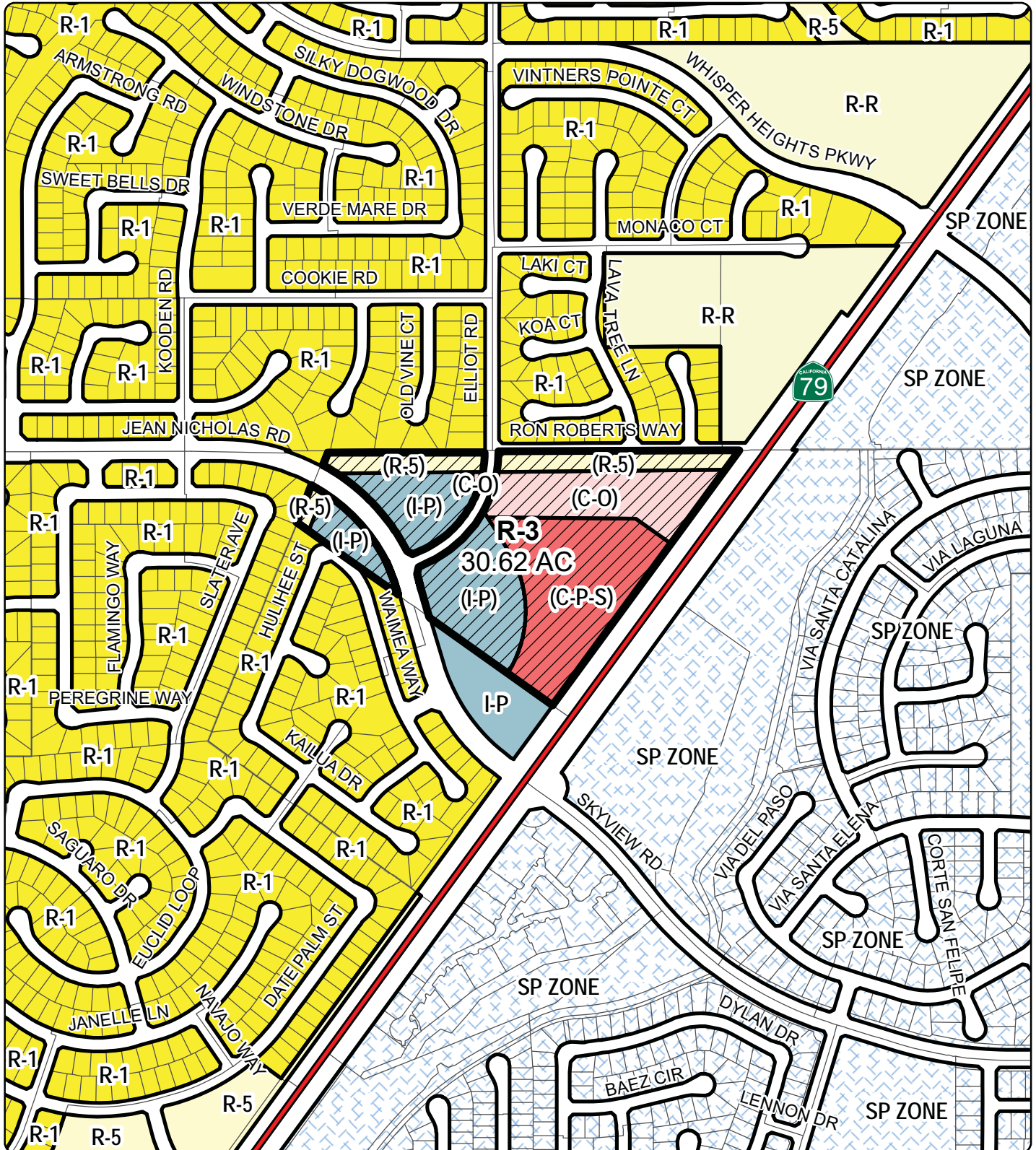
RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07347 GPA170001 SP00106 AMENDMENT # 17 TR37078 PP170003

Supervisor: Washington
 District 3

Date Drawn: 04/13/2021

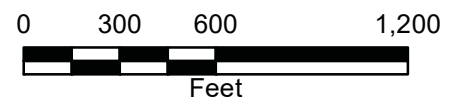
PROPOSED ZONING

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>

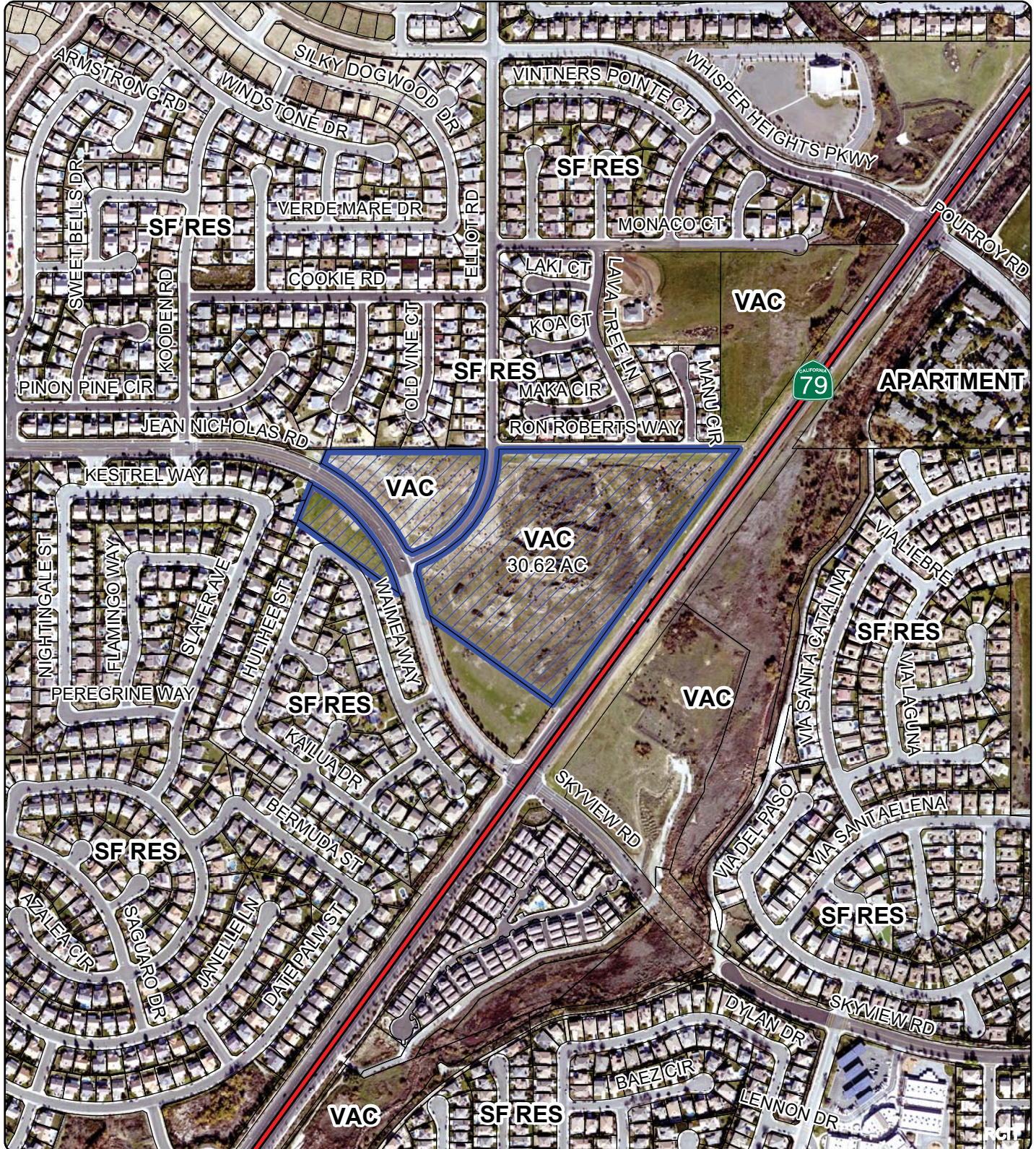
**RIVERSIDE COUNTY PLANNING DEPARTMENT
 CZ07347 GPA170001 SP00106 AMENDMENT # 17 TR37078 PP170003**

Supervisor: Washington
 District 3

LAND USE

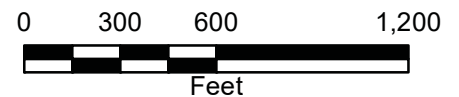
Date Drawn: 04/13/2021

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.rctlma.org>

SPECIFIC PLAN 106 (DUTCH VILLAGE)

Amendment No. ~~16~~ 17

~~4th~~ 2nd Screencheck

Document ~~May 2017~~

June 2020

~~Project Sponsor: Richland Communities, Inc.
3161 Michelson Drive, Suite 425
Irvine, California 92612
Contact Person: Mike Byer, Director of Acquisitions
(949) 261-7010~~

Project Sponsor: JBL Investments and Soselu Trust
1930 Alpha Avenue
South Pasadena, CA 91030

Contact Person: Allen Su
(951) 296-3466 x221
allensu@gmail.com

Lead Agency: Riverside County Planning Department
4080 Lemon Street, 9 12th Floor
P.O. Box 1409
Riverside, California 92502-1409

Contact Person: Russell Brady, Project Planner
(951) 955-5719
rbrady@rivco.org

~~Prepared by: KWC Engineers
1880 Compton Avenue, Suite 100
Corona, California 92881
Contact Person: Mike Taing, Sr. Project Manager
(951) 734-2130~~

Prepared by: Matthew Fagan Consulting Services, Inc.
42011 Avenida Vista Ladera
Temecula, California 92591

Contact Person: Matthew Fagan, Owner
(951) 265-5428
matthewfagan@roadrunner.com

This amendment modifies Specific Plan No. 106, which has been incorporated into the County's Comprehensive General Plan. Specific Plan No. 106 had previously been adopted by the Riverside County Board of Supervisors through Resolution No. 73-190 (dated June 6, 1973) and amended through the following resolutions:

Resolution No. 82-191 (dated June 1, 1982); Resolution No. 86-416 (dated October 14, 1986); Resolution No. 92-459 (dated October 20, 1992); Resolution No. 95-114 (dated May 9, 1995); Resolution No. 95-161 (dated September 19, 1995); Resolution No. 99-446 (dated December 21, 1999); Resolution No. 99-447 (dated December 21, 1999); Resolution No. 2001-326 dated (December 18, 2001); Resolution 2002-143 (dated May 7, 2002); Resolution No. 2004-057 (dated March 23, 2004); Resolution No. 2004-058 (dated March 23, 2004); Resolution 2005-046 (dated February 15, 2005); ~~and~~ Resolution 2004-172 (dated June 15, 2004); **and Resolution No. 2017-224 (dated October 11, 2017).**

TABLE OF CONTENTS

TABLE OF CONTENTS.....	i
LIST OF FIGURES	ii
LIST OF TABLES	ii
I. INTRODUCTION	1
II. HISTORY OF THE DUTCH VILLAGE SPECIFIC PLAN.....	9
III. AMENDMENT NO. 16 17	23
A. Description of Amendment.....	23
B. Project Goals	27
C. Land Use	27
D. Access and Circulation	28
E. Grading	29
F. Drainage.....	30
G. Environmental Hazards & Resources.....	31
1. Flooding.....	31
2. Noise.....	31
3. Air Quality.....	31
4. Water Quality	31
5. Open Space.....	31
6. Biological Resources.....	32
H. Utilities/Public Facilities.....	32
1. Water.....	32
2. Sewage Disposal.....	32
3. Storm Drains.....	32
4. Gas/Electricity/Telephone.....	32
5. Sheriff Services	33
6. Fire Protection.....	33
7. Schools.....	33
8. Parks and Recreation.....	33
9. Airports.....	33
10. Solid Waste.....	33
I. Development Monitoring Program for Traffic Impacts for Specific Plan No. 106 (Dutch Village).....	34

LIST OF FIGURES

Figure 1: Regional Map.....	5
Figure 2: Vicinity Map.....	6
Figure 3: SP 106 - Original Boundaries	17
Figure 4: SP 106 - Amendment No. 2	18
Figure 5: SP 106 - Amendment No. 3	19
Figure 6: SP 106 - Specific Plan Amendments (Through Amendment No. 16 17).....	20
Figure 7 8: Land Use Plan (Through Amendment No. 16 17).....	21
Figure 8 9: Tentative Tract Map No. 37078 Conceptual Development Plan	25

LIST OF TABLES

Table 1: Summary of Specific Plan Amendments.....	1
Table 2: Existing Land Use Designation Acreage	13
Table 3: Proposed Land Use Designation Acreage	15

APPENDICES

Board of Supervisors Resolutions.....	Appendix A
Conditions of Approval.....	Appendix B
Dutch Village Specific Plan No. 106, Amendment No. 17 Development Standards and Design Guidelines.....	Appendix C

I. INTRODUCTION

Specific Plan No. 106 (Dutch Village) is located in the French Valley area of southwest Riverside County (Figure 1: Regional Map). It is located on both sides of Winchester Road (State Route 79) north of the City of Temecula (Figure 2: Vicinity Map).

Specific Plan No. 106 (Dutch Village) was originally adopted by the Riverside County Board of Supervisors on June 6, 1973. The original goal of the Dutch Village Specific Plan was to provide housing and the support facilities needed to develop a tourist commercial center similar to the community of Solvang, in Santa Barbara County. Subsequent to that original approval, the Board of Supervisors has adopted numerous amendments to the Specific Plan. Additionally, the Board of Supervisors adopted Specific Plan No. 284 (Quinta Do Lago) on August 30, 1994. The Quinta Do Lago Specific Plan had the effect of superseding the land use designations on 470.1 acres of the Dutch Village Specific Plan. As a result of these amendments to the specific plan and the adoption of the Quinta Do Lago Specific Plan, the Dutch Village Specific Plan no longer retains its Dutch theme and is now being planned with mixed uses similar to those found in the nearby cities of Temecula and Murrieta.

These amendments are summarized below in Table 1: Summary of Specific Plan Amendments and described in more detail in Section II, History of the Dutch Village Specific Plan. A current land use plan that reflects all changes to the Dutch Village Specific Plan, as described in this document, is found as Figure 7: Land Use Plan (Through Amendment No. ~~16~~ 17).

Table 1: Summary of Specific Plan Amendments

AMENDMENT NO.	DATE ADOPTED	RESOLUTION NUMBER	SUMMARY OF REVISIONS
1	Withdrawn	N/A	
2	5/18/1982	82-191	Reduced Specific Plan's acreage to 1,248 acres and a total of 1,248 dwelling units. Under this Amendment, the 60 collective acres of property were designated Very Low-Density Residential (0 - 0.4-du/acre).
3	10/14/1986	86-416	Land use designations were revised. Residential land use designations consisted of: High Density Residential (5-6 du/acre); Medium Density Residential (3-5 du/acre); Low Density Residential (0-1 and 0-2 du/acre); and Very Low Density Residential (0-0.2 and 0-0.4 du/acre). A 25-acre school/park site was eliminated and a 10-acre Manufacturing-Service Commercial (M-SC) Zone was created as an off-site storage depot for the Dutch village. The acreage of Very Low and Low Density Residential land uses was reduced to 675 acres.

AMENDMENT NO.	DATE ADOPTED	RESOLUTION NUMBER	SUMMARY OF REVISIONS
Substantial Conformance No. 1	10/13/1987	N/A	Relocated 15 acres of open space from Planning Unit No. 4 to Planning Unit No. 17. Added Condition of Approval for Planning Unit No. 17 requiring 15 acres of open space to be distributed throughout the industrial area in the form of mini-parks, trails, and landscape buffer zones. Subsequent development proposals (Amendment No. 9 and related applications) have nullified the effect of this approval.
4	10/20/1992	92-459	Changed the designation on 28.8 acres from Low Density Residential to Scenic Highway Commercial, Office Commercial, Industrial Park and Open Space.
Specific Plan No. 248 (Quinta Do Lago)	8/30/1994		Reduced Specific Plan's acreage by 470.1 acres to 777.9 acres across five discontinuous areas
5	5/9/1995	95-114	Changed the land use designation on 30 acres from Low Density Residential to Industrial
6	9/19/1995	95-161	Changed the designation on a 30-acre site from Open Space and Residential 1 acre and 2.5 acre minimum to Commercial. The Open Space designation associated with a drainage area was retained.
7	12/21/1999	99-446	Changed the land use designation on 80 acres from Very Low Density Residential 5 acre, 2.5 acre and 1 acre minimum lot sizes and Open Space to Medium Density Residential (3.0 - 5.0 DU/AC).
8	12/21/1999	99-447	Changed the land use designation on 60 acres from Very Low Density Residential 2.5 acre minimum, Low Density Residential 1 acre minimum, Medium Density Residential - 4 du/ac, and Open Space to Medium Density Residential (3.0 - 5.0 DU/AC).
9	5/7/2002	2002-143	Changed the land use designation on 120 acres from Industrial, Industrial Park and Open Space to Medium Density Residential (3.0 - 5.0 DU/AC). This amendment includes the acreage previously affected by Amendment No. 5.
10	12/18/01	2001-326	Changed the land use designation on 64 acres from Very Low Density Residential (2.5 acre minimum lot size), Low Density Residential (1 acre and 0.5 acre minimum lot sizes), and Open Space to Medium Density Residential (3.0 - 5.0 DU/AC).
11	2/8/2005	2005-046	Amendment No. 11 proposed to change the land use designation on 20 acres from Very Low Density Residential (2.5 acre minimum lot size), Low Density Residential (1 acre minimum lot size), Open Space, and Low Density Residential (0.5 acre minimum lot size) to Commercial, Manufacturing - Service Commercial and Open Space. The land use designations adopted by the Board of Supervisors were "Light Industrial", "Commercial Retail" and "Open Space – Conservation".

AMENDMENT NO.	DATE ADOPTED	RESOLUTION NUMBER	SUMMARY OF REVISIONS
12	3/23/04	2004-057	Changed the land use designation on 20 acres from Very Low Density Residential (5 acre minimum lot size) to Medium Density Residential (3.0 - 5.0 DU/AC.)
13	3/30/04	2004-058	Changed the land use designation on 20 acres from Very Low Density Residential (5 acre minimum lot size) to Medium Density Residential (3.0 - 5.0 DU/AC.)
14	6/15/04	2004-172	Changed the land use designation on 29.3 acres from Industrial Park to Medium Density Residential (3.0 – 5.0 DU/AC.)
15	Withdrawn	N/A	
16	Pending Approved	N/A 2017-224	Proposes to change the land use designation on 7.1 acres of Very Low Density Residential (5 acre minimum lot size) and 12.9 acres of Rural Residential (5 acre minimum lot size) to Low Density Residential (1.0 – 2.0 DU/AC.)
17	Pending	N/A	Amendment No. 17 proposes the entire 30.62-acre site within APN 480-160-023 (PA18a) be modified from the existing Light Industrial (LI), Commercial Retail (CR), Commercial Office (CO), and Open-Space Conservation (OS-C) land use designations, to a Medium High Density Residential (MHDR, 5-8 dwelling units per acre) designation and provides guidelines which still reflect the original intent of SP 106.

This page left blank for pagination purposes.

Figure 1: Regional Map

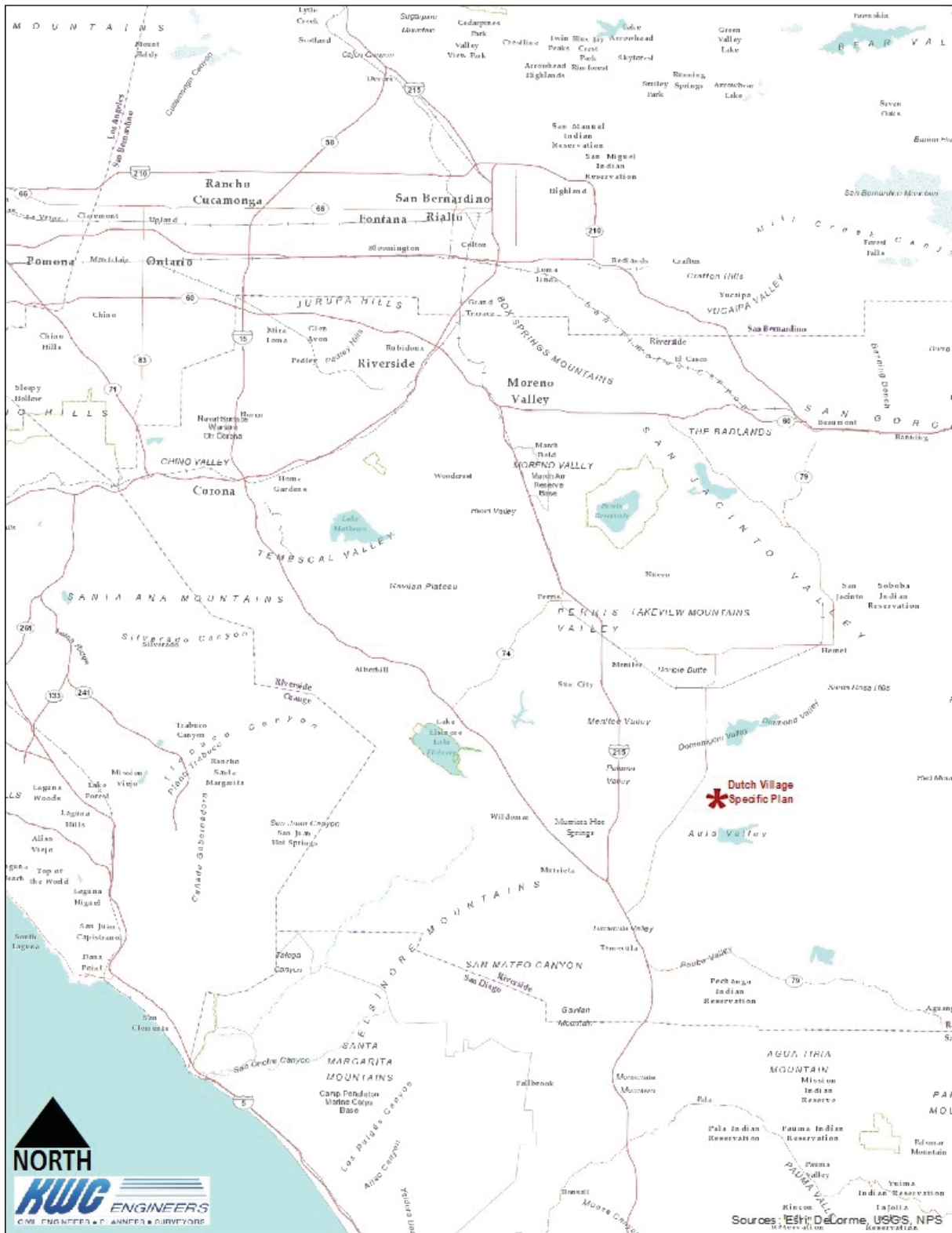
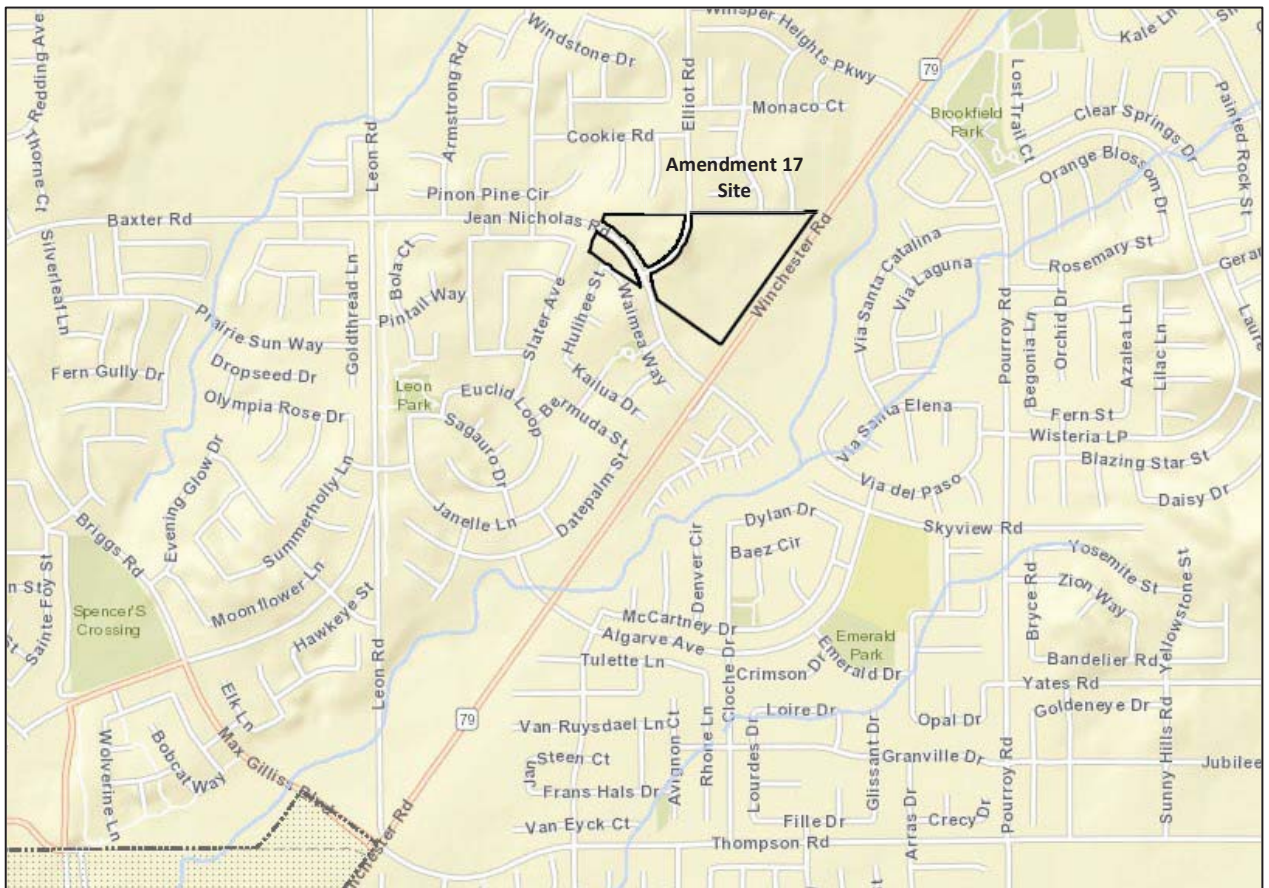
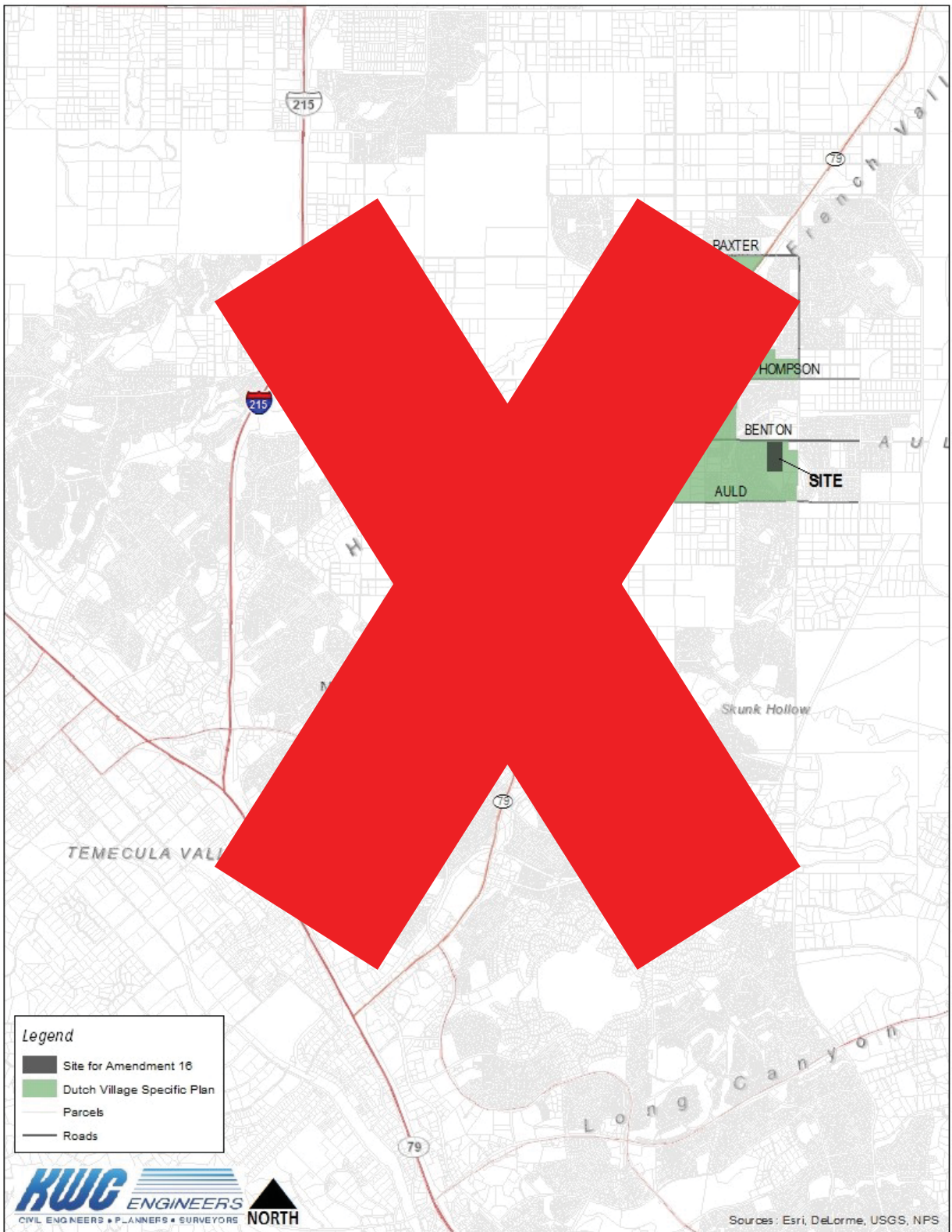


Figure 2: Vicinity Map





This page left blank for pagination purposes.

II. HISTORY OF THE DUTCH VILLAGE SPECIFIC PLAN

Specific Plan No. 106 (Dutch Village), adopted by the Riverside County Board of Supervisors (Board) in June 1973, began as a 1,543-acre recreational commercial development with a Dutch village setting as its theme, and supporting land uses of residential, industrial, and open space. Proposed residential land uses would permit up to 2,253 dwelling units, ranging from 0.1 to 8 dwelling units per acre. However, the adopted Specific Plan Map extended beyond the boundaries of the original 1,543-acre project to encompass an additional 1,337 acres (2,880 acres total), which was referred to as the "study area" (Figure 3: SP 106 - Original Boundaries). The purpose of the study area was to establish a reasonable relationship of the ultimate land uses. The adopted specific plan provided for a maximum of 2,919 dwelling units.

The diversification of ownership of the Specific Plan's acreage together with changes in the economic market has resulted in multiple Specific Plan amendments and subsequent reductions of the acreage to be included. The boundaries of these amendments are shown on Figure 6: SP 106 - Specific Plan Amendments (Through Amendment No. ~~16~~ 17).

On March 31, 1982, the Riverside County Planning Commission (Commission) received public testimony, which resulted in a reduction of the Specific Plan boundaries. Testimony presented before the Commission concerned whether the property owners within the 2,880-acre study area wanted to be included in or excluded from Specific Plan No. 106. The Board on June 1, 1982, adopted Amendment No. 2 to the specific plan, which further reduced Specific Plan 106 to 1,248 acres and a total of 1,248 dwelling units (Figure 4: SP 106 - Amendment No. 2).

A significant revision to Specific Plan No. 106 occurred on October 14, 1986, when the Board adopted Amendment No. 3. The Specific Plan area remained unchanged at 1,248 acres; however, land use designations were revised to provide for more compatible zoning with the County adopted guidelines set for the interim influence areas of the French Valley Airport. Residential land use designations consisted of High Density Residential (5-6 du/acre); Medium Density Residential (3-5 du/acre); Low Density Residential (0-1 and 0-2 du/acre); and Very Low Density Residential (0-0.2 and 0-0.4 du/acre). A 25-acre school/park site was eliminated and a 10-acre Manufacturing-Service Commercial (M-SC) Zone was created as an off-site storage depot for the Dutch village. The acreage of Very Low and Low Density Residential land uses was reduced to 675 acres. However, the allowed overall specific plan density of 1,248 dwelling units on a total of 1,248 acres remained unchanged from Amendment No. 2 (Figure 5: SP 106 - Amendment No. 3).

On October 13, 1987, Substantial Conformance No. 1 to the specific plan was approved. This substantial conformance application was filed to relocate the fifteen acres of open space in Planning Unit No. 4 to Planning Unit No. 17. This had the effect of eliminating the natural watercourse and distributing the open space throughout the industrial development as mini-parks, trails, and landscaped buffers. However, subsequent development proposals (Amendment No. 9 and related applications) have retained the natural open space thus nullifying the effect of the Substantial Conformance No. 1 approval.

The Board adopted Specific Plan 106, Amendment No. 4 on October 20, 1992. This amendment changed the land use designation on 28.8 acres located in the extreme northerly portion of the specific plan area, adjacent to Baxter Road and Winchester Road (State Route 79), from Low Density Residential to Scenic Highway Commercial, Office Commercial, Industrial Park and Open Space.

Specific Plan No. 284 (Quinta Do Lago)

The Quinta Do Lago Specific Plan is located entirely within the boundaries of Specific Plan No. 106 (Dutch Village). Because this project represented a new mixed-use development plan, the Riverside County Planning Department requested the owners of the 470.1 acres within this project to process it as a new specific plan, rather than as an amendment to Specific Plan No. 106 (Dutch Village). The Board adopted Specific Plan No. 284 (Quinta Do Lago) on August 30, 1994. With the adoption of Specific Plan No. 284, the balance of Specific Plan No. 106 was fragmented into five discontinuous areas and reduced to its present 777.9 acres.

Winchester Road (State Route 79) is the northwesterly boundary of the Quinta Do Lago Specific Plan, and the French Valley Airport is southwest of the specific plan (Figure 6: SP 106 - Specific Plan Amendments (Through Amendment No. ~~16~~ 17)). The adoption of Specific Plan No. 284 resulted in a master planned urban community with a maximum of 1,318 dwelling units, an average overall density of 2.8 dwelling units per acre. The densities of this specific plan range from 3.8 to 16 dwelling units per acre.

Specific Plan No. 284 also provides for an expanded mix of commercial, industrial and office uses. Land located adjacent to the French Valley Airport, formerly designated as Very Low and Low Density Residential in Specific Plan No. 106, was revised in Specific Plan No. 284 to Industrial Park (38.8 acres) and Office/Industrial Park (12.2 acres). A 57-acre planned Commercial/Business and Industrial Park was planned from former planning areas of Specific Plan No. 106 previously designated for Commercial and Residential.

Amendment No. 5 to Specific Plan No. 106 (Dutch Village) concerned 30 acres of land located immediately west of the 28.8 acres included in Amendment No. 4. This amendment proposed changing the land use designation of the subject 30 acres from Low Density Residential to Industrial Park. The Board modified the amendment, during the public hearing process, to include a fifty foot wide open space strip along the northern boundary of the subject property. The modified amendment was adopted by the Board on May 9, 1995.

The Board adopted Specific Plan No. 106 (Dutch Village) Amendment No. 6 on September 19, 1995. Amendment No. 6 was concerned with the partially developed 30-acre site containing improvements of the "Hans Brinker Village" located along State Route 79, north of Benton Road and west of Leon Road. The proposal was to permit the relocation of the existing Dutch-theme improvements to a new 30-acre site located south of Benton Road, north of Auld Road, west of Van Gaale Lane, and east of Leon Road. The existing land use designations on the subject 30-acre site was Residential ½ acre minimum on the north, Open Space through the center and

Residential 1 acre and 2.5 acre minimum on the south. The adoption of Amendment No. 6 resulted in the revision of the residential land use designations to Commercial. The Board retained the Open Space designation associated with a drainage area; however, the amendment permitted this area to be utilized to promote a park-like atmosphere around the Dutch Village theme park as well as accommodating flood control measures.

On December 21, 1999, the Board adopted Amendment No. 7 to the Dutch Village Specific Plan. This amendment changed the land use designation on 80 acres north of Auld Road, west of Pourroy Road and south of Benton Road from Very Low Density Residential - 5 AC. Min. Parcel, Very Low Density Residential - 2½ Ac. Min, Low Density Residential - 1 Ac. Min. Parcel, and Open Space to Medium Density Residential (3.0 - 5.0 DU/AC). This amendment was approved concurrently with Tentative Tract No. 28914, which divided the 80 acres into 240 residential lots, 3 detention basins and 1 open space lot.

The Board changed an additional 60 acres to Medium Density Residential (3.0 - 5.0 DU/AC) with the adoption of Amendment No. 8 on December 21, 1999. This amendment changed the land use designations on the subject 60 acres from Very Low Density Residential - 2½ Ac. Min, Low Density Residential - 1 Ac. Min. Parcel, Medium Density Residential - 4 du/ac and Open Space to the medium density designation. Tentative Tract No. 29174, which divided the 60 acres into 227 residential lots and two detention basins, was adopted concurrently.

Amendment No. 9 to the Dutch Village Specific Plan changed the land use designation on 120 acres from Industrial, Industrial Park and Open Space to Medium Density Residential (3.0 - 5.0 DU/AC). This amendment is accompanied by Tentative Tract No. 29202 and Tentative Tract No. 29675, which proposes a total of 380 single-family residential lots. Amendment No. 9 includes the 30 acres that comprised Amendment No. 5 to the specific plan. This amendment was adopted by the Board of Supervisors on May 7, 2002.

Adopted by the Board of Supervisors on December 18, 2001, Amendment No. 10 to Specific Plan No.106 (Dutch Village) changed the land use designation on 65.71 acres, located south of Benton Road, north of Auld Road, and east and west of Van Gaale Lane, from "Very Low Density Residential (2.5 acre minimum lot size)", "Low Density Residential (1 acre minimum lot size)", "Low Density Residential (½ acre minimum lot size)" and "Open Space" to "Residential - 3 to 5 dwelling units per acre". Tentative Tract No. 30097, which divided 20.04 acres into 67 single family residential lots, 1 detention basin and related streets, and Tentative Tract No. 30098, which divided 45.67 acres into 134 single-family residential lots, 2 detention basin lots, 1 open space lot and related streets, were adopted concurrently.

Amendment No. 11 to Specific Plan No. 106 (Dutch Village) changed the land use designation on approximately 20 acres from "Very Low Density Residential (2.5 acre minimum lot size)", "Low Density Residential (1 acre minimum lot size)", "Open Space", and "Low Density Residential (0.5 acre minimum lot size)" to "Commercial", "Manufacturing - Service Commercial" and "Open Space". This amendment accompanied Tentative Parcel Map No. 30790, which divided the site into 14 commercial lots, 5 manufacturing-service commercial lots,

1 detention basin, 1 open space lot and related streets; and Change of Zone No. 6745 which changed the site's zoning designation from R-A-1 (Residential Agricultural - 1 acre minimum lot size) and R-1-2 1/2 (Residential Agriculture - 2 1/2 acre minimum lot size) to C-P-S (Scenic Highway Commercial) and M-SC (Manufacturing - Service Commercial). The Board of Supervisors adopted Amendment No. 11 on February 15, 2005, but in order to be consistent with the land use designation utilized by the County General Plan, adopted "Light Industrial", "Commercial Retail" and "Open Space – Conservation" designations.

Amendment No. 12 to Specific Plan No. 106 (Dutch Village) changed the land use designation on approximately 20 acres from "Very Low Density Residential (5 acre minimum lot size)" to "Medium Density Residential (3 - 5 DU/AC)". This amendment was accompanied by Tentative Tract No. 30791, which divided the site into 59 single-family residential lots, 1 park site, 1 open space lot and related streets, and Change of Zone No. 6751, which changed the zoning of the site underlying Tentative Tract No. 30791 from R-A-5 (Residential Agricultural – 5 acre minimum lot size) to R-1 (One-Family Dwelling). This amendment was adopted by the Board of Supervisors on March 23, 2004.

Amendment No. 13 to Specific Plan No. 106 (Dutch Village) changed the land use designation on approximately 20 acres from "Very Low Density Residential (5 acre minimum lot size)" to "Medium Density Residential (3 - 5 DU/AC)". This amendment was accompanied by Tentative Tract No. 31119, which divided the site into 31 single-family residential lots, 1 lot for a detention basin and related streets, and Change of Zone No. 6804, which changed the zoning on the site underlying Tentative Tract No. 31119 from R-A-5 (Residential Agricultural – 5 acre minimum lot size) to R-1 (One-Family Dwelling). This amendment was adopted by the Board of Supervisors on March 23, 2004.

Amendment No. 14 to Specific Plan No. 106 (Dutch Village) changed the land use designation on approximately 29.3 acres from "Industrial Park" to "Medium Density Residential (2 – 5 DU/AC)". This amendment was accompanied by Tentative Tract No. 31330, which divided the site into 86 single-family residential lots, a neighborhood park, a 3-acre industrial park lot and 2 transportation corridor lots, and Change of Zone No. 6814, which changed the zoning on a portion of the site underlying Tentative Tract No. from R-5 (C2 5000) and Industrial Park (C2 5000) to R-1 (One-Family Dwelling, 7,200 square foot minimum lot size).

Amendment No. 15 to Specific Plan No. 106 (Dutch Village) has since been withdrawn.

Amendment No. 16 to Specific Plan 106 changed 13.8 acres of APN 963-010-006 from VLDR (Very-Low Density Residential, 1 acre minimum lot size) to MDR (Medium Density Residential, 2.0 – 5.0 d.u./acre) and 11.09 acres of APN 963-010-010 from MDR (Medium Density Residential, 2.0 – 5.0 d.u./acre) to R-R (Rural Residential, 5-acre minimum lot size). Amendment No. 16 to Specific Plan 106 was accompanied by Tentative Tract Map No. 32323, which resulted in the subdivision and grading of approximately 20 acres into 38 single-family residential lots. Change of Zone No. 7214 changed the zoning of the site underlying Tentative Tract Map No. 32323 from R-A-1 (Residential Agricultural, 1 acre minimum lot size) to R-1 (One-family dwellings, 7,200 square foot minimum lot size).

The existing Land Use Designation Acreage through Amendment No. ~~15~~ **16** based on current County GIS data is compiled in Table 2 below.

Table 2: Existing Land Use Designation Acreage

LAND USE DESIGNATION	AREA [acres]	PERCENT OF TOTAL
Estate Residential (EDR) (2 acre minimum lot size)	5.25	0.7%
Very Low Density Residential (VLDR) (1 acre minimum lot size)	23.80	3.3%
Low Density Residential (MDR) (1 - 2 Dwelling Units per Acre)	20.03	2.7%
Medium Density Residential (MDR) (2 - 5 Dwelling Units per Acre)	409.19	56.0%
Medium High Density Residential (MHDR) (5 - 8 Dwelling Units per Acre)	54.67	7.5%
Rural Residential (RR) (5 acre minimum lot size)	12.83	1.7%
Commercial Retail (CR) (0.20 – 0.35 FAR)	89.17	12.2%
Commercial Office (CO) (0.35 – 1.0 FAR)	5.90	0.8%
Light Industrial (LI) (0.25 – 0.60 FAR)	76.44	10.5%
Public Facilities (PF) (≤ 0.60 FAR)	2.61	0.4%
Open Space - Conservation (OS-C)	30.74	4.2%
Total	730.63	100.0%

LAND-USE DESIGNATION	AREA {acres}	PERCENT OF TOTAL
Estate Residential (EDR) (2-acre minimum lot size)	5.25	0.7%
Very Low Density Residential (VLDR) (1-acre minimum lot size)	30.93	4.2%
Medium Density Residential (MDR) (2–5 Dwelling Units per Acre)	409.19	56.0%
Medium High Density Residential (MHDR) (5–8 Dwelling Units per Acre)	54.67	7.5%
Rural Residential (RR) (5-acre minimum lot size)	25.73	3.5%
Commercial Retail (CR) (0.20–0.35 FAR)	89.17	12.2%
Commercial Office (CO) (0.35–1.0 FAR)	5.90	0.8%
Light Industrial (LI) (0.25–0.60 FAR)	76.44	10.5%
Public Facilities (PF) (≤0.60 FAR)	2.61	0.4%
Open Space–Conservation (OS-C)	30.74	4.2%
Total	730.63	100.0%

The current project is the ~~16th~~ 17th Amendment to Specific Plan No. 106 (Dutch Village). **Amendment No. 17 proposes the entire 30.62-acre site within APN 480-160-023 (PA18a) be modified from the existing Light Industrial (LI), Commercial Retail (CR), Commercial Office (CO), and Open-Space Conservation (OS-C) land use designations, to a Medium High Density Residential (MHDR, 5-8 units per acre) designation and provides guidelines which still reflect the original intent of SP 106.** Table 3 identifies a breakdown of the proposed Land Use Designation Acreage post SP 106 Amendment No. ~~16~~ 17. Additional information is provided and described in detail in Section III below.

Table 3: Proposed Land Use Designation Acreage

LAND USE DESIGNATION	AREA [acres]	PERCENT OF TOTAL
Estate Residential (EDR) (2 acre minimum lot size)	5.25	0.7%
Very Low Density Residential (VLDR) (1 acre minimum lot size)	23.80	3.3%
Low Density Residential (MDR) (1 - 2 Dwelling Units per Acre)	20.03	2.7%
Medium Density Residential (MDR) (2 - 5 Dwelling Units per Acre)	409.19	56.0%
Medium High Density Residential (MHDR) (5 - 8 Dwelling Units per Acre)	54.67 85.29	7.5% 11.7%
Rural Residential (RR) (5 acre minimum lot size)	12.83	1.7%
Commercial Retail (CR) (0.20 – 0.35 FAR)	89.17 79.35	12.2% 10.9%
Commercial Office (CO) (0.35 – 1.0 FAR)	5.90 0.00	0.8% 0.0%
Light Industrial (LI) (0.25 – 0.60 FAR)	76.44 65.91	10.5% 9.0%
Public Facilities (PF) (≤ 0.60 FAR)	2.61	0.4%
Open Space - Conservation (OS-C)	30.74 26.33	4.2% 3.6%
Total	730.63	100.0%

This page left blank for pagination purposes.

Figure 3: SP 106 - Original Boundaries

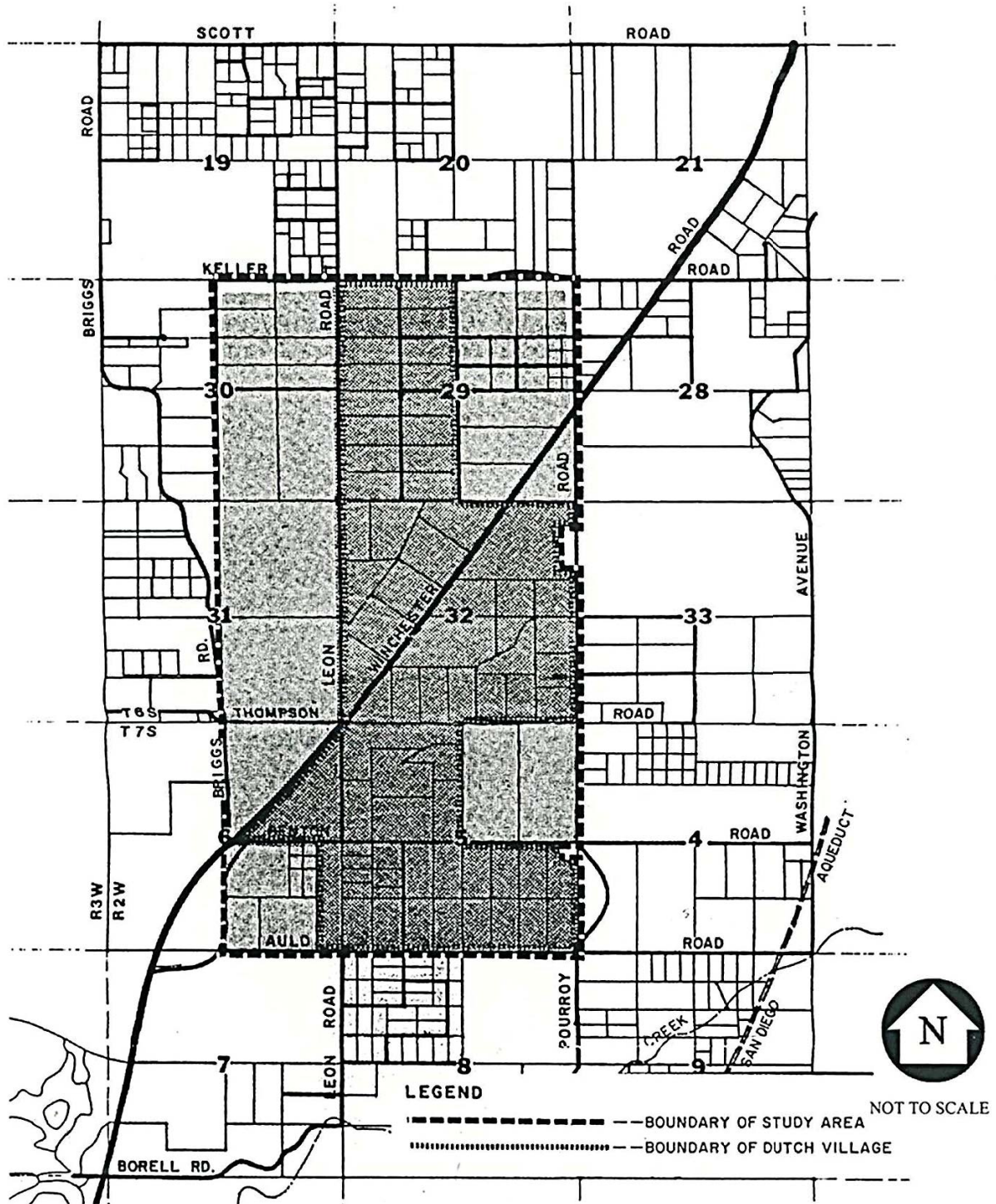


Figure 4: SP 106 - Amendment No. 2

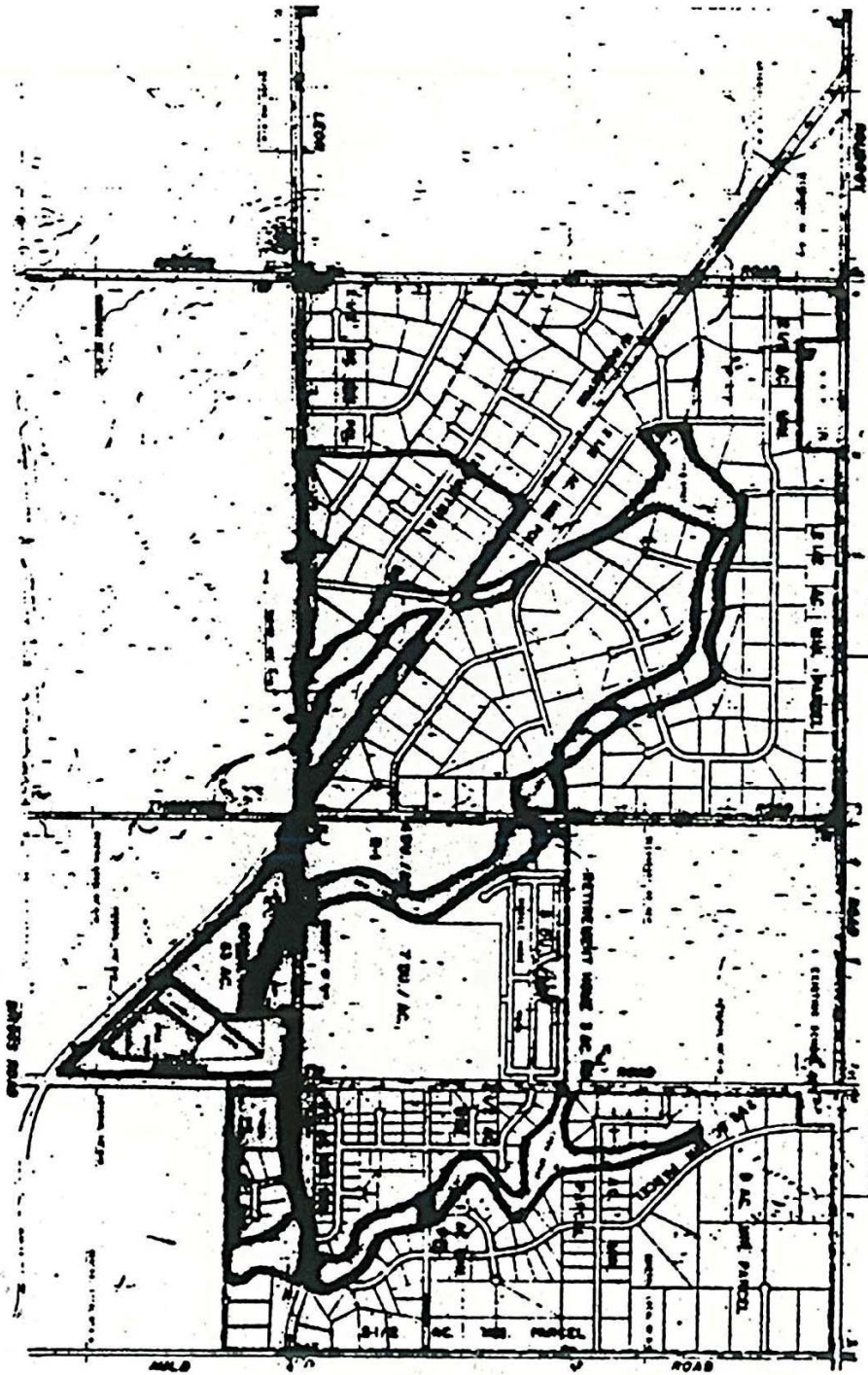


Figure 5: SP 106 - Amendment No. 3

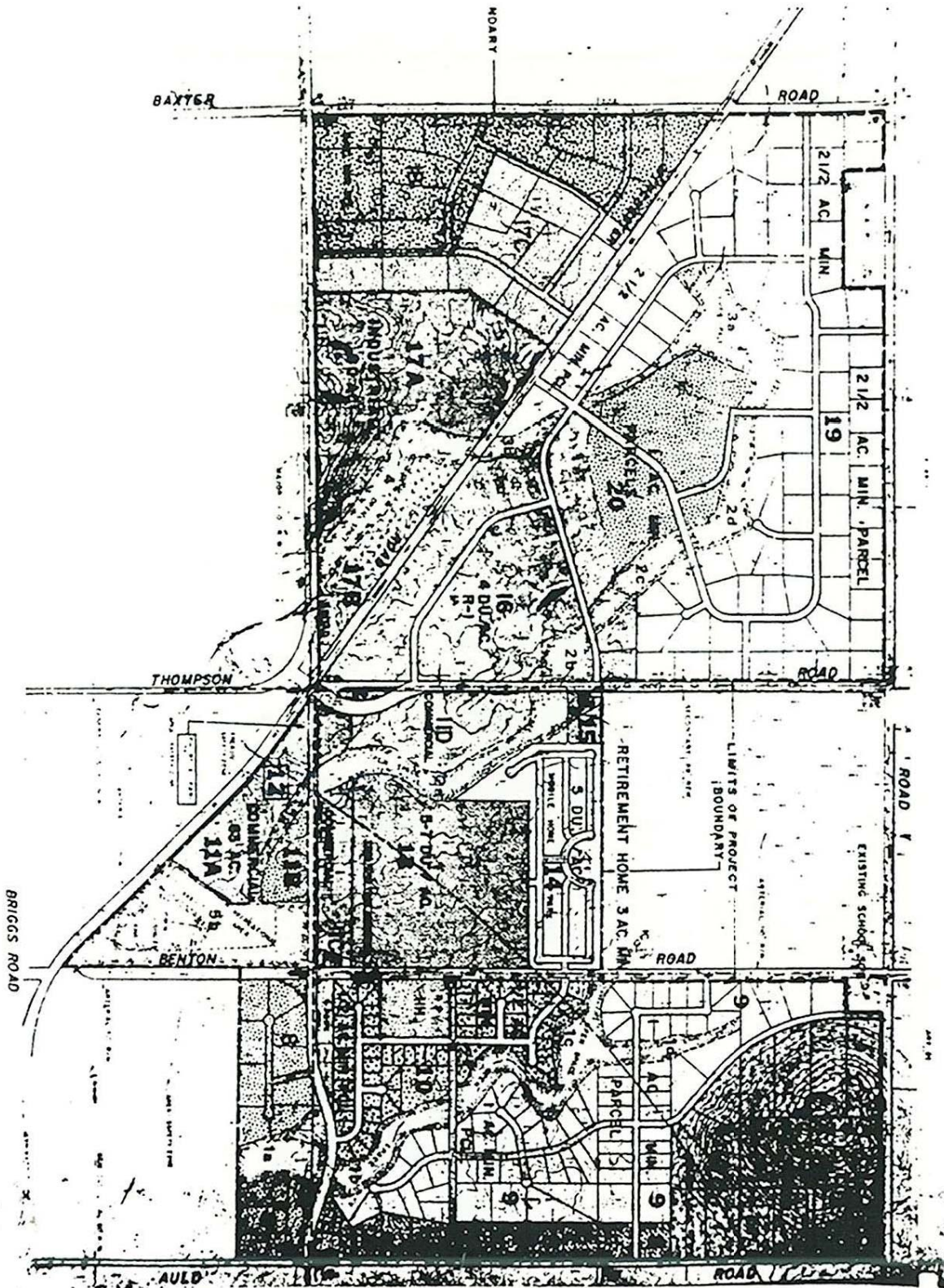


Figure 6: SP 106 - Specific Plan Amendments (Through Amendment No. 16 17)

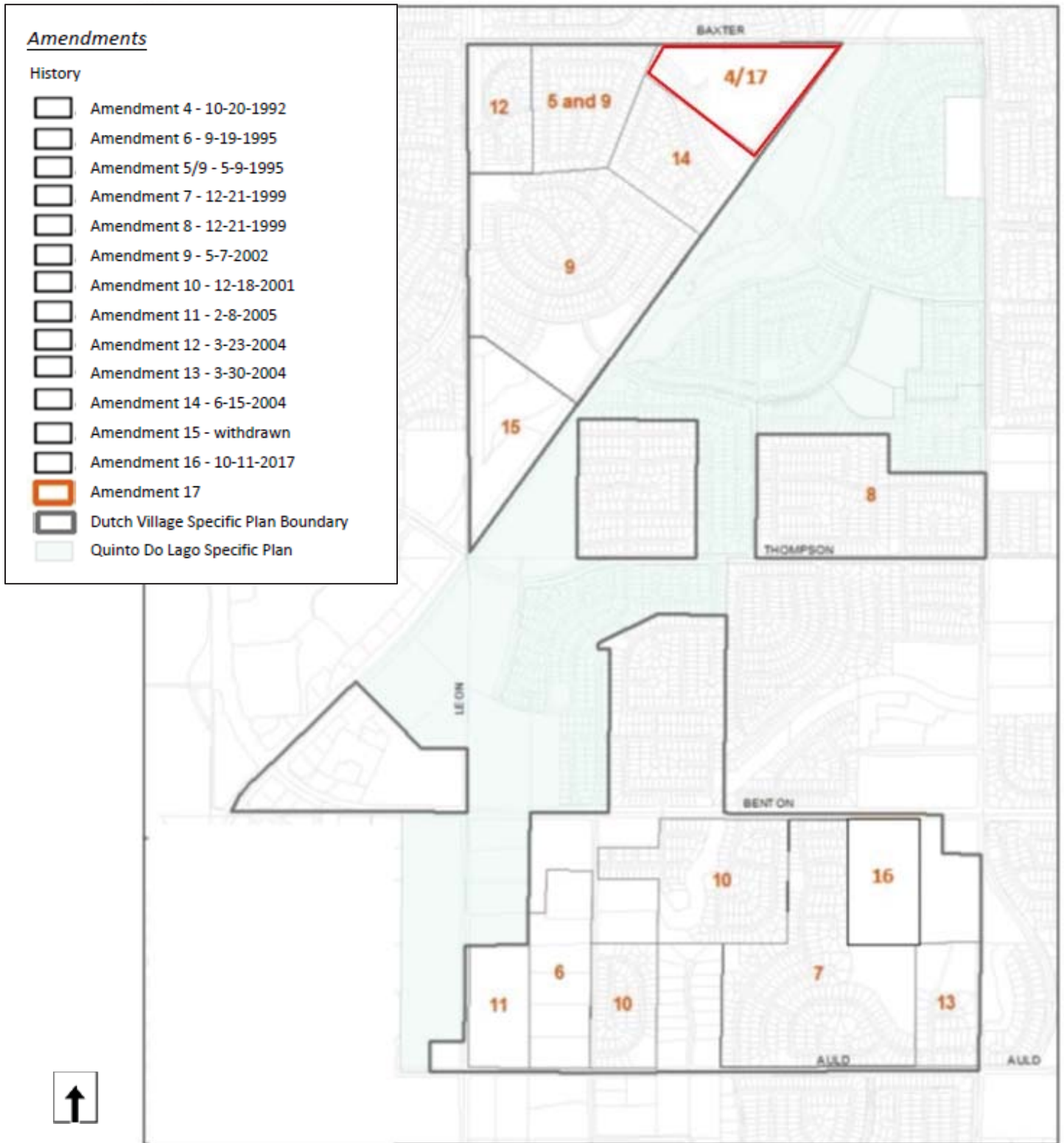
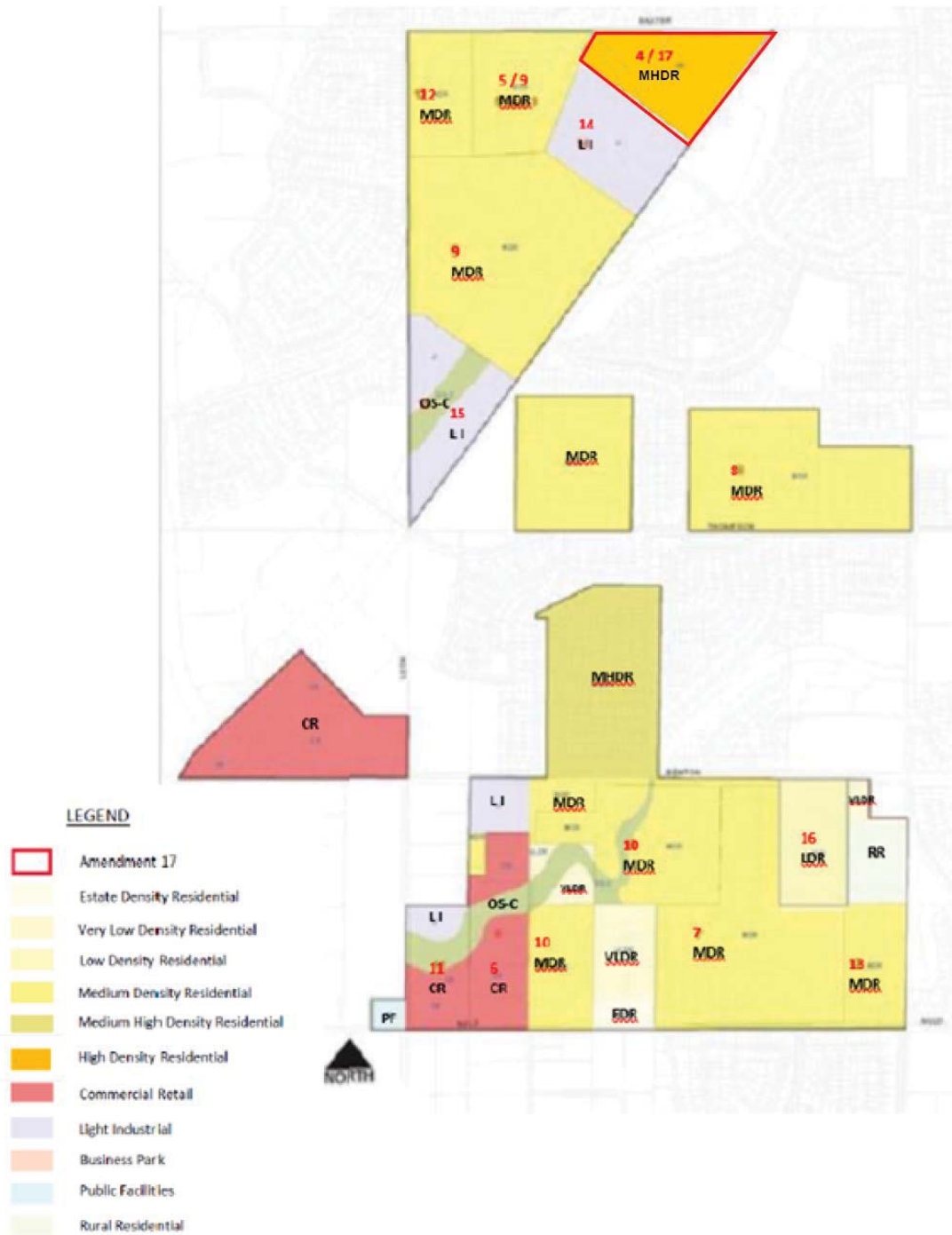


Figure 7 8: Land Use Plan (Through Amendment No. 16 17)



This page left blank for pagination purposes.

III. AMENDMENT NO. ~~16~~ 17

A. DESCRIPTION OF AMENDMENT

The project site is located on the south side of Benton Road, north of Auld Road, east of Leon Road, and west of Pourroy Road (Figure 6: SP 106 - Specific Plan Amendments [Through Amendment No. ~~16~~ 17]). ~~Amendment No. 16 to Specific Plan No. 106 (Dutch Village) changes the site's land use designation from "Very Low Density Residential (5 acre minimum lot size)" and "Rural Residential (5 acre minimum lot size)" to "Low Density Residential (1 to 2 Dwelling Units per Acre)". Approximately 7.13 acres of VLDR and 12.90 acres of RR will be amended to reflect a proposed development plan for 20.03 acres of LDR designation.~~ Amendment No. 17 proposes the entire 30.62-acre site within APN 480-160-023 (PA18a) be modified from the existing Light Industrial (LI), Commercial Retail (CR), Commercial Office (CO), and Open-Space Conservation (OS-C) land use designations, to a Medium High Density Residential (MHDR, 5-8 units per acre) designation and provides guidelines which still reflect the original intent of SP 106. The proposed development plan for this amendment is described below:

Conceptual Development Plans

Tentative Tract Map No. 37078, a three (3) parcel residential map (for condominium purposes), has been submitted concurrently with Specific Plan 106, Amendment No. 17. Plot Plan 170003 accompanies Tentative Tract Map No. 37078 and proposes a development plan for a total of 163 single-family detached condominium units, 326 garage parking spaces, a minimum of 138 guest / street parking spaces and 0.89 acres of recreation areas on the entire 30.62-acre project site.

~~The proposed Conceptual Development Plan as depicted in Figure 9 proposes to subdivide approximately 20.03 acres into 34 single family residential lots, a lot for a detention/WQMP basin, and related streets and open space. The site will be developed and graded in one phase while preserving a majority of the existing earthen drainage channel that migrates across the central part of the property. The development will consist of improving the south side of Benton Road along the project frontage and other roadway and infrastructure improvements necessary to support the project development. Two points of access will be provided to the development off of Benton Road. The southerly portion of the property will remain natural open space.~~

Change of Zone No. 7347 ~~Change of Zone No. 7214~~

Change of Zone No. 7347 proposed to change the zoning of the entire 30.62-acre site from C-O (Commercial Office), R-5 (Open Area Combining Zone – Residential Developments), C-P-S (Scenic Highway Commercial), and I-P (Industrial Park), to R-3 (General Residential). ~~Change of Zone No. 7214 changing the zoning of the 20.03 acre site from R-A-1 (Residential Agricultural – 1 acre minimum lot size) and R-A-5 (Residential Agricultural – 5 acre minimum lot size) to R-1~~

~~(Single-Family Dwelling). The R-1 Zone allows for 7,200-sf minimum lots to be constructed. Approximately 7.13 acres of R-A-1 Zone and 12.90 acres of R-A-5 Zone will be amended to reflect a proposed development plan for 20.03 acres of R-1 Zone.~~

General Plan Amendment No. 170001

General Plan Amendment No. 170001 proposes to change the land use designation from a mix of Light Industrial (LI), Commercial Retail (CR), Commercial Office (CO), and Open-Space Conservation (OS-C) land use designations, to a Medium High Density Residential (MHDR), as reflected in Figure 7.

Figure 8 9: Tentative Tract Map No. 37078



Conceptual Development Plan



B. PROJECT GOALS

Specific Plan No. 106, Amendment No. ~~16~~ 17, will be implemented by approving **General Plan Amendment No. 170001** and Change of Zone No. ~~7214~~ **7347** to change the zoning of the entire 30.62-acre site from C-O (Commercial Office), R-5 (Open Area Combining Zone – Residential Developments), C-P-S (Scenic Highway Commercial), and I-P (Industrial Park), to permit ~~higher~~ residential densities within the **General Plan Community Development: Medium High Density Residential Land Use Designation (5-8 dwelling units/acre)**.

Plot Plan 170003 accompanies Tentative Tract Map No. 37078 and proposes a development plan for a total of 163 single-family detached condominium units, 326 garage parking spaces, a minimum of 138 guest / street parking spaces, and 0.89 total acres of recreation areas on the Project site.

~~The development plan for the site envisions the construction of a typical single-family residential tract consisting of 34 residences on lots ranging from a 7,220 square foot minimum to 14,591 square feet.~~

The proposed Project, when fully developed, will provide an opportunity for families to live in the beautiful French Valley area of southwest Riverside County. For this reason, it should appeal to the active retiree, recreationalist and to the young and growing family as an ideal human environment in which to raise a family.

~~Residential lots and road alignment concepts create a sense of privacy while still providing for a free flow of pedestrian and vehicle traffic and preserving the hilly topography as much as possible. Mass grading is restricted to the flatter and moderate sloping hillside terrain, which is more conducive to its use. In the hillside terrain, individual home sites will be manufactured utilizing cut and fill slopes.~~

C. LAND USE

The project consists of approximately ~~20.03~~ **30.62** acres with residential uses assigned to approximately ~~7.16~~ **21.11** acres. ~~A 0.28~~ **There are 0.86 acres of private recreation area park proposed.** ~~There are 2.38 acres proposed for detention/WQMP basins is approximately 0.41 acres (17,716 square feet) in size. Within the project development, approximately 6.17 acres of open space will be undisturbed and remain undeveloped including the existing streambed. The remaining 6.01 acres will be utilized for street and slope/open space purposes.~~ The proposed project residential densities are compatible with surrounding properties under recently adopted specific plans and approved subdivisions. This project is planned as a conventional home development with a choice of living environments that is typical of southwest Riverside County. ~~Lot sizes of a minimum of 7,200 square feet are to be intermixed with larger lot sizes ranging up to 14,591 square feet.~~

D. ACCESS AND CIRCULATION

The ~~20.03~~ 30.62-acre property is currently vacant and does not generate traffic.

~~The Conceptual Development Plan~~ Tentative Tract Map 37078 depicts the site having primary access from ~~Benton~~ Jean Nicholas Road. Jean Nicholas Road is a designated Secondary Roadway consisting of four travel lanes within a 100-foot wide public right-of-way. The Jean Nicholas Roadway was partially improved (asphalt paving, concrete curb and gutter, and street lights are in-place) and fully dedicated to its ultimate width in conjunction with the previous master planned single-family residential development located adjacent to the Project site. Additional street improvements (sidewalks) along the Project site frontage will be constructed as part of the proposed Project development. The Jean Nicholas Road improvements will be completed in compliance with Riverside County Ordinance No. 461, Standard No. 94. ~~Benton Road is planned as an Urban Arterial Roadway with a 152-foot right-of-way. That portion of Benton Road, which lies within the project limits, will be improved to comply with Riverside County Ordinance No. 461, Standard No. 91. For secondary, an Emergency Vehicle Access (EVA) is also proposed from Benton Road. This EVA access will be gated and will be used for vehicular ingress/egress only in case of emergency.~~ Additional access into the site will be taken from Elliot Road and Ron Roberts Way. Ron Roberts Way is a partially improved public street with half-width street improvements in place along the north half of the street. Amendment No. 17 will provide the required half-width street dedication and street improvements along the south half of the street pursuant to Riverside County Ordinance 461, Standard 104 (undivided 2-lane roadway within a 76-foot wide public right-of-way). Ron Roberts Way is a partially improved public street with half-width street improvements in place along the north half of the street. Amendment No. 17 will provide the required half-width street dedication and street improvements along the south half of the street pursuant to Riverside County Ordinance 461, Standard 104 (undivided 2-lane roadway within a 76-foot wide public right-of-way). The interior street network will be comprised of private driveways with a 36-foot curb to curb design width, modified standard 105 (Local Street). Further access to the residential units will be provided via 20-foot wide asphalt paved private alley ways. ~~classified as general local streets. These streets will be constructed within a 56-foot right-of-way per Riverside County Ordinance No. 461, Modified Standard No. 105. Two points of access will be provided to Benton from the project development. All streets will be dedicated to the County of Riverside for public maintenance.~~ Streets will be maintained by the County under a Community Facilities District (CFD).

Circulation Plan Development Standards

- 1) Any application for any subdivision within the specific plan boundary (including a Schedule I Parcel Map) shall cause the design of the specific plan master planned infrastructure within the final map boundaries, with the exception of a division of land that has no parcel less than 40 acres or that is not less than a quarter of a quarter section. Specific Plan Schedule I Parcel Maps shall design the street system shown thereon.

- 2) Each subdivision shall comply with the on-site and off-site street improvement recommendations and mitigation measures outlined in the subsequent traffic studies for each individual project.
- 3) All typical sections shall be per Ordinance 461, or as approved by the Transportation Department.
- 4) All intersection spacing and/or access openings shall be per Standard 114, Ordinance 461, or as approved by the Transportation Department.
- 5) No textured pavement accents will be allowed within County right-of-way.
- 6) All projects, including subdivisions within the specific plan boundary, shall be subject to the Development Monitoring Program as described in Section V.I. of this document.
- 7) Mid-block crosswalks are not allowed.
- 8) No driveways or access points as shown in the specific plan are approved. All access points shall conform to Transportation Department standard access spacing, depending upon the streets' classifications.
- 9) This specific plan proposes no facilities to be maintained by the Transportation Department. Therefore, all facilities other than facilities to be constructed in the road right-of-way will be either private or be Flood Control District facilities.
- 10) Commercial uses must be located along Secondary or greater highways, at or near intersections with Secondary Highways.
- 11) The Transportation Department's policy regarding streets adjacent to school sites and park sites requires a minimum of 66' right-of-way (Standard 103).
- 12) Any landscaping within public road rights-of-way will require approval by the Transportation Department and assurance of continuing maintenance through the establishment of a landscape maintenance district or similar mechanism as approved by the Transportation Department.
- 13) All bike trails developed as part of this specific plan shall be approved by the Transportation Department.

E. GRADING

The project rough grading will involve approximately 75,000 cubic yards (CY) of cut and 95,000 CY of fill. Lot spoil dirt from house foundations, wall footings, driveways, streets, sidewalks and utilities will generate approximately 13,200 CY of cut. Excavation to widen Winchester Road/Highway 79 will generate the remaining 6,800 CY of cut needed to balance

the site.

The site currently ranges in elevation from approximately 1,429 feet above mean sea level (AMSL) on the northwestern side of the Project site to 1,383 AMSL in the north eastern corner of the site.

When graded, the project will range in elevation from a high of 1,429 AMSL at the top of the northwestern slope of the site to a low elevation of 1,378 AMSL at the bottom of the eastern water quality basin. This demonstrates that the range of site elevation variations will widen from 46' to 51' to facilitate the development of the project. Perimeter slopes on all sides will match the grade of surrounding properties and projects.

The project will also require off-site grading for the widening of Winchester Road/Highway 79. Off-site grading associated with street improvements will involve minor street grading (cut or fill thicknesses less than 2') for a graded area of 74,700 square feet or 1.71 acres. Overall earthwork volume is estimated to be 6,800 CY of cut, which will be lost on the project site.

~~The site ranges in elevation from a low of approximately 1,357 feet above sea level to a high of approximately 1,460 feet. Topography generally slopes from the southeastern boundary of the project site upward to the northwestern portion of the site.~~

~~The object of these development plans will be to implement a grading program that will minimize cut and fill slopes. The major portion of grading activity will be concentrated in the construction of roadways and lots. Manufactured slopes will be rounded to blend into the natural terrain, unless otherwise dictated by unusual soils and/or geologic conditions. Particular care will be given to the landscaping of manufactured slopes in order to create natural, attractive appearances.~~

F. DRAINAGE

All projects proposing construction activities including clearing, grading, or excavation that results in the disturbance of at least one acre total land area, or activity which is part of a larger common plan of development of one acre or greater, shall obtain the appropriate National Pollutant Discharge Elimination System (NPDES) construction permit and pay the appropriate fees. All development within the specific plan boundaries shall be subject to future requirements adopted by the County to implement the NPDES program. Mitigation measures may include, but not be limited to, on-site retention; covered storage of all outside storage facilities; vegetated swales; monitoring programs, etc.

G. ENVIRONMENTAL HAZARDS & RESOURCES

1. FLOODING

The site consists of slopes rising from the south to the northwest. The Flood Insurance Rate Map (FIRM), Panel 06065C2730G, places this area in Zone D, defined as an area of undetermined but possible flooding. This site would also be improved with planned and engineered drainage improvements.

2. NOISE

The dominant noise source in the area consists of aircraft taking off or landing from the French Valley Airport. The project site is not within the currently projected 55 dB CNEL noise contour for the French Valley Airport. The Riverside County Comprehensive General Plan established the requirement that exterior noise levels in residential developments be 65 dB CNEL or lower. The anticipated noise levels from the French Valley Airport are less than 65 dB CNEL and therefore the potential impact from airport noise is less than significant. The project site is not within the vicinity of a private airstrip.

3. AIR QUALITY

The implementation of Amendment No. ~~16~~ 17 would result in emissions generated from both the construction and long-term operations phases of the project. Temporary pollutant emissions associated with construction activity are generated by equipment exhaust and dust generation. The long-term operation phase of the tract will result in stationary source emissions from the consumption of natural gas, electricity and emissions resulting from landscape maintenance, as well as mobile source emissions from vehicles traveling to and from residences.

4. WATER QUALITY

The proposed development plan will alter surface drainage patterns and amount of surface runoff through grading of the site, construction of impervious surfaces, and landscape irrigation. A storm drain system will be constructed to serve the project site consisting of storm drains, curbs and gutters and a detention basin. The project will comply with established programs requiring control of erosion at construction sites (State General NPDES Permit). Therefore, alteration of the existing drainage pattern of the site is not expected to result in increased erosion or siltation.

Implementation of the proposed project will result in an increase in surface runoff. The runoff may contain minor amount of pollutants typical of urban use. Diversion of stormwater and runoff into the detention basin and compliance with the State General NPDES Permit requirements is expected to reduce the amount of pollutants and sedimentation.

5. OPEN SPACE

The land encompassed within the site is vacant and ~~currently natural open space~~ **has been disturbed by grading and road construction activities**. Land use is governed under Specific Plan

No 106 (Dutch Village).

6. BIOLOGICAL RESOURCES

The project site is within the plan area for the Riverside County Stephen's Kangaroo Rat Habitat Conservation Plan (SKR HCP), but is outside of the plan's reserves. The SKR HCP, which was adopted pursuant to Section 10(a) of the Endangered Species Act, the related Section 10(a) permit, and Riverside County Ordinance No. 663, permits the incidental take of the Stephen's kangaroo rat (SKR) on properties within the HCP area outside of the established SKR reserves. Pursuant to provisions of the HCP and Ordinance No. 663, the project is subject to fees used to fund habitat acquisitions and management of the SKR preserves. The project site is not located within the boundaries of any other adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state conservation plan.

H. UTILITIES/PUBLIC FACILITIES

1. WATER

The project will be served by the Eastern Municipal Water District (EMWD). Water service will be provided by connecting to an existing water line located along the eastern boundary of the project site. The project can be served through the existing service capability of the District.

2. SEWAGE DISPOSAL

The project will be served by the Eastern Municipal Water District. Residential structures within the vicinity of the project site receive sewage service through both the District and through subsurface sewage disposal systems (septic systems). The project will connect to an existing sewer line located on the project's northern boundary in Benton Road. The project can be served through the District's existing service capability.

3. STORM DRAINS

The proposed project will alter surface drainage patterns and amount of surface runoff through grading of the site, construction of impervious surfaces, and landscape irrigation. A storm drain system will be constructed to serve the project site consisting of storm drains, curbs and gutters and a detention basin. The project will comply with established programs requiring control of erosion at construction sites (State General NPDES Permit). Therefore, alteration of the existing drainage pattern of the site is not expected to result in increased erosion or siltation.

4. GAS/ELECTRICITY/TELEPHONE

The Southern California Gas Company, the Southern California Edison Company, and Verizon currently serve the project area. Where needed, the necessary extension of facilities will occur by the developer as each property is developed and will continue in this manner to final build-out.

5. SHERIFF SERVICES

The Southwest Station of the Riverside County Sheriff's Department, located on 30755A Auld Road, provides police protection to the unincorporated southwest portion of the County and is also contracted by the Cities of Murrieta and Temecula. The desired service level is 1.5 officers per 1,000 people.

6. FIRE PROTECTION

This area is currently serviced by Fire Station No. 83, located at 37480 Winchester Road (State Route 79) at the French Valley Airport, approximately two miles from the proposed project. Response time from the fire station to the project site is approximately four to five minutes.

7. SCHOOLS

The proposed project is located within the ~~Temecula Valley~~ **Murrieta Valley** Unified School District. Impacts to the District will be mitigated in accordance with California State Law.

8. PARKS AND RECREATION

The nearest existing recreational park to the project sites is at Lake Skinner, which is located approximately 3.5 miles to the east of the project site. This facility, operated by Riverside County, provides fishing, swimming, camping and special events.

9. AIRPORTS

The property is located within of the Airport Influence Area of the French Valley Airport. The site is located outside of the inner and outer safety zones for the French Valley Airport and the Airport's Traffic Pattern Zone (TPZ). The project is not expected to result in a safety hazard for people residing or working in the project area.

10. SOLID WASTE

Solid waste services will be managed by the Riverside County Waste Management Department, and solid waste from the site is expected to be disposed of one of ~~three~~ **two** regional landfills that are operated in western Riverside County. ~~All three~~ **Both** facilities are Class III, municipal solid waste landfills. These are the El Sobrante Landfill located east of Interstate 15 and Temescal Canyon Road to the south of the City of Corona and Cajalco Road at 10910 Dawson Canyon Road; **and** the Lamb Canyon Landfill located between the City of Beaumont and City of San Jacinto at 16411 Lamb Canyon Road (State Route 79), with Interstate 10 to the north and Highway 74 to the south; ~~and the Badlands Landfill located northeast of the City of Moreno Valley at 31125 Ironwood Avenue and accessed from State Highway 60 at Theodore Avenue.~~

~~Using a waste generation factor of 0.41 tons per residence, per year, the estimated waste generation for this project is approximately 13.94 tons per year. This represents approximately 0.0004% of the yearly waste stream at the three landfills. This total will not significantly impact~~

~~the landfill.~~

The County evaluates solid waste generation based on a per capita generation rate. A residential solid waste generation rate of 13 lbs./residential unit per day was selected to forecast the daily and annual capacity of solid waste generation at full development, 164 detached single-family residential condominium units. Average daily solid waste generation would be approximately 2,132 lbs. per day (1.07 tons). Annual average solid waste generation would be approximately 778,180 lbs. or 389 tons per year. Assuming a mandatory 50% recycling rate, daily solid waste generation is forecast to be approximately 0.535 tons per day for disposal at either the El Sobrante Landfill or the Lamb Canyon Landfill. This is an approximate increase in solid waste disposal of about 0.024% at either landfill.

I. DEVELOPMENT MONITORING PROGRAM FOR TRAFFIC IMPACTS FOR SPECIFIC PLAN NO. 106 (DUTCH VILLAGE)

Specific Plan No. 106 (Dutch Village) will be subject to a Development Monitoring Program for traffic impacts. The Development Monitoring Program offers a method by which the Riverside County Transportation Department can collect and assimilate data regarding development of Specific Plan No. 106 (Dutch Village). The program will remain in force until full build-out of the Specific Plan occurs or may terminate sooner if the Director of Transportation determines it is no longer necessary. The parties who will be involved in the development monitoring program will be:

- 1) The Riverside County Transportation Department, who will maintain current records and information during the program. The County will collect data normally obtained by County forces and will make this information available to all participants of the program on request.
- 2) Any entity, public or private, which from time to time proposes to develop any portion of the property included under the jurisdiction of Specific Plan No. 106 (Dutch Village). The extent of the involvement of the developer entities shall be limited to those occasions identified in these procedures and shall be occasioned only by the presentation of an active development plan to Riverside County, in which case the developer shall be responsible for preparing and submitting to the Riverside County Transportation Department the information specific in these procedures.

The Development Monitoring Program will accomplish its intended purpose with regards to traffic impacts by including the requirement that each development proposal within the Specific Plan boundary, meeting County traffic study thresholds, shall be accompanied by a traffic impact study. The traffic impact study will provide information regarding the type of development as well as specific data sufficient for the Transportation Department to readily evaluate the cumulative impact of the proposal. In addition to the following, the study will clarify the proposal's conformance to the Specific Plan and whether the proposed traffic facilities are in substantial conformance with the pertinent elements of the Specific Plan

approved for the area. In general, the traffic impact study should compile as much information as possible regarding the facilities within the development proposal, including an analysis of the impact on regional transportation facilities in the area. An important part of the traffic impact study will be the applicant's determination of the following:

- 1) The cumulative existing and committed traffic impact and levels of service at all intersections, prior to consideration of the development increment in question. The cumulative impact will include all those developments, which have received approval for development.
- 2) The cumulative existing traffic impact and levels of service at all affected intersections including the proposed development added to existing conditions as defined above. This will present the actual effect of the subject development and reflect an accurate determination of the traffic impact.
- 3) The inputs to the process shall consist of:
 - A Traffic Impact Study Report to be filed on each increment of development at a time any activity requiring subsequent County approval is initiated, i.e. tentative tract map or land use approvals.
 - The Riverside County Transportation Department will maintain information relating to traffic improvements within the Specific Plan area, whether public or private, on file. This information will be available to participants of the monitoring program.
- 4) The outputs from the process will consist of:
 - A composite plan of the Specific Plan area will be maintained by the Transportation Department to identify which portions of land have been processed through the monitoring program. A copy of this plan will be available to participants of the program when initiating a new development proposal.
 - The composite plan will be initially supplied to the Transportation Department by the property owner at 1" = 200' scale, and will accurately show the following items as identified in the Specific Plan:
 - Proposed street locations, including right-of-way widths.
 - Drainage facilities (existing and proposed).
 - Existing street improvements.
 - Street facilities as required by the Specific Plan.
 - Street facilities which are already required by other development proposals, but construction is not yet guaranteed.

- Street facilities to be built by the proposed development submittal.

5) The cycle of activity in the traffic impact monitoring process is as follows:

- As a project or development proposal within the Specific Plan area is initiated, the Transportation Department will make the determination as to whether or not the formal monitoring process is applicable. If it is, then the following steps will proceed:
- The Transportation Department provides the applicant with the printed guidelines for the monitoring program with one (1) copy of the composite map and the required standard impact report forms for traffic studies.
- The applicant completes the appropriate reports with professional engineering input to identify all pertinent aspects of the development proposal. This draft report, accompanied by supporting technical data is submitted for review to the County.
- The Transportation Department reviews the draft for completeness and content and returns comments to the applicant. At this point, the Transportation Department can only be preliminary, and conformance with the comments returned will establish only approval of the concept proposed by the applicant. The Transportation Department's comments may very well contain a request to gather further information or to more specifically identify mitigation to a known deficiency, in which case, an amended draft review would be required.
- After the applicant has received comments from the Transportation Department on the scope of improvements to be included within the development proposal, the Transportation Department will issue a letter identifying such and the applicant will proceed with the development review process in the normal manner.
- As an attachment to the subsequent development plan submittal to the County, the applicant will supply a final traffic impact report, which will reflect the precise character of the development proposal as approved.

It should be noted that the monitoring process is intended to enhance communication with the County during development phasing within the Specific Plan area. The applicant's statements contained in the traffic impact reports, as well as the County's letter of concurrence, both are to be regarded as intention rather than binding commitments. The final traffic impact report will arrive at the Transportation Department at the same time as the detailed development plan submittal. Only then will all the required information be available for Transportation Department review on the development, which may lead to modifications of subjects covered in the preliminary impact reports.

- Upon approval of the development proposal, the applicant will update the composite map to reflect the area being developed, identifying which street facility improvements are planned, which improvements are required by conditions of

approval imposed on various projects, which improvements are guaranteed by bonding or other forms of security, and which have already been constructed.

This page left blank for pagination purposes.

APPENDIX A

BOARD OF SUPERVISORS RESOLUTIONS

APPENDIX B

CONDITIONS OF APPROVAL

APPENDIX C

DUTCH VILLAGE SPECIFIC PLAN NO. 106, AMENDMENT NO. 17

DEVELOPMENT STANDARDS AND DESIGN GUIDELINES

(Note: The following text is all an addition to this document and is not presented in all bold to indicate an addition, as is the formatting presented elsewhere in this document.)

This page left blank for pagination purposes.

TABLE OF CONTENTS

A. AMENDMENT NO. 17 DEVELOPMENT STANDARDS.....	C-5
B. AMENDMENT NO. 17 DESIGN GUIDELINES	C-15
1. Introduction	C-15
2. Residential	C-15
a. Site Layout and Access & Building Orientation.....	C-15
i. Site Layout and Access.....	C-15
ii. Building Orientation.....	C-16
b. Building Design.....	C-16
i. Architectural Styles	C-16
c. Residential Criteria	C-33
i. Building Mass and Scale.....	C-33
ii. Building Materials and Colors	C-34
iii. Windows and Doors.....	C-35
iv. Porches and Balconies	C-35
v. Columns and Posts.....	C-36
vi. Garages.....	C-36
vii. Rear and Side Articulation/Façade Treatment.....	C-37
viii. Roof Materials and Colors	C-38
d. Landscape Criteria	C-38
i. Purpose and Intent	C-38
ii. Streetscenes	C-43
iii. Edge Conditions	C-53
iv. Plant Palette	C-59
v. Walls, Fences, and Monumentation	C-59
vi. Recreational Amenities.....	C-71
vii. General Landscape Requirements	C-79
viii. Irrigation	C-80
ix. Maintenance Responsibility.....	C-80
x. Lighting	C-80
xi. Mailboxes	C-80
xii. Water Quality	C-83

LIST OF FIGURES

Figure C-1	Single-Family Detached: Paired.....	C-7
Figure C-2	Single-Family Detached: Rear-Cluster (Garden Court)	C-8
Figure C-3	Single-Family Detached: Cluster (Motor Court)	C-9
Figure C-4	Single-Family Detached: Rear-Loaded.....	C-10
Figure C-5	Single-Family Detached: Rear-Cluster (Motor Court - 6 Plex)	C-11
Figure C-6	Single-Family Detached: Rear-Cluster (Motor Court - 8-Plex)	C-12
Figure C-7	Multi-Family Attached: Duplex/Triplex	C-13
Figure C-8	Multi-Family Attached: Townhomes	C-14
Figure C-9a	Spanish Colonial Architectural Style.....	C-19
Figure C-9b	Spanish Colonial Architectural Details.....	C-20
Figure C-10a	Formal Spanish Architectural Style	C-23
Figure C-10b	Formal Spanish Architectural Details	C-24
Figure C-11a	Andalusian Architectural Style	C-27
Figure C-11b	Andalusian Architectural Details	C-28
Figure C-12a	Adobe Ranch Architectural Style.....	C-30
Figure C-12b	Adobe Ranch Architectural Details.....	C-32
Figure C-13	Conceptual Landscape Plan.....	C-41
Figure C-14	Winchester Road Streetscene	C-45
Figure C-15	Ron Roberts Way Streetscene.....	C-46
Figure C-16	Jean Nicholas Road Streetscene.....	C-47
Figure C-17	Elliot Road Streetscene	C-48
Figure C-18	Alley Ways.....	C-49
Figure C-19	Streets A - F Streetscene	C-50
Figure C-20	Roundabout	C-51
Figure C-21	Typical Edge Condition along Ron Roberts Way.....	C-55
Figure C-22	Typical Edge Condition along Winchester Road	C-56
Figure C-23	Existing Edge Condition Northwest.....	C-57
Figure C-24	Existing Edge Condition Southwest	C-58
Figure C-25	Typical Slope Planting Plan.....	C-60
Figure C-26	Plant Palette.....	C-62
Figure C-27a	Wall and Fence Plan	C-63
Figure C-27b	Wall and Fence Details.....	C-64
Figure C-28	Block Wall with Vines	C-67
Figure C-29	Slumpstone Block Pilaster	C-68
Figure C-30	Tubular Steel Fencing.....	C-69
Figure C-31	Yard Fencing.....	C-70
Figure C-32a	Entry Monumentation.....	C-73
Figure C-32b	Directional Monumentation.....	C-74
Figure C-33	Stamped Concrete Examples.....	C-75
Figure C-34a	Typical Recreation Area Amenities - Park	C-76
Figure C-34b	Typical Recreation Area Amenities – Recreation Area	C-77
Figure C-35	Sidewalk Plan	C-78
Figure C-36	Typical Lighting Fixtures	C-80
Figure C-37	Typical Mailboxes.....	C-82
Figure C-38	Typical Basin	C-85

A. AMENDMENT NO. 17 DEVELOPMENT STANDARDS

Design of residential sites within the Amendment No. 17 portion of Specific Plan 106 (SP106, A17) is an essential component of the land use plan. Specific standards and criteria are provided for SP106, A17, to address setbacks, pad sizes, lot coverage, and encroachments. **Figures C-1 through C-8** illustrates these concepts and offer information regarding placement of residences within the community. Each figure contains a detail of the typical lot for each product type with a corresponding table that lists specific development standards for that lot.

Single-family detached homes shall be developed in accordance to the standards provided on the following:

- **Figure C-1, *Single-Family Detached: Paired*;**
- **Figure C-2, *Single-Family Detached: Rear-Cluster (Garden Court)*;**
- **Figure C-3, *Single-Family Detached: Cluster (Motor Court)*;**
- **Figure C-4, *Single-Family Detached: Rear-Loaded*;**
- **Figure C-5, *Single-Family Detached: Rear-Cluster (Motor Court – 6-Plex)*;** and
- **Figure C-6, *Single-Family Detached: Rear-Cluster (Motor Court – 8-Plex)*.**

Multi-family attached homes shall be developed in accordance to the standards provided on the following:

- **Figure C-7, *Multi-Family Attached: Duplex/Triplex*;** and
- **Figure C-8, *Multi-Family Attached: Townhomes*.**

It should be noted that SPA106, A17 only applies to Planning Area 18a of Specific Plan 106.

This page left blank for pagination purposes.



- Dwelling Space
- Garage
- Porch/Patio
- Yard
- Private Yard
- Minimum Required Private Open Space
- Roadway
- Sidewalk/Walkway/Driveway

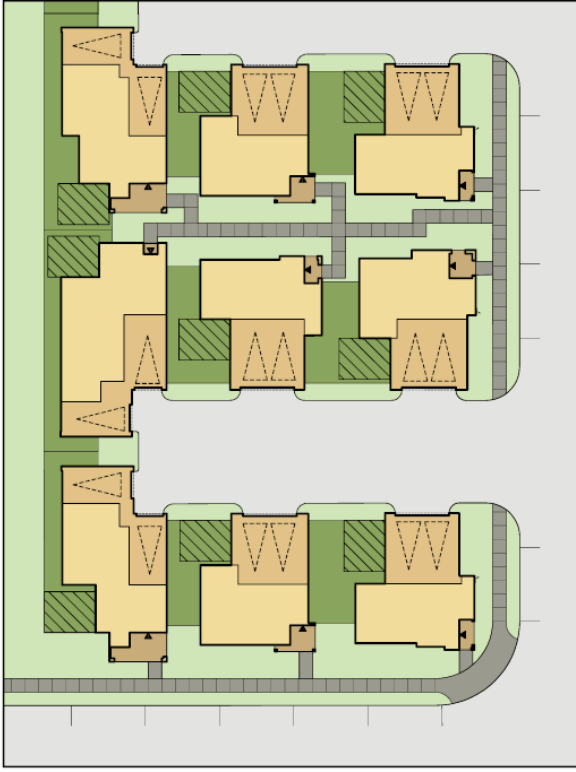
As reflected in the Zoning Ordinance.

Single-Family Detached: Paired	
Development Standards	
Designation/ Use	Single-Family Detached: Paired
Lot Dimensions	
Minimum Lot Width	25'
Minimum Frontage on cul-de-sac	20'
Setbacks	
Front Facing Street	10'
Front-Entry Garage	20'
Side-Entry Garage	15'
Street Side	4'
Interior Side	4'
Rear	5' ¹
Other	
Maximum Structural Height	40'
Minimum Private Open Space	400 sq ft
Encroachments (fireplaces, AC units, media centers)	Minimum 15' dimension
Off Street Parking Requirements per DU	2 ² spaces/du

¹ Deep recessed garage may encroach 3'

² At least one side must have 5' clear

SINGLE-FAMILY DETACHED: PAIRED - FIGURE C-1



- Dwelling Space
- Garage
- Porch/Patio
- Yard
- Private Yard
- Minimum Required Private Open Space
- Roadway
- Sidewalk/Walkway/Driveway

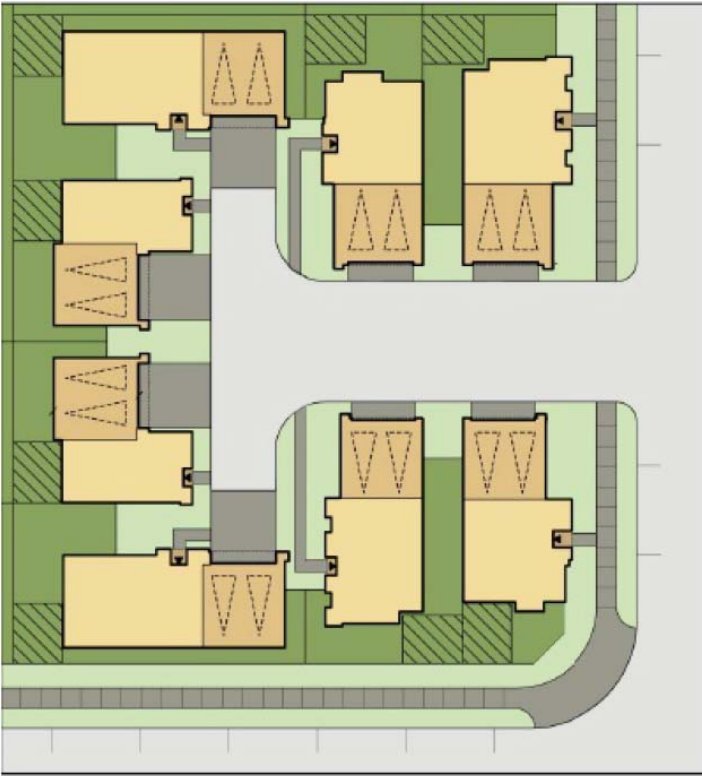
Private drives shall be a minimum of 30' wide; however, a minimum of 24' wide may be permitted provided that the drive is less than 150' in length and connects at one end to a circulating road; or the drive is less than 300' in length and connects at both ends to a circulating road, or as approved by Fire Department.

Single-Family Detached: Rear-Cluster (Garden Court)	
Development Standards	
Designation/ Use	Single-Family Detached: Rear- Cluster (Garden Court)
Lot Dimensions	
Minimum Lot Width	31'
Setbacks	
Minimum Front Yard – to main structure	5' from walkway
Minimum Front Yard – to porch	5' from walkway
Minimum Corner Side Yard	5'
Minimum Interior Side Yard	4' or 8' between structures
Minimum Rear Yard	5'
Garage Setbacks	2' max
Front to Side: Between Structures	20'
Side to Side: Between Structures	10'
Rear to Rear: Between Structures	15'
Rear to Rear Across Alley or Motor Court	30'
Other	
Maximum Structural Height	40'
Minimum Private Open Space	180 sq ft Minimum 12' dimension
Encroachments (fireplaces, AC units, media centers)	2'1

1 At least one side must have 5' clear

As reflected in the Zoning Ordinance.

SINGLE-FAMILY DETACHED: REAR-CLUSTER (GARDEN COURT) - FIGURE C-2



- Dwelling Space
- Garage
- Porch/Patio
- Yard
- Private Yard
- Minimum Required Private Open Space
- Roadway
- Sidewalk/Walkway/Driveway

Private drives shall be a minimum of 30' wide; however, a minimum of 24' wide may be permitted provided that the drive is less than 150' in length and connects at one end to a circulating road; or the drive is less than 300' in length and connects at both ends to a circulating road, or as approved by Fire Department.

As reflected in the Zoning Ordinance.

Single-Family Detached: Cluster (Motor Court)	
Development Standards	
Designation/ Use	Single-Family Detached: Cluster (Motor Court)
Lot Dimensions	
Minimum Lot Width	31'
Setbacks	
Minimum Front Yard – to main structure	5' from walkway
Minimum Front Yard – to porch	5' from walkway
Minimum Corner Side Yard	4'
Minimum Interior Side Yard	4' or 8' between structures
Minimum Rear Yard	8'
Garage Setbacks	2' max
Front to Side: Between Structures	20'
Side to Side: Between Structures	10'
Rear to Rear: Between Structures	15'
Rear to Rear Across Alley or Motor Court	30'
Other	
Maximum Structural Height	40'
Minimum Private Open Space	180 sq ft
Encroachments (fireplaces, AC units, media centers)	Minimum 12' dimension
	2' ¹

¹ At least one side must have 5' clear



Single-Family Detached: Rear-Loaded	
Development Standards	
Designation/ Use	Single-Family Detached: Rear-Loaded
Lot Dimensions	
Minimum Lot Width	31'
Setbacks	
Front Elevation Facing Street	10'
Front Elevation Facing Green Court	10'
Street Side Elevation	5'
Interior Side Elevation	5'
Rear Elevation	10'
Rear-Entry Garage	3'-5' or 18' min.
Front to Front Across Green Court	20'
Front to Front Across Alley or Motor Court	30'
Front to Side	10'
Side to Side	10'
Rear to Rear Across Alley or Motor Court	30'
Other	
Maximum Structural Height	40'
Minimum Private Open Space	180 sq ft
Encroachments (fireplaces, AC units, media centers)	Minimum 12' dimension 2' ¹

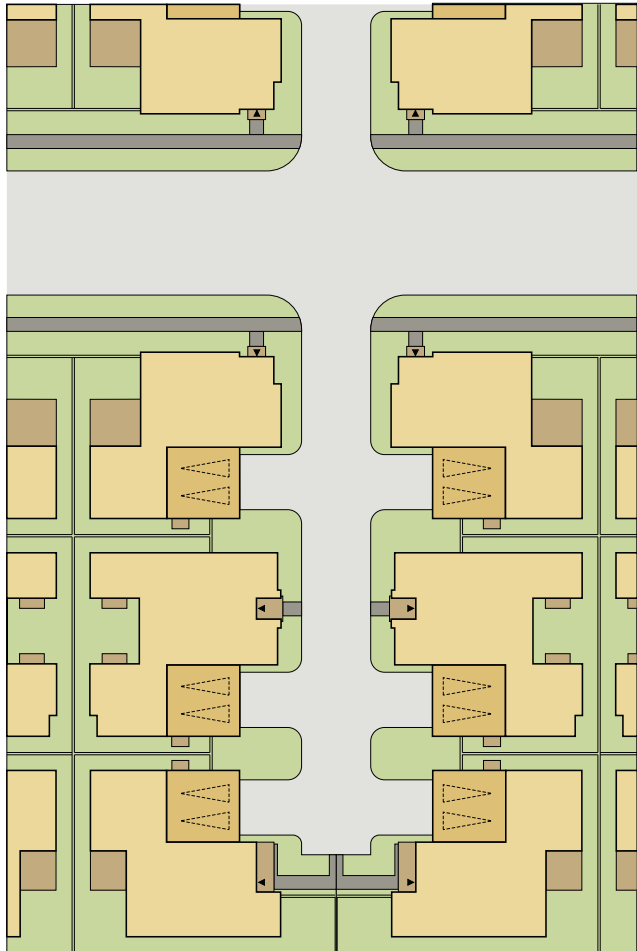
1 At least one side must have 5' clear

As reflected in the Zoning Ordinance.

Studio or single-bedroom units shall provide 1.25 spaces per unit ; two-bedroom units shall provide 2.25 spaces per unit; three or more bedroom units shall provide 2.75 spaces per unit plus 1 space per employee.

Private drives shall be a minimum of 30' wide; however, a minimum of 24' wide may be permitted provided that the drive is less than 150' in length and connects at one end to a circulating road; or the drive is less than 300' in length and connects at both ends to a circulating road, or as approved by Fire Department.

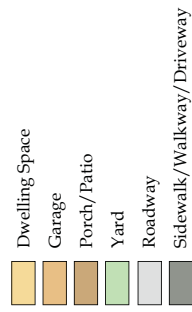
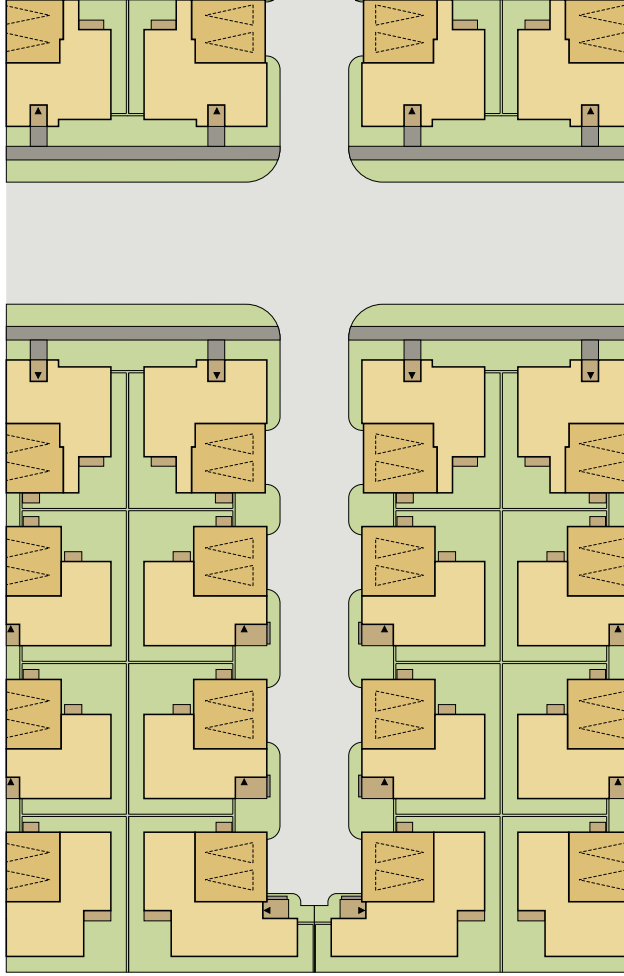
SINGLE-FAMILY DETACHED: REAR-LOADED - FIGURE C-4



- Dwelling Space
- Garage
- Porch/Patio
- Yard
- Roadway
- Sidewalk/Walkway/Driveway

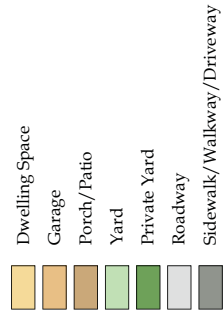
Single-Family Detached: Rear-Cluster (Motor Court – 6 Plex)	
Development Standards	
Designation/ Use	Single-Family Detached: Rear-Cluster (Motor Court 6-Plex)
Lot Dimensions	
Minimum Lot Width	50'
Setbacks (minimums)	
Front Yard – to main structure	4' from walkway/curb
Front Yard – to porch	4' from walkway/curb
Corner Side Yard	5'
Interior Side Yard	5' or 10' between structures
Rear Yard	5'
Garage Setbacks	18'
Side to Side: Between Structures	10'
Rear to Rear: Between Structures	10'
Other	
Maximum Structural Height	40'
Minimum Private Open Space	180 sq. ft.
Encroachments (fireplaces, AC units, media centers)	Minimum 12' dimension 2' 1

**SINGLE-FAMILY DETACHED: REAR-CLUSTER
(MOTOR COURT - 6 PLEX) - FIGURE C-5**



Single-Family Detached: Rear-Cluster (Motor Court – 8 Plex)	
Development Standards	
Designation/ Use	Single-Family Detached: Rear-Cluster (Motor Court 8-Plex)
Lot Dimensions	
Minimum Lot Width	40'
Setbacks (minimums)	
Front Yard – to main structure	4' from walkway/curb
Front Yard – to porch	4' from walkway/curb
Corner Side Yard	5'
Interior Side Yard	5' or 10' between structures
Rear Yard	5'
Garage Setbacks	4'
Side to Side: Between Structures	10'
Rear to Rear: Between Structures	10'
Other	
Maximum Structural Height	40'
Minimum Private Open Space	180 sq. ft.
Encroachments (fireplaces, AC units, media centers)	Minimum 12' dimension
	2' ¹

**SINGLE-FAMILY DETACHED: REAR-CLUSTER
(MOTOR COURT - 8 PLEX) - FIGURE C-6**



Multi-Family Attached: Duplex/Triplex	
Development Standards	
Designation/ Use	Multi-Family Attached: Duplex/Triplex
Lot Dimensions	
Lot Width	31'
Setbacks	
Front Facing Street	8'
Front Facing Green Court	10'
Front-Entry Garage	20'
Street Side	5'
Interior Side	5'
Encroachments	2'
Rear	8'
Rear Entry Garage	2' max
Encroachments	4'
Front to Side: Between Structures	20'
Side to Side: Between Structures	10'
Rear to Rear: Between Structures	15'
Rear to Rear Across Alley or Motor Court	30'
Other	
Maximum Structural Height	40'
Minimum Private Open Space	200 SF
Encroachments (fireplaces, AC units, media centers)	2' ¹
Off Street Parking Requirements per DU	2 spaces/du

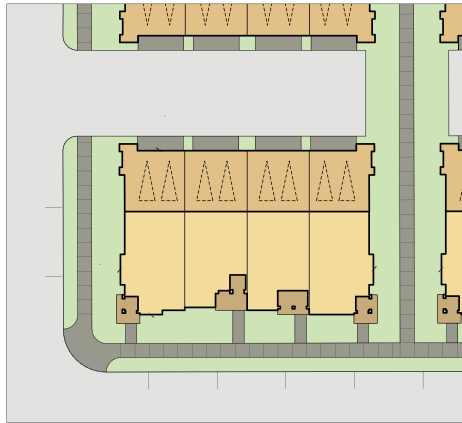
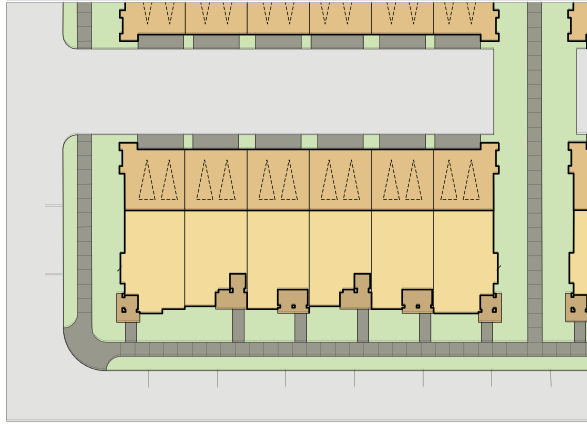
1 - At least one side must have 5' clear

As reflected in the Zoning Ordinance.

Multi-Family Attached: Townhomes	
Development Standards	
Designation/ Use	Multi-Family Attached: Townhomes
Lot Dimensions	
Minimum Lot Width	60'
Setbacks	
Minimum Front Yard – to main structure	10' from walkway
Minimum Front Yard – to porch	5'
Minimum Corner Side Yard	10' 1
Minimum Interior Side Yard	10' from walkway 25' between structures
Minimum Rear Yard	20' between structures
Garage Setbacks	2' max
Other	
Maximum Structural Height	48'
Minimum Private Open Space	100 sq ft Minimum 12' dimension
Encroachments (fireplaces, AC units, media centers)	2' 2

- 1 5' public, 5' private
- 2 At least one side must have 5' clear

As reflected in the Zoning Ordinance.



- Dwelling Space
- Garage
- Porch/Patio
- Yard
- Roadway
- Sidewalk/Walkway/Driveway

Private drives shall be a minimum of 30' wide; however, a minimum of 24' wide may be permitted provided that the drive is less than 150' in length and connects at one end to a circulating road; or the drive is less than 300' in length and connects at both ends to a circulating road, or as approved by Fire Department.

MULTI-FAMILY ATTACHED: TOWNHOMES - FIGURE C-8

B. AMENDMENT NO. 17 DESIGN GUIDELINES

1. Introduction

The intent of these Design Guidelines is to create project specific site, design, and landscape architecture design criteria, which will guide the future development within SP 106, A17. These Guidelines are intended to assist in providing the continuity and overall image that will make SP106, A17 a unique and special community while encouraging creative design and individuality. These criteria are not intended to provide a rigid or inflexible framework for future development; variations based upon changes to site layout, specific site conditions, as well as the visions of individual architects and landscape architects are anticipated. It should be noted that these Design Guidelines developed for SPA106, A17 only apply to Planning Area 18a of Specific Plan 106.

All developments within SPA106, A17 shall be designed to comply with these criteria.

2. Residential

The purpose of the residential Design Guidelines is to guide the layout and design of future residential developments with SP 106, A17. These guidelines, working in conjunction with the MHDR (Medium High Density Residential, 5-8 units per acre) requirements of Article VIII, R-3 Zone (General Residential) of Ordinance No. 348, shall determine the character and scale of all future development in SP106, A17.

a) Site Layout and Access and & Building Orientation

The layout of a residential area is the first step in creating a viable neighborhood. A properly planned neighborhood should contain both community-wide and private amenities and encourage safe travel for pedestrians and motor vehicles.

i. Site Layout and Access

- Neighborhood access points should be logically and functionally located to facilitate safe access for pedestrians and vehicles.
- Enhanced landscaping shall occur at the entries to identify the points of entry and set the tone for the project development.
- Safe travel paths should be provided between all areas within the neighborhood as well as the streets and sidewalks in the surrounding area.
- Public open spaces should be located in areas that are easily accessible to the majority of the surrounding units.
- Varied building setbacks, variations in building façade, varied massing of porch sizes and widths, offsets from the front building setback shall be used to create visual interest and variety along street scene. The use of architectural style variation, as well as massing and color shall be utilized. Please refer to the Development Standards in Section F.A. AMENDMENT NO. 17, DEVELOPMENT STANDARDS, which call for minimum setback requirements, which will allow for the variation required.
- Pedestrian walkways should be incorporated into the overall layout of the site in a logical manner.

ii. Building Orientation

- Buildings should be composed of simple yet varied plans to assure compatibility and variety of the overall building form.
- Buildings on corner lot parcels should be oriented in such a manner as to open space areas, and/or porches.
- Buildings should be oriented to minimize instances where the primary living spaces of one structure face the primary living spaces of an adjacent unit. Garage locations shall be plotted on the left and right sides of lots, thereby creating multiple conditions and variations for living spaces to be off-set. This shall be accomplished at the precise grading plan and residential product review phases of development.

b) *Building Design*

i. Architectural Styles

The architectural styles within SP106, A17 are intended to complement and reinforce its overall community image. A variety of architectural styles are pivotal to creating a high-quality community image. No specific community theme is proposed; however, the community image will be reinforced through quality residential and landscape architectural designs, a hierarchy of monumentation, and consistent use and application of landscape and hardscape elements.

SP106, A17 will feature four (4) unique architectural styles that adhere to the overall community theme. The architectural styles include, but are not limited to: Spanish Colonial, Formal Spanish, Andalusian, and Adobe Ranch. These architectural styles were selected based on their variety, compatibility and visual interest they would provide. Other architectural styles shall be allowed, in addition to or in-lieu of, provided they meet the intent of these guidelines and are demonstrated to be compatible. Such variations shall require the approval of the Director of Planning.

Developers, builders, engineers, architects, landscape architects and other design professionals will be required to use the guidelines in order to maintain design continuity, create an identifiable image, and develop a cohesive community. The following descriptions and referenced graphics provide an overview of the general architectural styles desired for SP106, A17.

Again, it should be emphasized that individual character and interpretation are encouraged, and it is not the intent that all of the following represented design components be incorporated into the design proposals. These examples are only conceptual in nature and do not necessarily depict the actual final design. Finalized floor plans and elevations will be determined at a later stage of development. Conceptual plans developed for housing programs are required to be submitted for review by the design review team administered by the master developer after approval of the Specific Plan. Upon approval of the conceptual plans by the master developer, designs will be reviewed by the County using the standards contained within SP106, A17 prior to approval of the design drawings and construction documents.

At a minimum, there should be at least three (3) different floor plans, per product type. If phasing is proposed, then a phasing plan shall be submitted to assure that the requirements for the number of floor plans is being met. In addition, each floor plan shall have at least four (4) distinct elevations. One (1) elevation shall not be repeated more than each fourth (4th) house.

Spanish Colonial Architectural Style

Spanish Colonial is an adaptation of Mission Revival enriched with additional Latin American details and elements. The style attained widespread popularity after its use in the Panama-California Exposition of 1915. This historic style is embodied by simple forms, massing and details, along with contrast of materials and textures. Further architectural distinction is established through the use of tile roofs, stucco walls, heavily textured wooden doors and highlighted ornamental ironwork.

Examples of how the Spanish Colonial architectural style may be applied to the multi-family residential homes within SP106, A17 are provided on **Figure C-9a, Spanish Colonial Architectural Style** and **Figure C-9b, Spanish Colonial Architectural Details** (refer to pages C-27 and C-28). The visual graphic examples and accompanying descriptive text on **Figure C-9a** and **Figure C-9b** are the required elements that shall be provided on the Spanish Colonial residential development constructed in SP106, A17. While these elements are required, some additional latitude may be provided to the developer, at the discretion of the Director of Planning, provided that they demonstrate that any other elements utilized are consistent with the Spanish Colonial architectural style.

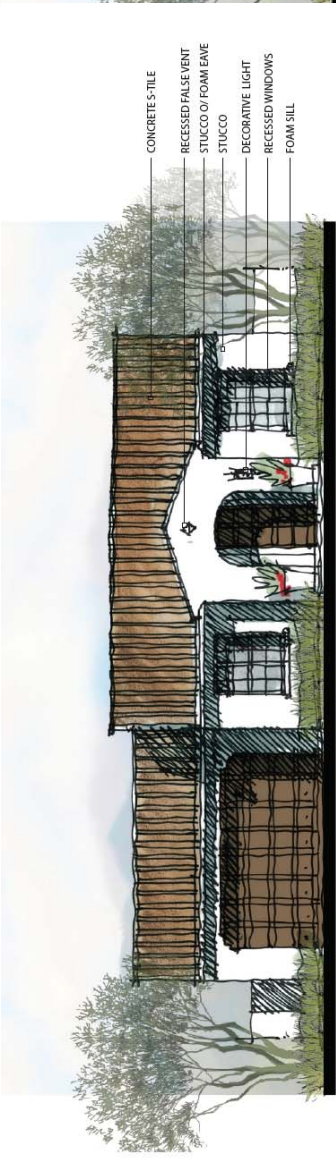
Section F.B.2.c of this SP106, A17 (*Residential Criteria*) discusses building mass and scale, building materials and colors, windows and doors, porches and balconies, columns and posts, garages, rear and side articulation/facade treatment, and roof materials and colors in an overall sense as it pertains to the residential development within SP106, A17. These criteria will also apply to the Spanish Colonial architectural style.

However, additional essential elements specific to the Spanish Colonial architectural style are listed below, and are contained in **Figure C-9a, Spanish Colonial Architectural Style** and **Figure C-9b, Spanish Colonial Architectural Details**. These elements shall be utilized for this style, and it will be up to the designer to implement these properly to achieve the greatest design possible.

Essential elements:

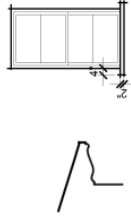
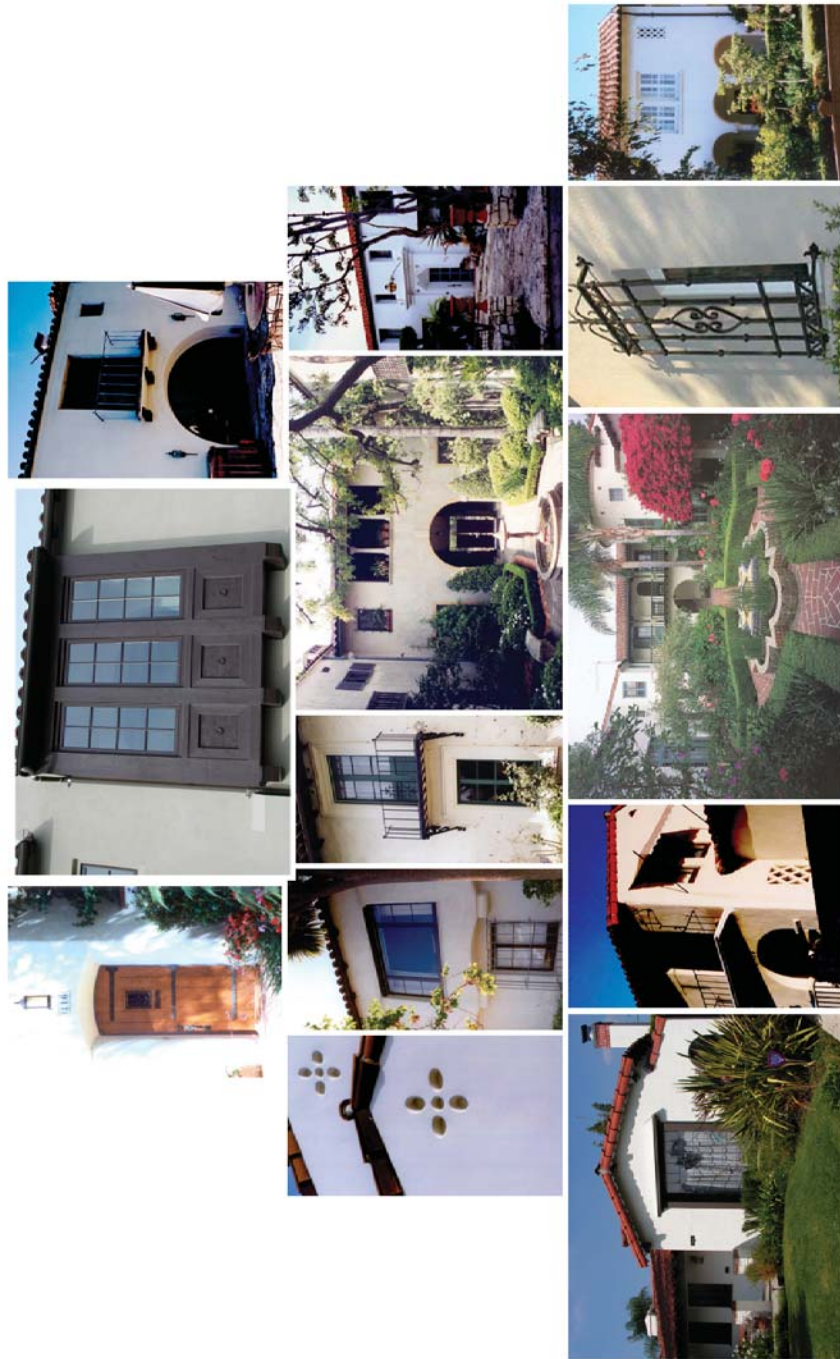
- Stucco walls;
- Shallow sloped 'S' tile roofs;
- Recessed openings, door, windows at exposed elevations;
- Decorative iron work;
- Simple trim detailing;
- Arched openings where possible;
- Simple uncomplicated gable roofs; and
- Stucco cornices.

This page left intentionally blank for pagination purposes.



Spanish Colonial style is embodied by simple forms, massing and details, along with contrast of materials and textures. Further architectural distinction is established through the use of tile roofs, stucco walls, heavily textured wooden doors and highlighted ornamental ironwork.

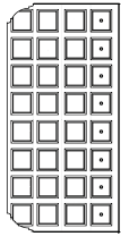
**SPANISH COLONIAL ARCHITECTURAL
STYLE - FIGURE C-9a**



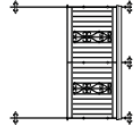
Eave Window and Trim



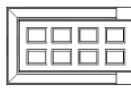
Gable End Vent



Garage Door and Trim



Juliet Balcony



Entry Door and Trim



Chimney Shroud

Formal Spanish Architectural Style

Formal Spanish is an eclectic style that borrows from numerous Mediterranean sources. Simple geometric shapes with predominately stucco exteriors along with focused details define the style. Architectural elements include gable end details, pediment entries, as well as wrought iron Juliet balconies. This style is further characterized by the use of deeply recessed windows and decorative iron grill work.

Examples of how the Formal Spanish architectural style may be applied to the multi-family residential homes within SP106, A17 are provided on Figures **C-10a, *Formal Spanish Architectural Style*** and **C-10b, *Formal Spanish Architectural Details***. The visual graphic examples and accompanying descriptive text on **Figure C-10a** and **Figure C-10b** are the required elements that shall be provided on the Formal Spanish residential development constructed in SP106, A17. While these elements are required, some additional latitude may be provided to the developer, at the discretion of the Director of Planning, provided that they demonstrate that any other elements utilized are consistent with the Formal Spanish architectural style.

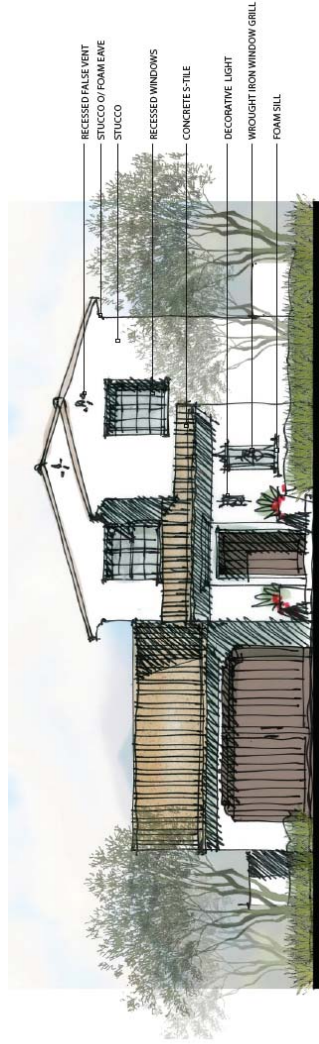
Section F.B.2.c of this SP106, A17 (*Residential Criteria*) discusses building mass and scale, building materials and colors, windows and doors, porches and balconies, columns and posts, garages, rear and side articulation/facade treatment, and roof materials and colors in an overall sense as it pertains to the residential development within SP106, A17. These criteria will also apply to the Formal Spanish architectural style.

However, additional essential elements specific to the Formal Spanish architectural style are listed below, and are contained Figures **C-10a, *Formal Spanish Architectural Style*** and **Figure C-10b, *Formal Spanish Architectural Details***. These elements shall be utilized for this style, and it will be up to the designer to implement these properly to achieve the greatest design possible.

Essential elements:

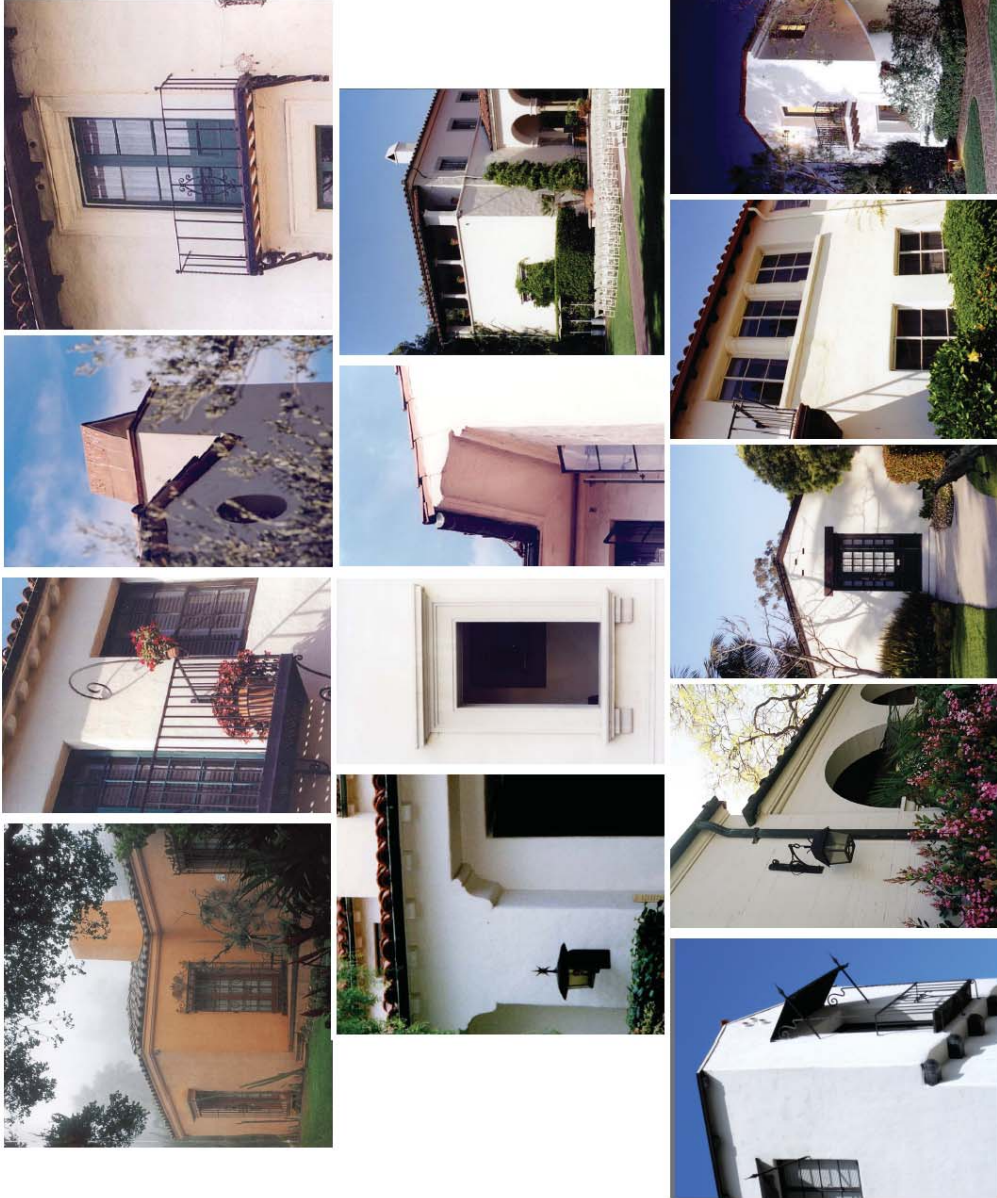
- Stucco walls;
- Shallow sloped 'S' tile roofs;
- Recessed openings, door, windows at exposed elevations;
- Decorative iron work;
- Simple trim detailing;
- Enhanced/detailed primary openings;
- Simple geometric shapes; and
- Stucco cornices.

This page left intentionally blank for pagination purposes.



Formal Spanish is an eclectic style that borrows from numerous Mediterranean sources. Simple geometric shapes with predominately stucco exteriors along with focused details define the style. Architectural elements include gable end details, pediment entries, as well as wrought iron Juliet balconies. This style is further characterized by the use of deeply recessed windows and decorative iron grill work.

FORMAL SPANISH ARCHITECTURAL STYLE - FIGURE C-10a



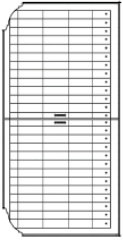
Eave



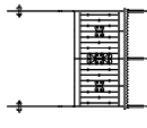
Window and Trim



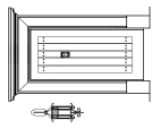
Gable End Vent



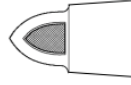
Garage Door and Trim



Juliet Balcony



Entry Door and Trim



Chimney Shroud

**FORMAL SPANISH ARCHITECTURAL
DETAILS - FIGURE C-10b**

Andalusian Architectural Style

Andalusian refers to the richness of the detailing commonly prevalent in the area South of Spain. Because Southern California has deep Spanish roots, and with its climate strikingly similar to the Andalusian region, the style was seen as an appropriate architectural expression for the area. Identifying features are low-pitched 'S' tile roofs, pedimented entry doors and shaped cornice detailing. Further architectural distinction is established through slump block elements as well as decorative ironwork.

Examples of how the Andalusian architectural style may be applied to the multi-family residential homes within SP106, A17 are provided on **Figure C-11a, *Andalusian Architectural Style*** and **Figure C-11b, *Andalusian Architectural Details***. The visual graphic examples and accompanying descriptive text on **Figure C-11a** and **Figure C-11b** are the required elements that shall be provided on the Andalusian residential development constructed in SP106, A17. While these elements are required, some additional latitude may be provided to the developer, at the discretion of the Director of Planning, provided that they demonstrate that any other elements utilized are consistent with the Andalusian architectural style.

Section F.B.2.c of this SP106, A17 (*Residential Criteria*) discusses building mass and scale, building materials and colors, windows and doors, porches and balconies, columns and posts, garages, rear and side articulation/facade treatment, and roof materials and colors in an overall sense as it pertains to the residential development within SP106, A17. These criteria will also apply to the Andalusian architectural style.

However, additional essential elements specific to the Andalusian architectural style are listed below, and are contained **Figure C-11a, *Andalusian Architectural Style*** and **Figure C-11b, *Andalusian Architectural Details***. These elements shall be utilized for this style, and it will be up to the designer to implement these properly to achieve the greatest design possible.

Essential elements:

- Predominantly stucco walls;
- Brick enhancements;
- Shallow sloped 'S' tile roofs;
- Cornice eaves or wood rafter tail open eaves at enhanced wall materials;
- Recessed openings, door, windows at exposed elevations;
- Simple trim detailing;
- Simple geometric shapes; and
- Decorative iron work.

This page left intentionally blank for pagination purposes.



- CONCRETE S-TILE
- RECESSED FALSE VENT
- STUCCO O/ FOAM EAVE
- RECESSED WINDOWS
- FOAM SILL
- WROUGHT IRON JULIET BALCONY
- FOAM ENTRY PEDIMENT
- STUCCO



- CONCRETE S-TILE
- RECESSED FALSE VENT
- STUCCO O/ FOAM EAVE
- RECESSED WINDOWS
- FOAM SILL
- WOOD RAFTER TAILS
- BRICK
- STUCCO



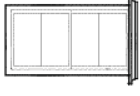
- CONCRETE S-TILE
- STUCCO
- RECESSED WINDOWS
- FOAM SILL
- STUCCO O/ FOAM EAVE
- FOAM ENTRY PEDIMENT
- DECORATIVE LIGHT

Andalusian refers to the richness of the detailing commonly prevalent in the area South of Spain. Because Southern California has deep Spanish roots, and with its climate strikingly similar to the Andalusian region, the style was seen as an appropriate architectural expression for the area. Identifying features are low-pitched 'S' tile roofs, pedimented entry doors and shaped cornice detailing. Further architectural distinction is established through slump block elements as well as decorative ironwork.

ANDALUSIAN ARCHITECTURAL STYLE - FIGURE C-11a



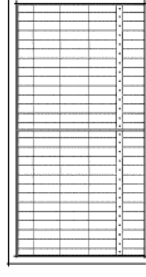
Eave



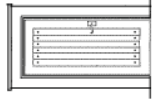
Window and Trim



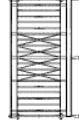
Gable End Vent



Garage Door and Trim



Juliet Balcony Entry Door and Trim



Chimney Shroud



Painted Brick

ANDALUSIAN ARCHITECTURAL DETAILS - FIGURE C-11b

Adobe Ranch

Adobe Ranch had a long and deeply rooted history in California. The style is derived from the original Spanish Missions, which were well suited for the mild Southern California climate. Simple, uncomplicated gable roofs, with vertically proportioned exterior openings and covered outdoor spaces defined the traditional massing. Architectural elements include header trim at all windows, as well as recessed entry doors and introducing brick elements.

Examples of how the Adobe Ranch architectural style may be applied to the multi-family residential homes within SP106, A17 are provided on **Figure C-12a, Adobe Ranch Architectural Style** and **C-12b, Adobe Ranch Architectural Details**. The visual graphic examples and accompanying descriptive text on **Figure C-12a** and **Figure C-12b** are the required elements that shall be provided on the Adobe Ranch residential development constructed in SP106, A17. While these elements are required, some additional latitude may be provided to the developer, at the discretion of the Director of Planning, provided that they demonstrate that any other elements utilized are consistent with the Adobe Ranch architectural style.

Section F.B.2.c of this SP106, A17 (*Residential Criteria*) discusses building mass and scale, building materials and colors, windows and doors, porches and balconies, columns and posts, garages, rear and side articulation/facade treatment, and roof materials and colors in an overall sense as it pertains to the residential development within SP106, A17. These criteria will also apply to the Adobe Ranch architectural style.

However, additional essential elements specific to the Adobe Ranch architectural style are listed below, and are contained on **Figure C-12a, Adobe Ranch Architectural Style** and **Figure C-12b, Adobe Ranch Architectural Details**. These elements shall be utilized for this style, and it will be up to the designer to implement these properly to achieve the greatest design possible.

Essential Elements:

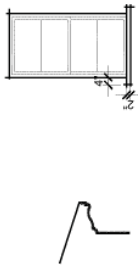
- Predominantly stucco walls;
- Slump block enhancements;
- Shallow sloped 'S' tile roofs;
- Cornice eaves or wood rafter tail open eaves at enhanced wall materials;
- Recessed openings, door, windows at exposed elevations;
- Header and/or sill trim at all doors and windows; and
- Simple geometric shapes.

This page left intentionally blank for pagination purposes.



Adobe Ranch had a long and deeply rooted history in California. The style is derived from the original Spanish Missions, which were well suited for the mild Southern California climate. Simple, uncomplicated gable roofs, with vertically proportioned exterior openings and covered outdoor spaces defined the traditional massing. Architectural elements include header trim at all windows, as well as recessed entry doors and introducing brick elements.

ADOBE RANCH ARCHITECTURAL STYLE - FIGURE C-12a

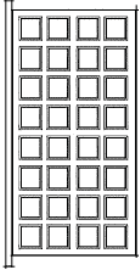


Eave

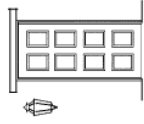
Window and Trim



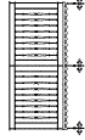
Gable End Vent



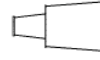
Garage Door and Trim



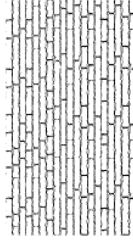
Entry Door and Trim



Juliet Balcony



Chimney Shroud



Slump Block

**ADOBE RANCH ARCHITECTURAL
DETAILS - FIGURE C-12b**

c) *Residential Criteria*

i. Building Mass and Scale

Building mass and scale are two of the primary design components used to establish appealing communities and personable neighborhoods. Controlling the mass of a building through design articulation of the building façades, rooflines, and vertical and horizontal planes effectively reduces the visual mass of a building. Mass and scale are important design considerations during the development of street friendly and pedestrian scale architecture, which will be used throughout SP106, A17. Attention to setbacks, building types, and architectural styles will help to provide variation in the mass and scale of buildings. Every opportunity should be considered to improve the visual relationship between adjacent buildings.

Single story elements are encouraged on lots of all sizes, where possible. Where there are smaller lots (i.e., 4,500 square foot), porches and projections at the first-floor level shall be considered part of the “single-story elements” listed and depicted below.

All primary residential structures shall provide 360-degree (360°) architecture. This shall be defined as having articulation on all four sides of the building, consistent with the architectural style. The amount of detailing shall be appropriate to the side of the structure (i.e., it is anticipated that the front of the building will contain the most amount of articulation and detailing, with less on the sides and rear).

- The development of one-story elements along neighborhood streets and at street corners shall be designed to allow the residence to step back from a given edge and provides for a manageable scale.
- A single-story architectural element within a two-story building shall be used to lessen the appearance of the building mass.
- Units located at street corners shall have the single-story portions of their mass plotted towards the exterior side yard. The offsetting of second story elements away from the property line is required, which improves the appearance of the front and side yards. To achieve this desired effect, the second-story shall be set back in relation to the garage face below it.

Example of Building Mass and Scale for SP106, A17





ii. Building Materials and Colors

Building materials and colors are important elements when used to achieve a true representation of a specific architectural style as depicted in **Figures C-9b through C-12b, *Architectural Details***. The use of building materials and colors play a key role in developing community character and ambiance. The character and personality of a residential neighborhood is significantly affected by the composition of the materials and colors of the homes within it. Consideration must be given to selecting a variety of complimentary color and material palettes along any given street. A scheme of color values on all exterior elements shall be distinct from one house to the next, with deeper tones encouraged to promote variations. The selected architectural styles for SP106, A17 allow for a diversity of colors and materials.

- Colors shall be as authentic to the style as possible when compared to the traditional color palette of the selected style.
- Consideration shall also be given to colors available in the contemporary market. In addition to the colors suggested for the particular architectural style, acceptable materials and colors include:

- Earth-toned colors.
- Colors that appear indigenous to the environment.
- Materials should also be indigenous in appearance to the environment, such as stone or stucco.
- Material breaks, transitions, and termination shall produce complementary and clear definitions of separation, while maintaining a prescribed color and materials theme. This is especially important in changing from stucco and/or siding to masonry veneers.
- On contiguous lots, structures with the same or similar colors of stucco will not be permitted. This will avoid a monotonous appearance of multiple buildings of the same colors and tones. This shall be accomplished at the precise grading plan and residential product review phases of development. Review of plotting at the precise grading plan stage will assure that there is variety in terms of architectural styles. At the architectural review stage, elevations, along with colors and materials shall be provided to ensure that the desired streetscene is obtained. There is no hard and fast formula (i.e., %'s) to achieve this goal. The ultimate plan for diversity shall be a fluid process administered by the County.

iii. Windows and Doors

As shown in **Figures C-9b through C-12b, *Architectural Details***, window and door details are architectural components that carry a strong visual impact through their placement and design. The proportion of the windows and doors to the wall massing varies according to the architectural style chosen.

- Entrances shall be clearly defined and inviting.
- Window glass shall be inset from the exterior wall surface and/or provided with dimensional trim to provide a sense of depth.
- The placement of windows is especially important on higher-density residences, and the privacy of adjacent residences should be considered when locating windows. Windows shall be staggered on adjacent homes to create a greater sense of privacy.
- Window frames, mullions, awnings, and door frames are encouraged and should be color coordinated with the rest of a building. Architectural projections and recesses, such as pop-out windows and doors, shutters, and pot shelves, shall be used to achieve articulation and shadowing effects.
- Front entries shall be articulated through the use of roof elements, porches, columns, arches or other architectural features.
- Window details create an opportunity to provide contrasting trim colors. Multi-lite windows, clerestories, paned/side-lite doors, and shutters are encouraged where appropriate to the architectural style of the home.

iv. Porches and Balconies

Porches and balconies, when utilized, integrate indoor and outdoor living spaces, allow for elevated garden locations that provide light and air to the interior, and provide shelter. Porches and balconies can be used to break up large wall masses and reduce the scale of the house at the street and sidewalk edge. Along neighborhood streets, front porches can add an element of personal scale and ambiance, where neighbors can socialize with one another.

- The use of front porches, when utilized, with a minimum usable width of 5.0 to 6.0 feet, is strongly encouraged along local and residential streets. This is an important design feature that is appropriate and shall be in proportion to the particular architectural style utilized.
- A porch rail, if utilized, should be included to define the space and add architectural detail to the porch and the front elevation of the house. Railing shall be provided in accordance with the authenticity of the particular architectural style, as depicted on **Figures C-9b through C-12b, *Architectural Details***.

v. Columns and Posts

Columns and posts, when utilized, are another important design components in many of the suggested architectural styles for SP106, A17, and are often signature elements of a particular style. Columns and posts, as appropriate to the respective architectural styles, are depicted on **Figures C-9b through C-12b, *Architectural Details***.

- These elements, when utilized, shall be incorporated as structural and aesthetic design elements and shall be dimensioned appropriately so that a solid and durable image is conveyed.
- The scale and dimension of these elements will vary depending upon the architectural style and shall reflect the selected style when they are introduced in the design proposals.

vi. Garages

In a society geared toward the automobile, the automobile's housing needs have come to be the predominant architectural element in many neighborhoods. To avoid this, SP106, A17 requires that garages do not detract from the overall appearance of the residence. To achieve an attractive streetscene, particular attention shall be given to the design, placement and orientation of garages in all residential neighborhoods, as shown in **Figures C-9b through C-12b, *Architectural Details***. While maintaining an awareness of the contemporary market and the targeted market segment, every effort is expected to minimize the impact of the garage on the residential neighborhood. When accompanied by the development standards in F.A. AMENDMENT NO. 17 DEVELOPMENT STANDARDS, garage placement shall be in harmony with the overall desired streetscene.

- Depending upon lot size, the following methods shall be utilized, to include, but not be limited to:
 - Side loaded, or rear-loaded orientations.
 - Garage setbacks greater than the front yard living area setback.
 - Rear of lot garage placement with driveway access from the front of the lot.
 - Tandem garages.
 - Garage door design considerations that include recessed doors, creative panel design, windows, and color.
 - A porte-cochere architectural element.
- Accent colors should be used to compliment the architecture and provide visual variety along the streetscape.
- Where provided, garage door windows should correspond to the window forms of the house.

vii. Rear and Side Articulation/Facade Treatment

The design consideration and treatment of the rear and side facades of residential buildings has become recognized as an important element in the success of a community's visual character and environment.

- For interior and side yards, it is desirable to create the appearance of increased building separation whenever possible. Problems occur when setbacks are not varied or when second story elements are not offset. These conditions allow little light to penetrate between buildings and create the effect of a “canyon” within the side yards. In many cases, side yard slopes result in both vertical and horizontal separation that is sufficient to mitigate this concern. Where side yard slopes do not exist, one or more of the following solutions shall include, but not be limited to:
 - Side elevations should be varied by stepping back the second-story at the side yard, consistent with the architectural style. This allows more light to penetrate and gives architectural interest and variety to yards. This can also be achieved by offsetting the garage in relationship to the balance of the unit.
 - By providing single-story elements in the side-yard, such as a breezeway, porch, or single-story room off to the side of the structure that is only one-story in height, you create relief of the second-story massing.
 - Reducing the roof height over an interior volume will increase variety and light penetration to the side yards. On the interior, this could be a cathedral ceiling, which would enhance the interior as well.
- All rear and side elevations are required to have several enhancements to avoid the repetitious effect and avoid a monotonous visual appearance. Potential solutions to this issue are outlined below:
 - The overall look of an extensive row of residences shall be modified by enhancing elevation window trim and placement. Giving variety to the windows on the facades gives variety to the overall streetscape.
 - It is required to vary roof conditions from one building to the next through use of varied roof pitches and forms, different architectural styles, and varied lot setbacks.
 - By articulating the rear elevation plan form, variety is given to the overall appearance. Architectural projections, balconies and trellises, and varied elevations contribute to the articulation of the form.
 - Two-story homes that back to major roads shall have visible elements such as window trims, varied stucco applications, shutters and enhanced details.
- All residential buildings that face an adjacent street should have articulated elevations. Articulation should be achieved with porches, balconies, or bay windows, or other features appropriate to the architectural style of the building. Street facing elevations on attached products shall have additive or subtractive architectural elements to help break up the mass of the building facade. Examples of additive elements include dormer windows, porches, bay windows, exterior stairs and similar features. Examples of subtractive elements include carved openings, niches, recessed windows and doors and similar architectural design features.
- In addition, two story homes shall include both one- and two-story elements as a part of their architectural design. For each floor plan, varying elevations shall be provided to create visual interest and a varied neighborhood street scene. Where similar floor plans of the same unit are located on adjacent lots, one shall be a reverse plan and different in elevation from the other of the same plan.

viii. Roof Materials and Colors

As shown in **Figures C-9b** through **C-12b**, *Architectural Details*, the roofline of a house is a significant

component of a building's composition when used to define a particular architectural style. It is important to choose the appropriate roof pitch, characteristics, and materials that are consistent and true to the selected architectural style.

- a) A roof's composition shall allow for a clean interface with the building and the building façade.
- b) The two elements should not be overbearing nor give the appearance of being disjointed or cut-up.
- c) Varying roof pitches on the same building should be avoided unless they are integral to the architectural style or extending over porches and balconies.
- d) Roof materials and colors selected for an architectural style must reflect the elements that are typically used in that style. Roof colors should be soft and warm rather than bright and bold, thus avoiding an overpowering visual intrusion to the community's appearance and character.
- e) Concrete tiles are to be blended in combination with brown and beige colors. No pure red or clay tiles are permitted.
- f) Roof colors shall vary from one house to the next, and roofing materials shall be non-combustible.

d) *Landscape Criteria*

i. Purpose and Intent

The purpose and intent of the Landscaping Guidelines are to use only California native plants in all detention areas, along slopes, other areas of open space, and to provide direction to the design and construction of homeowner association-maintained landscape areas and to provide a reference on yard landscaping for individual homeowners.

The use of these Landscaping Guidelines for individual homeowners and for areas within the rear and side areas is optional. Landscape plans for areas with native and naturally occurring vegetation do not require the submittal of a landscape plan when the native vegetation is being retained. An overall Conceptual Landscape Plan, which calls out edge conditions, street scenes and entry monumentation, is provided on **Figure C-13, Conceptual Landscape Plan**. All future plans, including construction documents, will need to draw inspiration from that plan, and the detailed plans referenced on the Plan, and remain consistent with the overall image developed for SP106, A17, as discussed above in Section 2.b.i.

The following are general guidelines that will apply to landscaping within SP106, A17:

- Landscape plans should include a combination of trees, shrubs, and ground cover.
- Specimen trees should be strategically planted to assist new development in looking "established" as quickly as possible.
- Trees and shrubs should be located and spaced to allow for mature and long-term growth.
- Trees and larger shrubs should be selected and planted in locations, which will minimize future root problems.
- Deciduous trees can be used to provide solar control during summer and winter, provide fall color, seasonal flower, and other desired effects.
- Drought tolerant landscaping should be incorporated into landscape plans wherever possible.
- Appropriate water conservation techniques should be incorporated into all landscape designs.
- All landscaped areas should incorporate automatic irrigation systems.
- Irrigation systems should be designed to prevent overspray onto walkways, parking areas, buildings, and fences.

- Landscaping shall not impact sight distance.
- County maintained areas are to comply with County planting requirements.

This page left intentionally blank for pagination purposes.



- EDGE CONDITIONS**
- 1 NORTH TO RESIDENTIAL
 - 2 BASIN TO RESIDENTIAL
 - 3 RON ROBERTS WAY
 - 4 WINCHESTER ROAD
 - 5 EXISTING TO SOUTHWEST

- STREETSCAPES**
- WINCHESTER ROAD
 - RON ROBERTS WAY
 - ELLIOT ROAD
 - JEAN NICHOLAS ROAD
 - STREETS A-F
 - ALLEYWAYS
 - ROUNDBABOUT
 - SLOPES

- 1 ENTRY MONUMENTATION
- 2 TYP. AMENITY AREA-PARK
- 3 TYP. AMENITY AREA-RECREATION AREA

**CONCEPTUAL LANDSCAPE
PLAN FIGURE C-13**

This page left intentionally blank for pagination purposes.

ii. Streetscenes

Four (4) specific streetscenes have been highlighted in this Section of the Design Guidelines, as they are the most common occurrences within and/or around SP106, A17. The four (4) streetscenes are Winchester Road, Ron Roberts Way, Elliot Road, and Jean Nicholas Road. Additionally, the Project will have private alley ways, driveways, and a roundabout. These streetscapes and internal circulation elements are described below.

Winchester Road

Winchester Road is the main arterial within SP106, A17, as it is the easterly edge of SP106, A17. **Figure C-14, *Winchester Road Streetscene***, depicts a typical plan and section for Winchester Road. Winchester Road has a 184' right-of-way (ROW). This ROW consists of 110' of pavement, with a 37' wide parkway on both sides of the paved section. This parkway is defined by having a 20' wide landscaped area adjacent to the roadway pavement, a 5' wide curb-separated sidewalk, and an additional 12' feet of landscaping. All landscaping within the ROW will be landscaped with trees, shrubs and groundcover, consistent with the County's requirements. The County will maintain all landscaping within the ROW. All other landscaping, along this Streetscene, and located outside of the ROW, will be maintained by the SP106, A17 Homeowner's Association (HOA).

Ron Roberts Way

Ron Roberts Way is an east-west local street that connects Winchester Road to Elliot Road. **Figure F-15, *Ron Roberts Way Streetscene*** depicts a typical plan and section for Ron Roberts Way. Ron Roberts Way has a 60' ROW. This ROW consists of 40' of pavement, with a 10' wide parkway on both sides of the paved section. This parkway is defined by having a 5' wide landscaped area adjacent to the roadway pavement, a 5' wide curb-separated sidewalk. The HOA will maintain all landscaping within the ROW.

Jean Nicholas Road

Jean Nicholas Road is a southeasterly-northwesterly trending that defines the southwesterly border of SP106, A17. Jean Nicholas Road connects Winchester Road development westerly of SP106, A17. **Figure C-16, *Jean Nicholas Road Streetscene*** depicts a typical plan and section for the Jean Nicholas Road. Jean Nicholas Road has a 100' ROW. This ROW consists of 64' of pavement, with an 18' wide parkway on both sides of the paved section. This parkway is defined by having an 8.5' wide landscaped area adjacent to the roadway pavement, a 5' wide curb-separated sidewalk, and an additional 4.5' feet of landscaping. All landscaping within the ROW will be landscaped with trees, shrubs and groundcover, consistent with the County's requirements. The County will maintain all landscaping within the ROW. All other landscaping, along this Streetscene, and located outside of the ROW, will be maintained by the SP106, A17 HOA.

Elliot Road

Elliot Road is a north-south local street that connects Ron Roberts Way to Jean Nicholas Road. **Figure C-17, *Elliot Road Streetscene*** depicts a typical plan and section for the Elliot Road. Elliot Road has a 60' ROW. This ROW consists of 40' of pavement, with a 10' wide parkway on both sides of the paved section. This parkway is defined by having a 6' wide landscaped area adjacent to the roadway pavement, and a 4' wide curb-separated sidewalk. All landscaping within the ROW will be landscaped with trees, shrubs and groundcover, consistent with the County's requirements. The HOA will maintain all landscaping within the

ROW.

Alley Ways

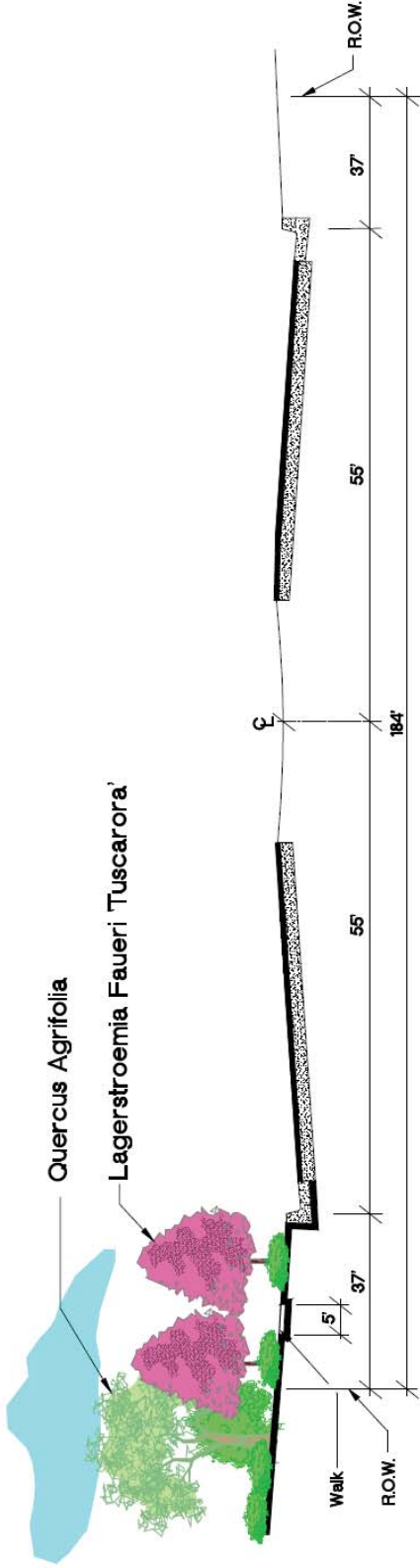
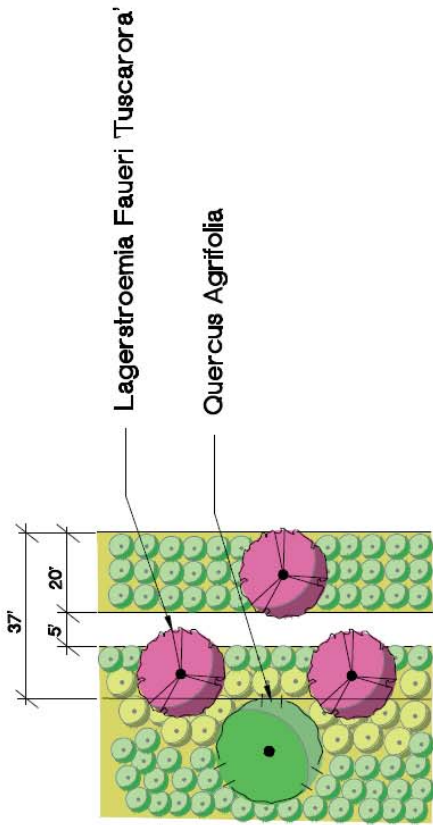
Figure C-18, *Alley Ways* depicts a typical plan and section for alley ways that connect to the units. Typical alley ways will have a 20' wide section. This section will consist of two 10' wide drive lanes.

Drives A - F

Figure C-19, *Drives A - F Streetscene* depicts a typical plan and section for interior driveways. Drives A - F will have a 58' wide section. This section will consist of 36' of pavement, with an 11' wide parkway on both sides of the paved section. This parkway is defined by having a 6' wide landscaped area adjacent to the roadway pavement, a 5' wide curb-separated sidewalk. All landscaping within the ROW will be landscaped with trees, shrubs and groundcover, consistent with the County's requirements. The HOA will maintain all landscaping within the ROW.

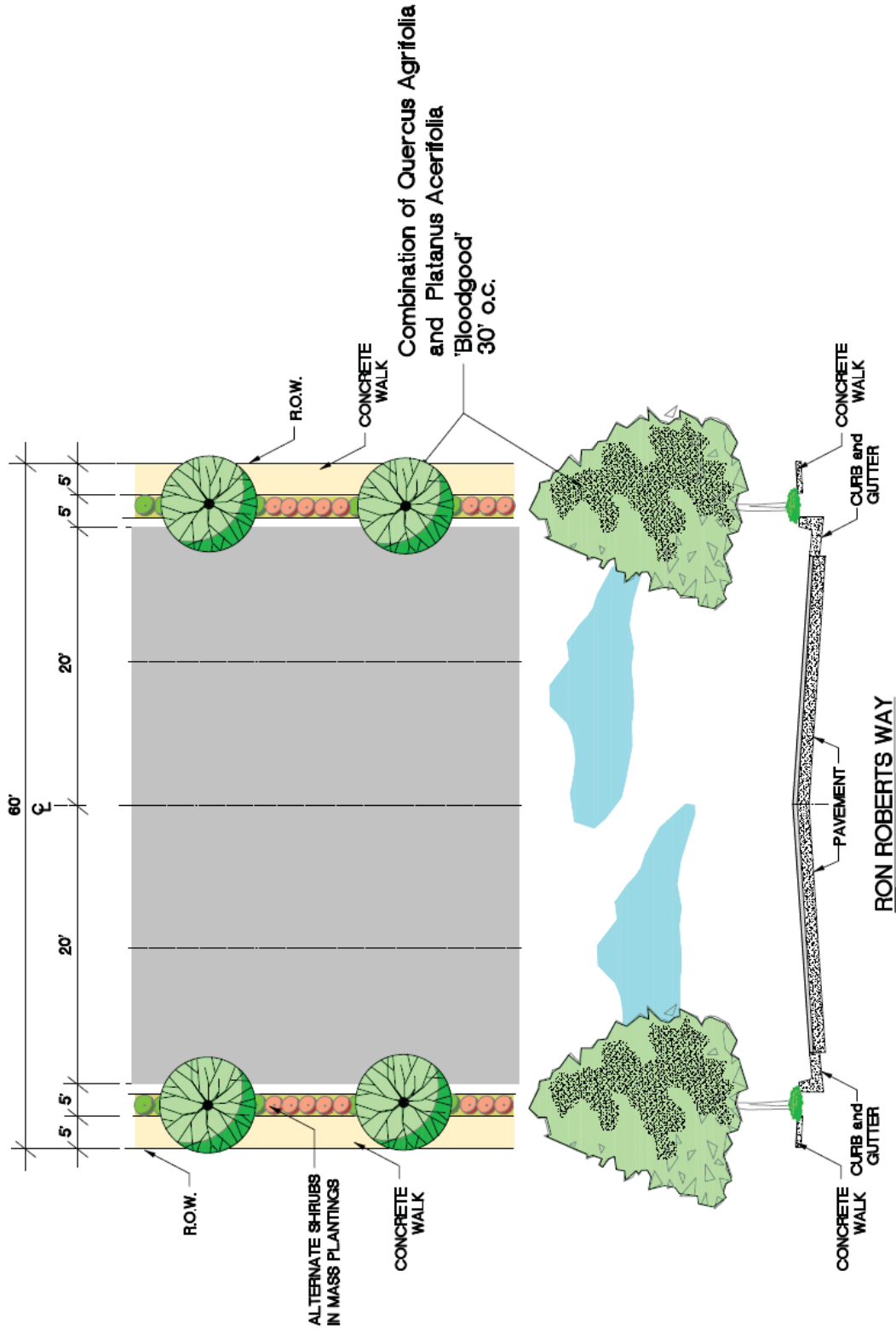
Roundabout

Figure C-20, *Roundabout* depicts a typical plan for this feature. The roundabout will have a 17' internal radius and a 39' exterior radius. The roundabout will be landscaped with trees, shrubs and groundcover, consistent with the County's requirements. The HOA will maintain all landscaping within the roundabout.



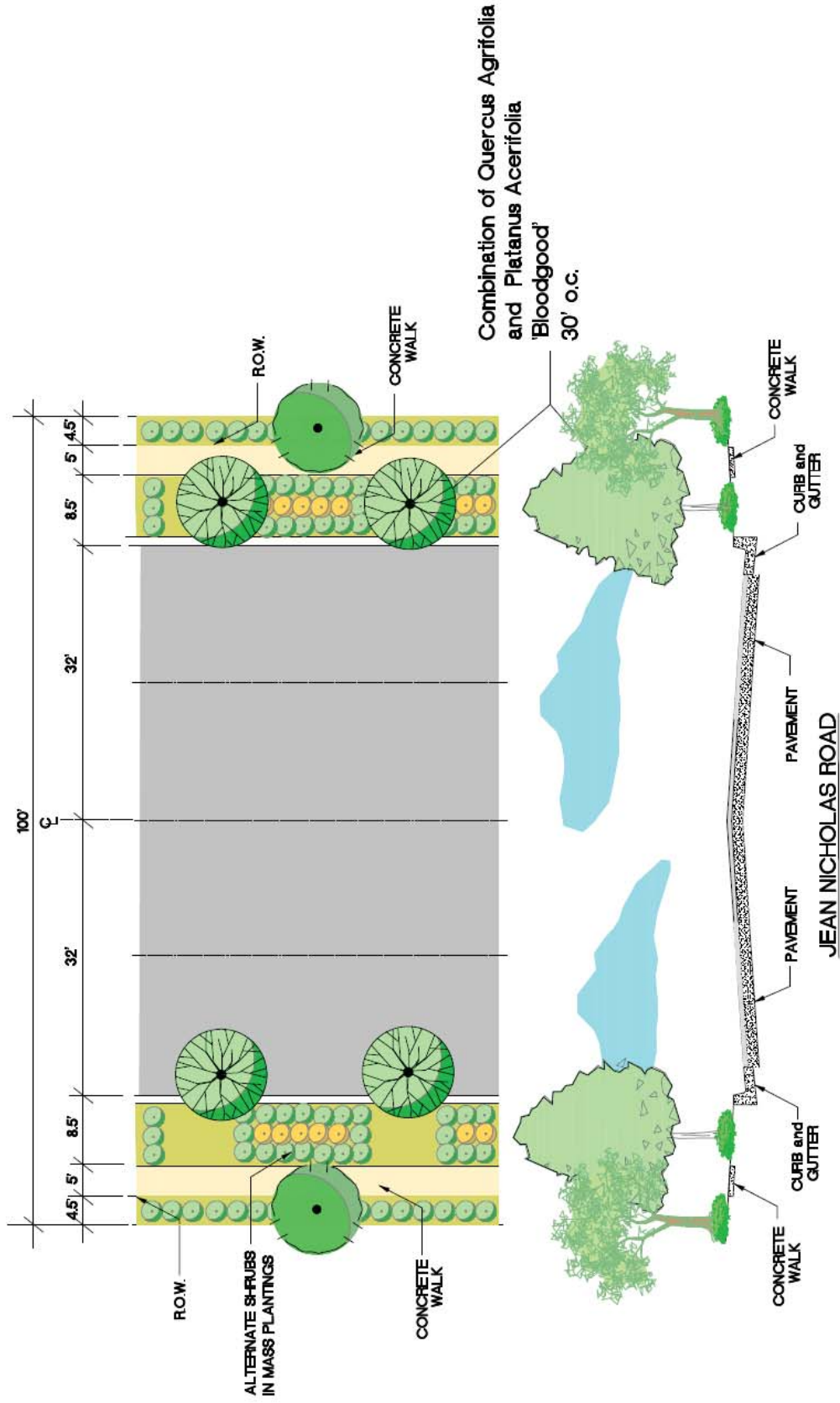
Notes: Shrub and groundcover species shall be selected from the approved Plant Palette, Figure C-26, as derived from the Riverside County California Friendly Plant List.

All planting for SR 79 shall conform to Caltrans Planting Requirements.



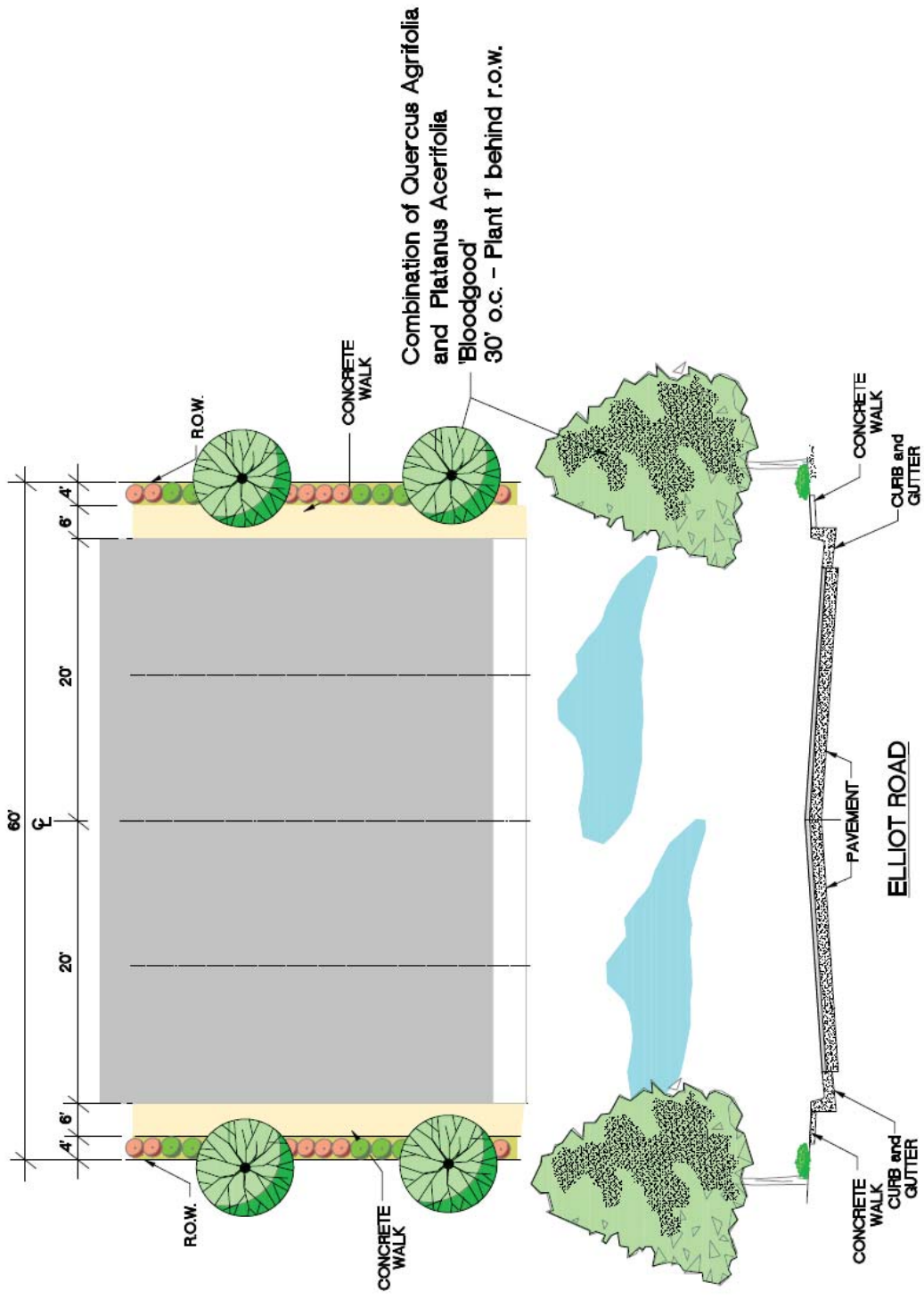
Note: Shrub and groundcover species shall be selected from the approved Plant Palette, Figure C-26, as derived from the Riverside County California Friendly Plant List.

**RON ROBERTS ROAD
STREETSCENE - FIGURE C-15**



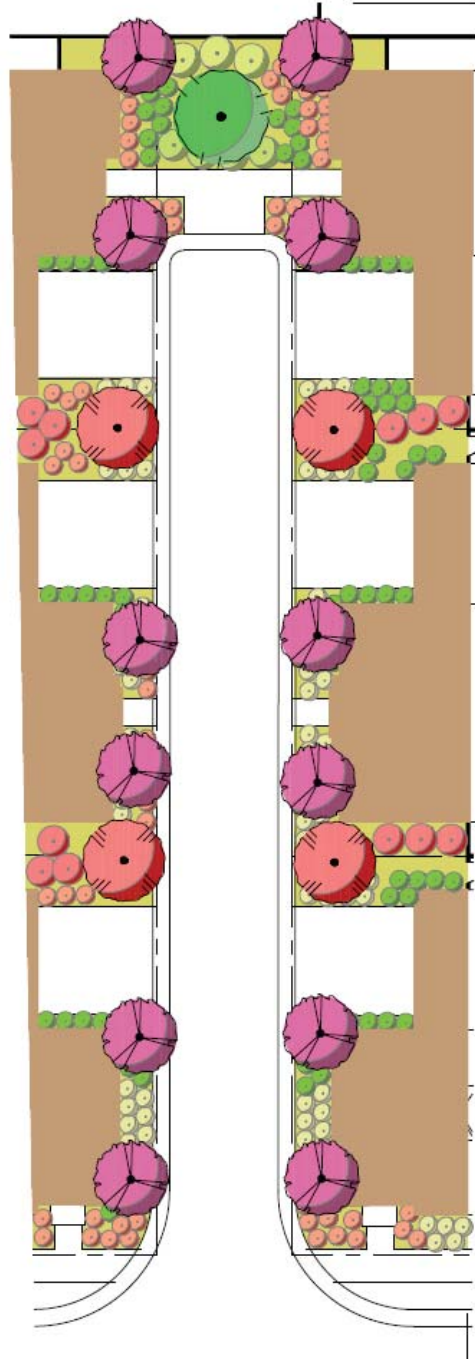
Note: Shrub and groundcover species shall be selected from the approved Plant Palette, Figure C-26, as derived from the Riverside County California Friendly Plant List.

**JEAN NICOLAS ROAD
STREETSCENE - FIGURE C-16**



Note: Shrub and groundcover species shall be selected from the approved Plant Palette, Figure C-26, as derived from the Riverside County California Friendly Plant List.

ELLIOT ROAD STREETSCENE -
FIGURE C-17



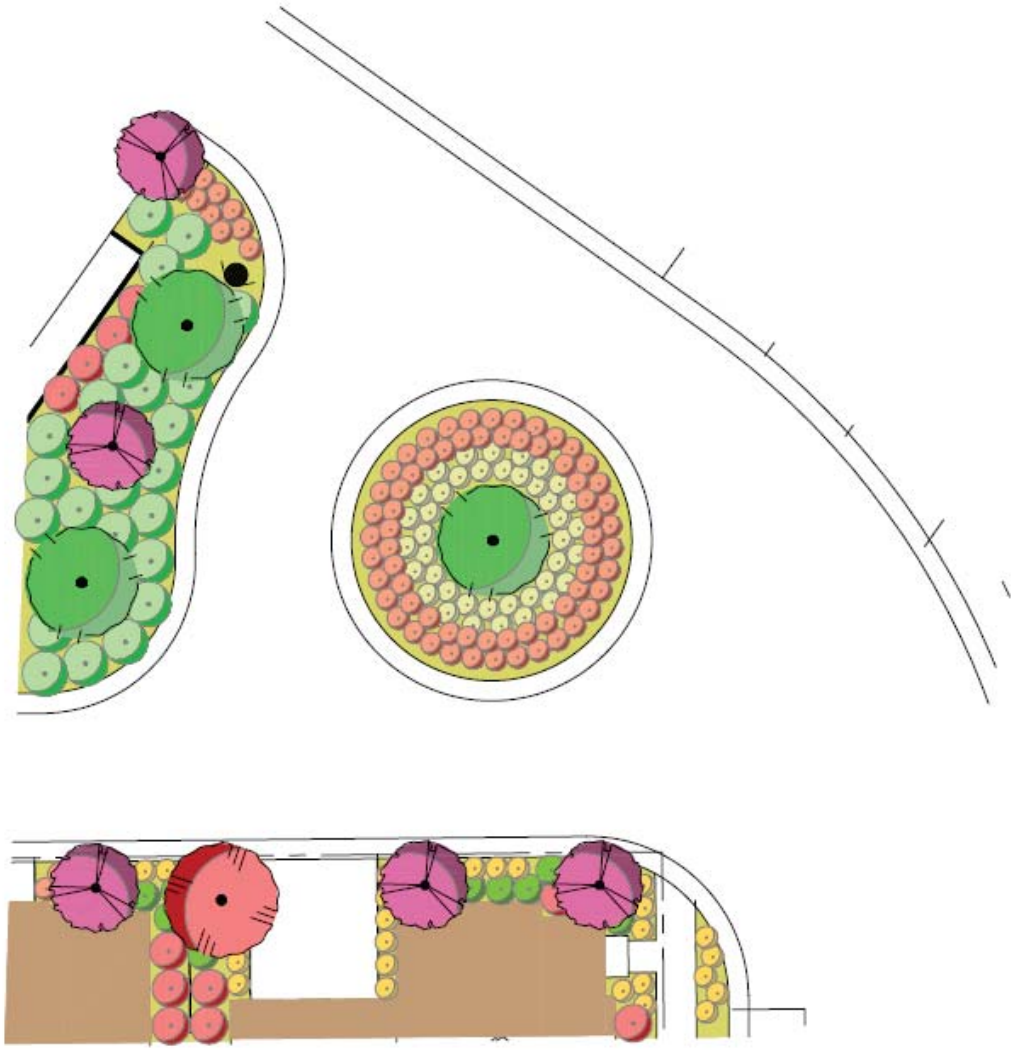
Note: Shrub and groundcover species shall be selected from the approved Plant Palette, Figure C-26, as derived from the Riverside County California Friendly Plant List.

ALLEYWAYS FIGURE C-18



Note: Shrub and groundcover species shall be selected from the approved Plant Palette, Figure C-26, as derived from the Riverside County California Friendly Plant List.

**STREETS A-F STREETSCENE
FIGURE C-19**



Note: Shrub and groundcover species shall be selected from the approved Plant Palette, Figure C-26, as derived from the Riverside County California Friendly Plant List.

This page left intentionally blank for pagination purposes.

iii. Edge Conditions

There is existing residential development adjacent to SP106, A17. These areas, which are located to the north and southwest of SP106, A17 will require special treatment based on the future interface between the existing residences and the future residences within SP106, A17. Additionally, careful thought has been given to the internal edge conditions between Sub Areas, as well as between the Sub Areas and adjacent roadways. These edge conditions have been identified on **Figure C-13, Conceptual Landscape Plan**, and are described in greater detail below.

Typical Edge Condition along Ron Roberts Way

Instances where SP106, A17 abuts Ron Roberts Way and adjacent development to the north are depicted in **Figure C-21, Typical Edge Condition along Ron Roberts Way**. A more than adequate buffer has been provided as a result of a slope, which will provide a change in elevation between the two uses, and a slope trees to further soften and screen the interface between the two different uses. There is an existing block wall that will provide security and privacy to the residents. Landscaping shall include trees, shrubs and groundcover.

Typical Edge Condition along Winchester Road

Instances where Sub Area 1 of SP106, A17 abuts Winchester Road are depicted in **Figure C-22, Typical Edge Condition along Winchester Road**. A more than adequate buffer has been provided as an extended 37' ROW and additional landscaping between the ROW and any residential walls. Landscaping shall include trees, shrubs and groundcover.

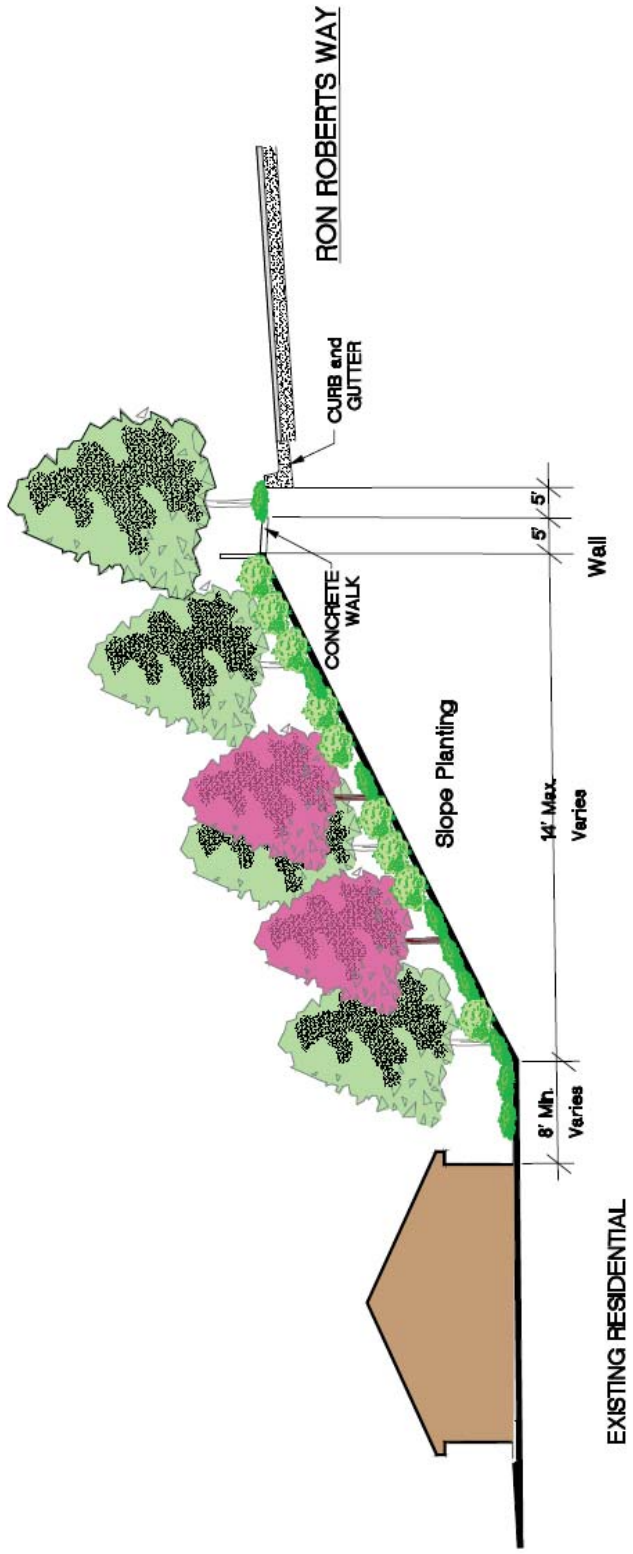
Existing Edge Condition North

Instances where SP106, A17 abuts adjacent development to the northwest are depicted in **Figure C-23, Existing Edge Condition Northwest**. A more than adequate buffer has been provided as a result of a slope, which will provide a change in elevation between the two uses, and a slope trees to further soften and screen the interface between the two different uses. There is an existing block wall that will provide security and privacy to the residents. Landscaping shall include trees, shrubs and groundcover.

Existing Edge Condition Southwest

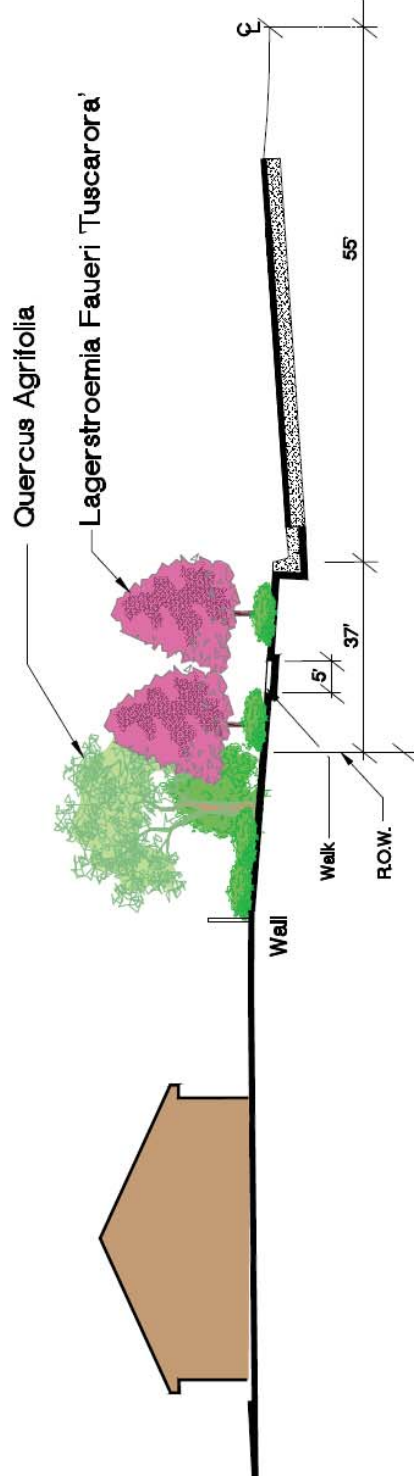
Instances where SP106, A17 abuts adjacent Jean Nicholas Road to the southwest are depicted in **Figure C-24, Existing Edge Condition Southwest**. This Section depicts a landscaped parkway adjacent to Jean Nicholas Road, a curb separated sidewalk, and additional landscaping which will be adjacent to a block wall that will provide security and privacy to the residents. Landscaping shall include trees, shrubs and groundcover.

This page left intentionally blank for pagination purposes.



**TYPICAL EDGE CONDITION ALONG
RON ROBERTS WAY- FIGURE C-21**

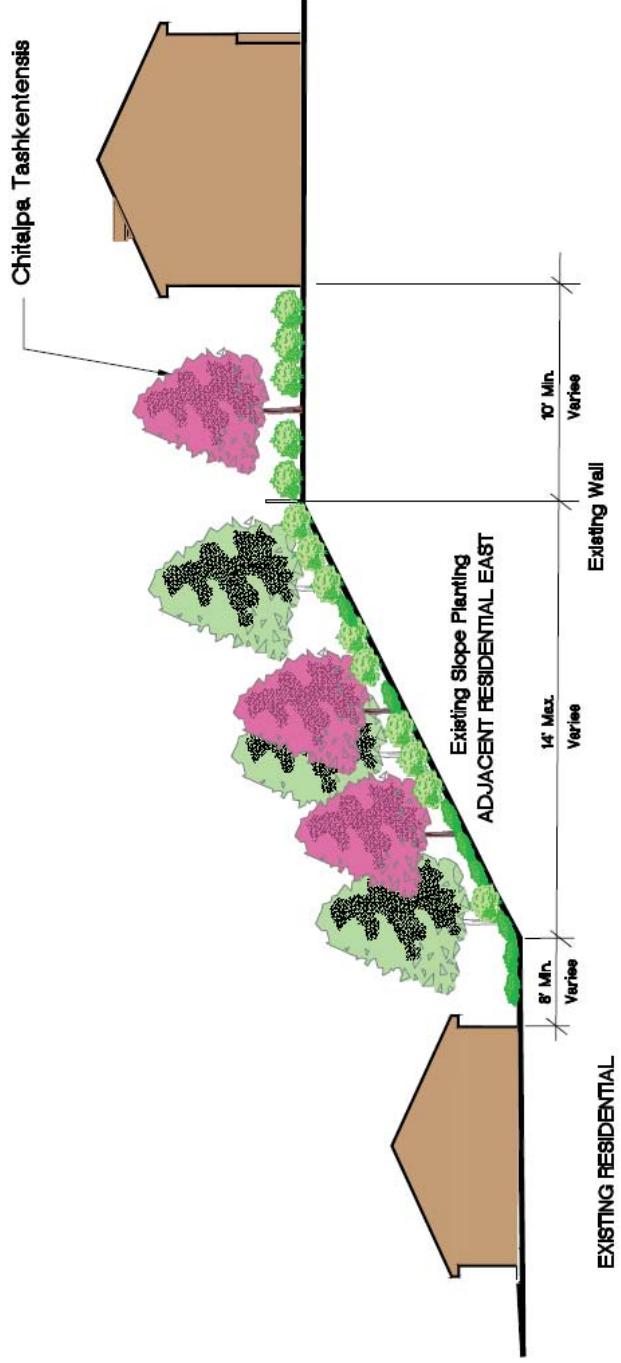
Note: Shrub and groundcover species shall be selected from the approved Plant Palette, Figure C-26, as derived from the Riverside County California Friendly Plant List.



Notes: Shrub and groundcover species shall be selected from the approved Plant Palette, Figure C-26, as derived from the Riverside County California Friendly Plant List.

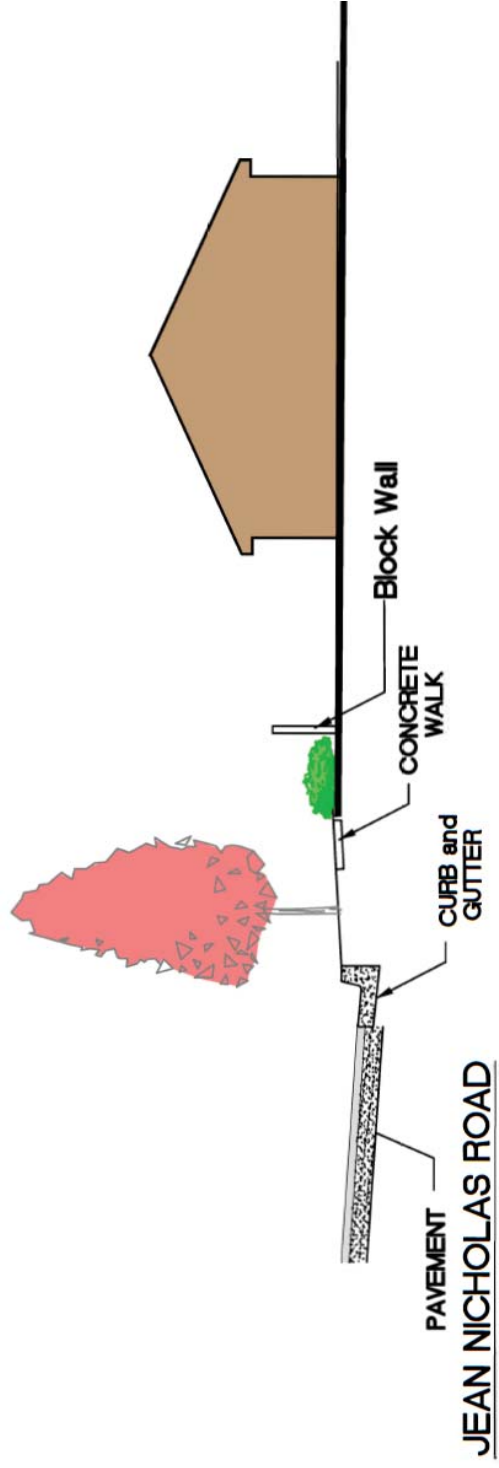
All planting for SR 79 shall conform to Caltrans Planting Requirements.

**TYPICAL EDGE CONDITION ALONG
WINCHESTER ROAD- FIGURE C-22**



Note: Shrub and groundcover species shall be selected from the approved Plant Palette, Figure C-26, as derived from the Riverside County California Friendly Plant List.

**EXISTING EDGE CONDITION NORTH
FIGURE C-23**



Note: Shrub and groundcover species shall be selected from the approved Plant Palette, Figure C-26, as derived from the Riverside County California Friendly Plant List.

**EXISTING EDGE CONDITION
SOUTHWEST - FIGURE C-24**

Abutting Adjacent Development

Additional attention must be paid to these areas, to ensure that grading and ultimate development of the Project will be sensitive to the existing drainage and privacy enjoyed by these existing residences. The County shall review the mass and precise grading plans to ensure that interface issues are addressed properly. In addition, the County shall review landscape plans to ensure that adequate screening is provided where necessary. Lastly, attention should be paid to plotting of new homes to ensure that visual encroachment is not an issue.

Landscaping of Slopes

All slopes 3 to 1 and steeper, and 3' in vertical height or greater, shall be planted with groundcover and shrubs. All slopes 10' in vertical height shall be planted with a combination of trees, shrubs and groundcover shrubs, please see **Figure C-25, Typical Slope Planting Plan**. All plant material shall be selected from **Figure C-26, Plant Palette**.

iv. Plant Palette

The intent of these guidelines is to provide a simple plant palette that creates, complements, and enhances the overall thematic setting/image for SP106, A17. In addition, this plant palette has been selected for the plants' appropriateness to climatic conditions, soil conditions, surrounding natural environment conditions and concern for maintenance and water conservation.

Plant selection for specific areas of the community shall have similar cultural requirements so that irrigation can be designed to minimize water use and plant material can thrive under optimal conditions. This plant palette is derived from the Riverside County California Friendly Plant List. Landscaping is used to frame and soften structures, define site functions, enhance the quality of the environment, accent selected portion of the site, and create desirable places for people to live. **Figure C-26, Plant Palette** has been prepared for SP106, A17 to achieve these desired goals.

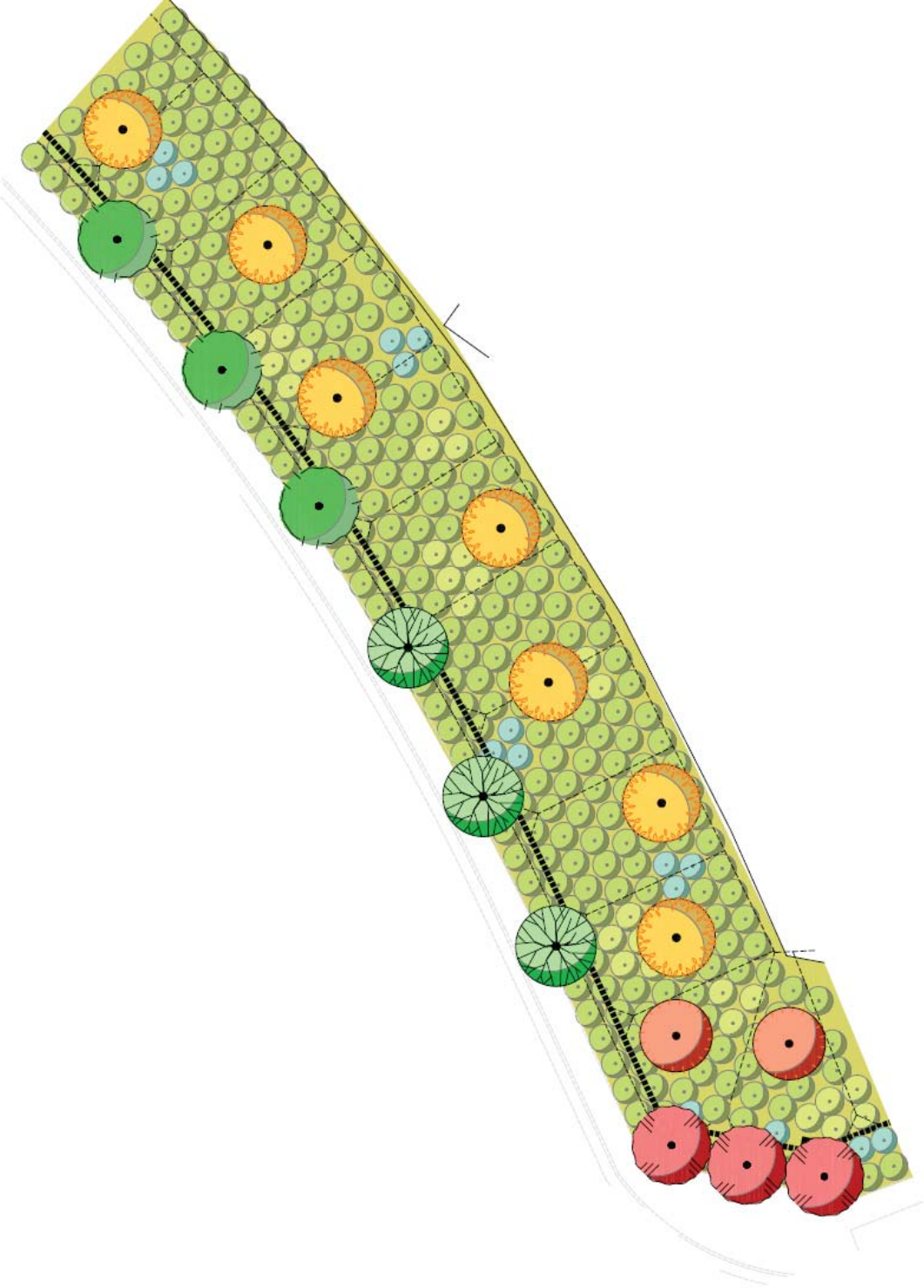
v. Walls, Fences, and Monumentation

Overall Plan

The Wall and Fence Plan is included as **Figure C-27a, Wall and Fence Plan** and **Figure C-27b, Wall and Fence Details**. Where fencing and walls are essential, these elements should be designed to complement the architecture of the Project. The following general guidelines shall apply to fencing that is visible within SP106, A17:

- Fence and wall materials and colors should be designed to complement the architecture of the adjacent buildings.
- Fences and walls adjacent to arterial streets should be constructed as low as possible consistent with their screening, noise attenuation, and security functions.
- The materials and colors of any walls adjacent to arterial streets should be compatible and complementary with the existing walls near the property.
- Fencing is preferred over walls and should be encouraged wherever possible.
- Solid walls in sloping terrain should be "stepped" to follow the terrain.

- Double fencing (i.e., existing fencing abutting proposed fencing) on a property is strongly discouraged.
- Locations of walls and fences shall not interfere with sight distance.
- County will only maintain standard sound walls; all other walls and fences shall be privately maintained.

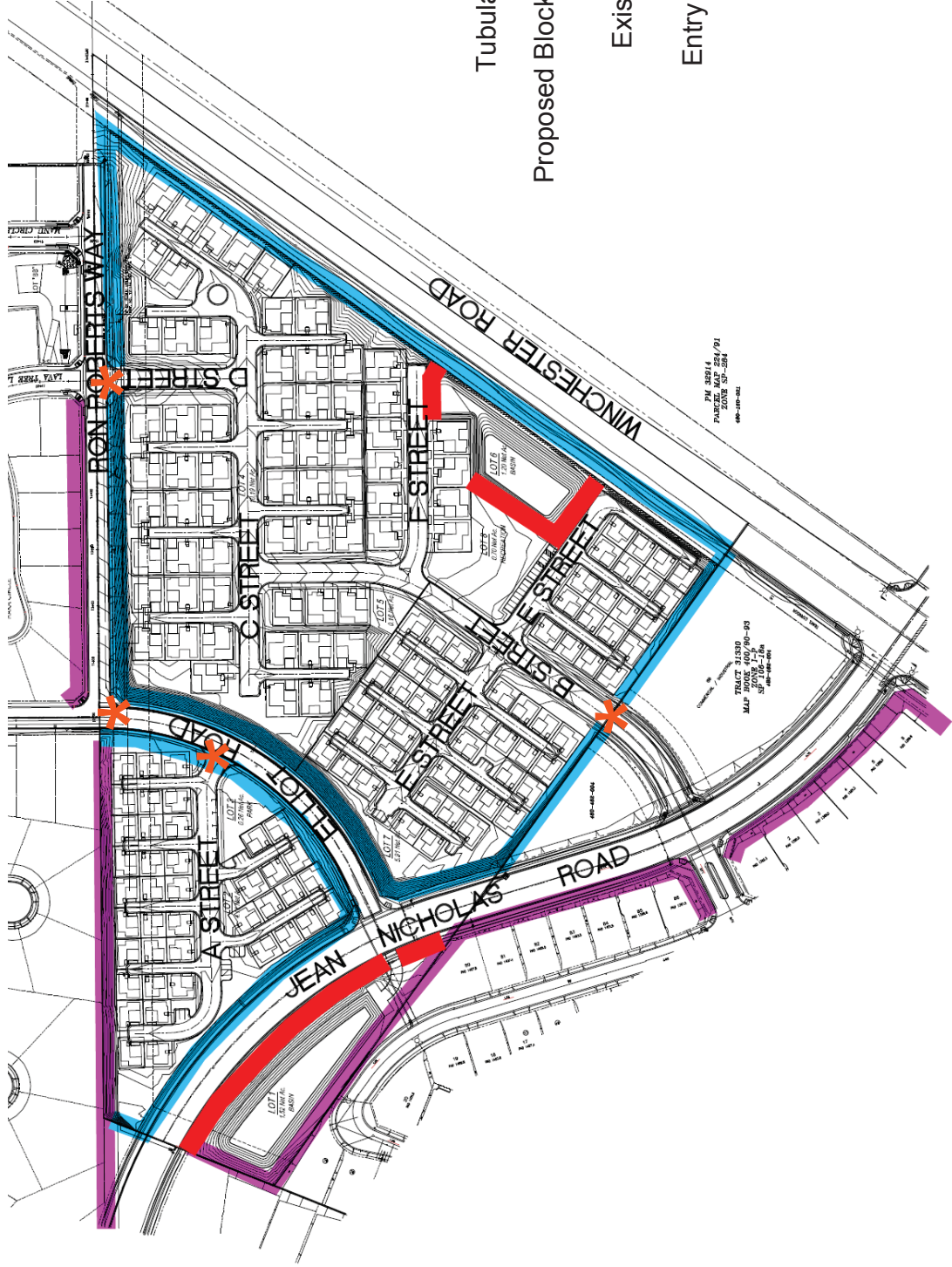


Note: Shrub and groundcover species shall be selected from the approved Plant Palette, Figure C-26, as derived from the Riverside County California Friendly Plant List.

**TYPICAL SLOPE PANTING
PLAN - FIGURE C-25**

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	NUMBER	REMARKS	WUCOLS IV
	TREES:					
	ACACIA STENOPHYLLA	SHOESTRING ACACIA	15 GAL.	-	DOUBLE STAKE / HEIGHT 8-10', SPREAD 3'-4' MIN.	L
	ARBUTUS MARINA	ARBUTUS	24" BOX	-	DOUBLE STAKE / HEIGHT 8-10', SPREAD 3'-4' MIN.	L
	CHITALPA TASHKENTENSIS	FLOWERING CHITALPA	15 GAL.	-	PLANT PER DETAIL - 36" BOX SIZE EQUIVILANT	L
	LAGERSTROEMIA FAUERI 'TUSCARORA'	RED CRAPE MYRTLE	24" BOX	-	DOUBLE STAKE / HEIGHT 8-10', SPREAD 3'-4' MIN.	L
	PLATANUS ACERIFOLIA 'BLOODGOOD'	LONDON PLANE TREE	24" BOX	-	DOUBLE STAKE / HEIGHT 8-10', SPREAD 3'-4' MIN.	L
	CERCIS CANADENSIS	FOREST PANSY REDBUD	24" BOX	-	DOUBLE STAKE / HEIGHT 7-8', SPREAD 2'-3' MIN.	L
	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	-	DOUBLE STAKE / HEIGHT 8-10', SPREAD 3'-4' MIN.	L
	PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	-	DOUBLE STAKE / HEIGHT 8-10', SPREAD 3'-4' MIN.	L
	ARECASTRUM ROMANZOFFIANUM	QUEEN PALMS	10' B.T.H.	-	PLANT PER SPECIFICATION	L
	SHRUBS:					
	BACCHARIS PILULARIS 'PIDGEON POINT'	PROSTRATE COYOTE BUSH	1 GAL	-	FULL & BUSHY @ 5' O.C.	L
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	-	FULL & BUSHY @ 3' O.C.	L
	HETEROMELES ARBUTIFOLIA	TOYON	5 GAL	-	FULL & BUSHY @ 5' O.C.	L
	DIANELLA REVOLUTA	FLAX LILLY	1 GAL	-	FULL & BUSHY @ 3' O.C.	L
	MYOPORUM PARVIFOLIUM	PROSTRATE MYOPORUM	1 GAL.	-	TRIANGULAR SPACING @ 4' O.C. IN SIGHT DISTANCE AREAS	L
	LAVANDULA STOECHAS 'OTTO QUAST'	SPANISH LAVENDER	5 GAL	-	FULL & BUSHY @ 3' O.C.	L
	WESTRINGIA FRUTICOSA	COASTAL ROSEMARY	5 GAL	-	FULL & BUSHY @ 5' O.C.	L
	CALLISTEMON VIMINALIS 'LITTLE JOHN'	DWARF BOTTLE BRUSH	5 GAL	-	FULL & BUSHY @ 3' O.C.	L
	WESTRINGIA FRUTICOSA 'MUNDII'	PROSTRATE COASTAL ROSEMARY	5 GAL	-	FULL & BUSHY @ 5' O.C.	L
	SALVIA MICROPHYLLA 'HOT LIPS'	HOT LIPS SAGE	5 GAL	-	FULL & BUSHY @ 3' O.C.	L
	RHUS OVATA	SUGAR BUSH	5 GAL	-	FULL & BUSHY @ 5' O.C.	L
	BASINS:					
	LOMANDRA LONGIFOLIA	MAT RUSH	1 GAL	-	IN BASIN BOTTOMS ONLY	L
	VINES:					
	TECOMA ALATA	TECOMA STANS 'ORANGE'	5 GAL	-	ATTACH TO WALL	L
	LAWN:					
	FESTUCA ARUNDIACEA	WATERSAVER 2 FESCUE	SOD	AS REQ'D.	INSTALL PER SPECIFICATIONS	H
	MULCH & GROUNDCOVER:					
	FOREST BLEND WOOD MULCH	MEDIUM GRIND WOOD MULCH	3" MAX.	AS REQ'D.	3" DEEP - INSTALLED IN ALL SHRUB PLANTING AREAS TYP.	

PLANT PALETTE
FIGURE C-26
Page C-62



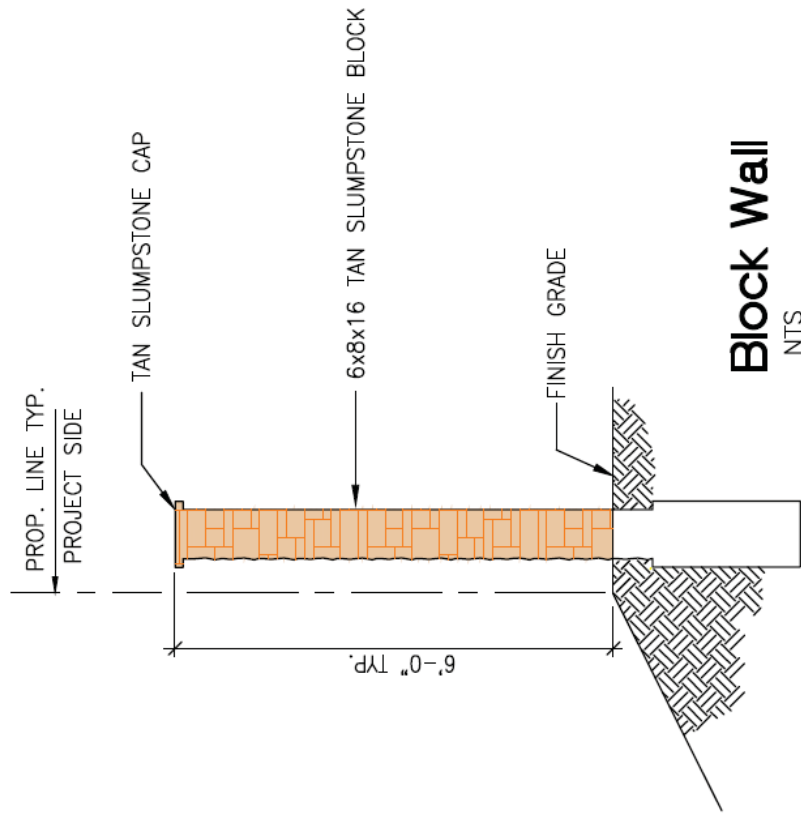
Tubular Steel Fence

Proposed Block Wall w/ Vines

Existing Block Wall

Entry Monumentation *

**WALL AND FENCE
PLAN FIGURE C-27a**



WALL AND FENCE DETAILS
FIGURE C-27b

Walls and Fencing

Block Wall with Vines

Where required for privacy, or as required for noise attenuation, a decorative block wall will be permitted. The approximate location for these walls is depicted on **Figure C-27a, Wall and Fence Plan** and **Figure C-27b, Wall and Fence Details**; however, the final location may be adjusted based on field conditions, and the recommendations contained in the Project's Noise Analysis. It is intended that these walls will be planted with a growing vine that will soften the appearance of the wall and serve as a deterrent to any type of graffiti vandalism. Block walls with vines shall be required at all side yard conditions on local streets. Walls shall be maintained by the HOA. A detail for the walls is contained in **Figure C-28, Block Wall with Vines**.

Slumpstone Block Pilaster

A slumpstone block pilaster will be required approximately every 100' in length for block wall or view fencing. The exact location of the slumpstone block pilaster will be determined at the precise grading plan stage of development; however, at a minimum it will occur at property corners and where there is a change of wall/fencing materials. A detail for the slumpstone block pilaster is contained in **Figure C-29, Slumpstone Block Pilaster**. It is comprised of tan slumpblock pilaster, concrete cap, and concrete footing.

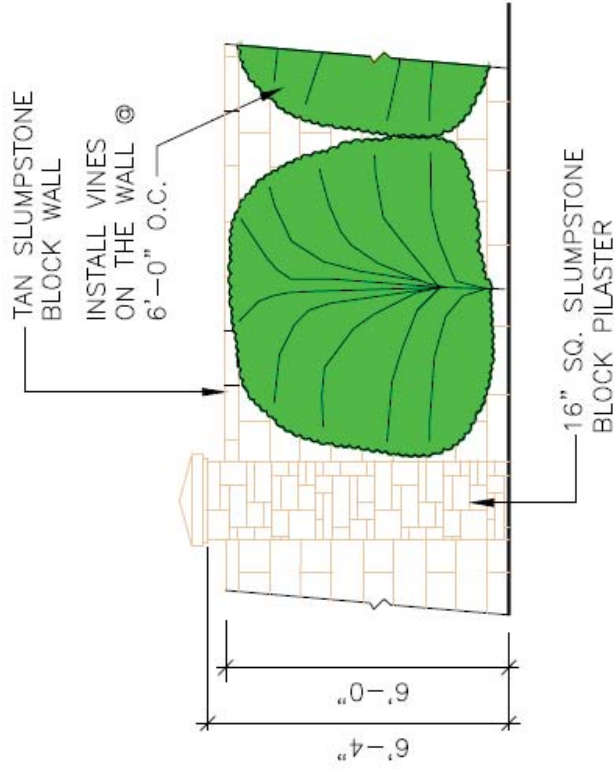
View Fencing

View fencing will be installed in instances where rear and side views from residential lots are desired and feasible. Special consideration shall be paid when locating view fencing in terms of privacy both on-and off-site of the residential lot. Also, view fencing should not be allowed where noise attenuation is required, unless otherwise permitted by the Director of Planning. The approximate location for view fencing is depicted on **Figure C-27a, Wall and Fence Plan**; however, the final location may be adjusted based on field conditions and the recommendations contained in the Project's Noise Analysis. View fencing will be approximately 5' in height and comprised of tubular steel fence panels and posts as depicted on **Figure C-30, Tubular Steel Fencing**.

Yard Fencing

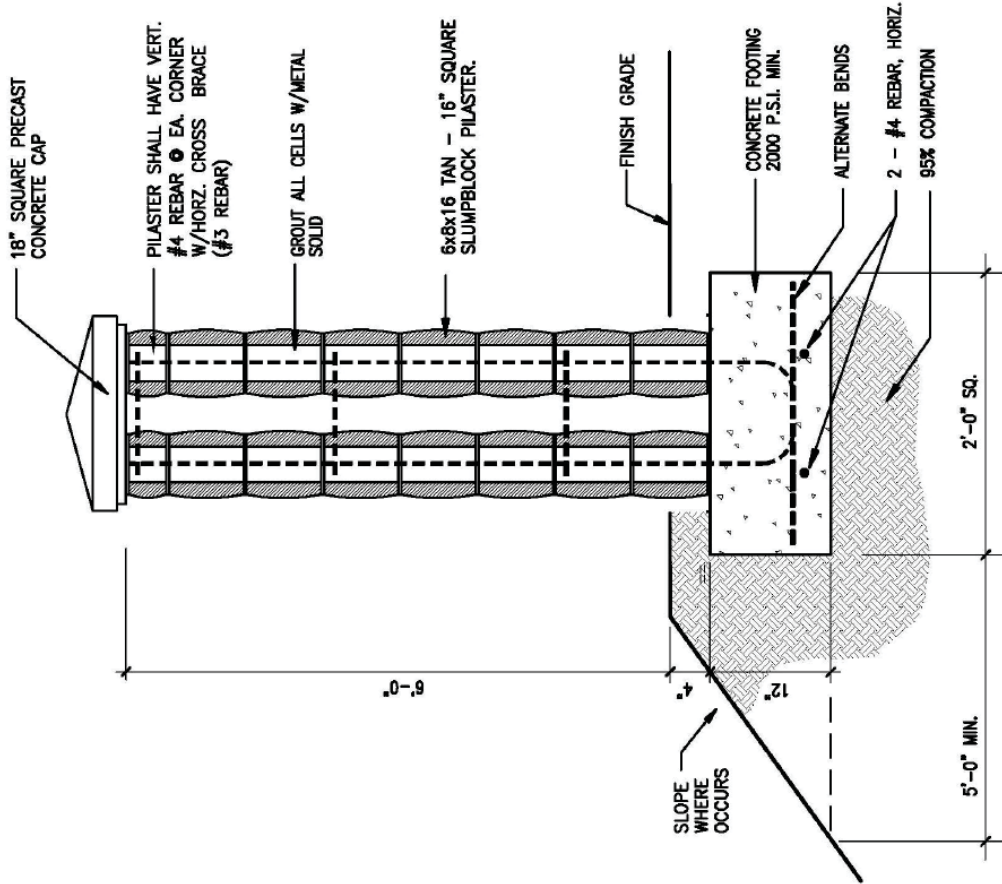
Fencing between adjacent residential lots is depicted on **Figure C-31, Yard Fencing**. The fencing may be a vinyl material which is typically a shade of white. Other colors may be allowed by the Planning Director. As shown on **Figure C-31**, the fence shall return to the house via a block wall which includes a wooden gate. The location of this return shall be where the wrap around front elevation architecture of the house transitions to the less articulated side yard. Fences shall be located on the side and rear property lines, and at the top of slope under slope conditions.

This page left intentionally blank for pagination purposes.

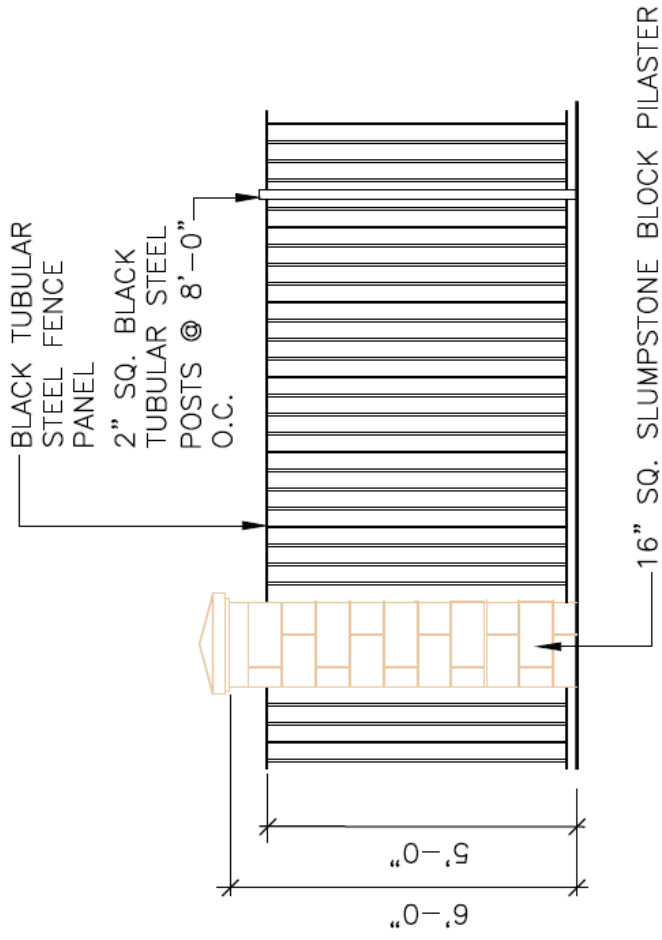


NOTE: PILASTERS TO OCCUR AT PROPERTY CORNERS AND CHANGES OF MATERIAL. SEE FENCE AND WALL PLAN FOR LOCATIONS

**BLOCK WALL WITH VINES
FIGURE C-28**

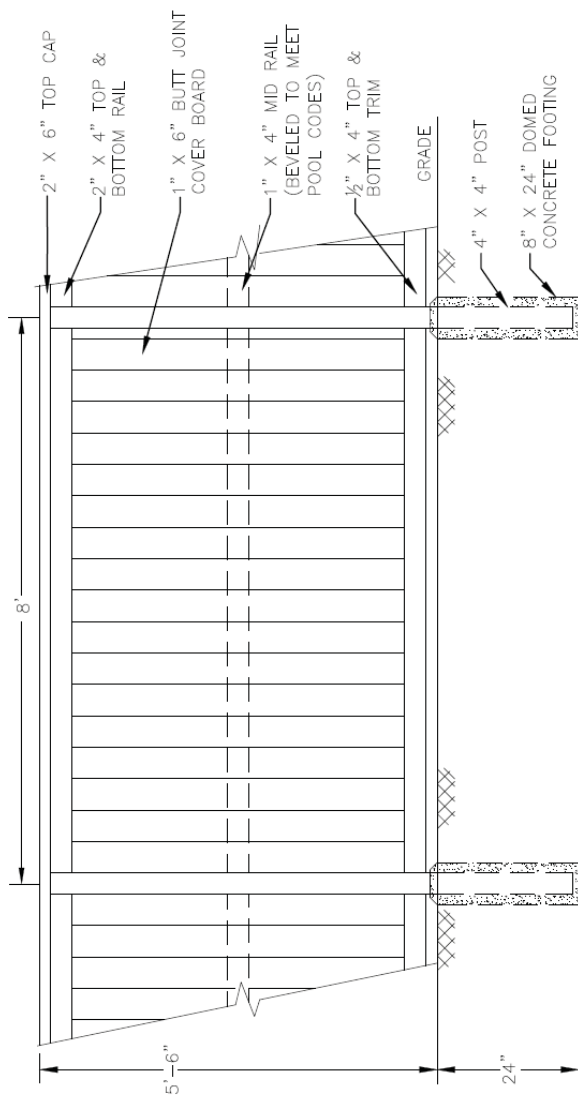


**SLUMPSTONE BLOCK
 PILASTER - FIGURE C-29**

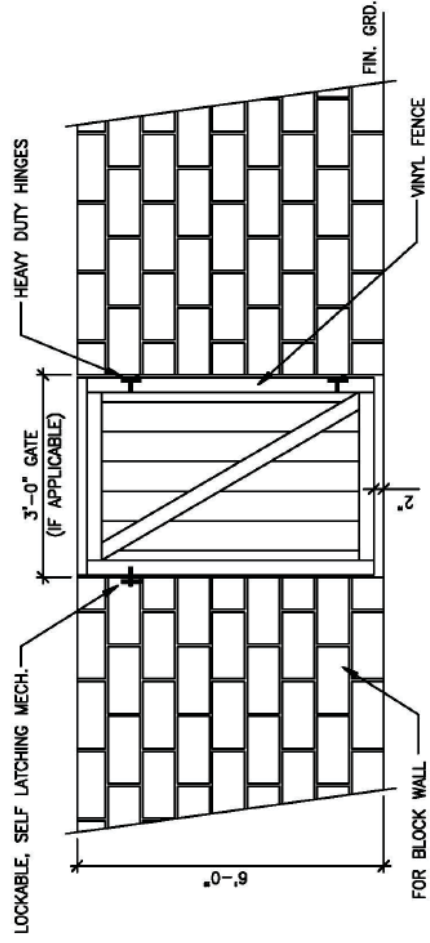


NOTE: PILASTERS TO OCCUR AT PROPERTY CORNERS AND CHANGES OF MATERIAL. SEE FENCE AND WALL PLAN FOR LOCATIONS

**TUBULAR STEEL FENCING
FIGURE C-30**



VINYL FENCE



VINYL GATE
(ON BLOCK WALL) N.T.S.

Monumentation

The design theme for the entries draws from the natural and existing settings adjacent to SP106, A17. Entries all share the same relative scale and mass to provide a constant element in their design. All Monumentation shall comply with the following general guidelines:

- A combination of the following accent features can be incorporated into the Project entry: ornamental landscaping, architectural monuments, decorative walls, and/or signs.
- Project entry features shall reflect the overall architectural identity and character of the Project. This character is defined by the use of ledgerstone, slumpstone, precast concrete, plastic logo (if applicable) and lettering which will compliment to natural and built environment.
- Colored, textured, and permeable paving treatment at entry drives is encouraged to complement the monumentation.
- Project icons, thematic pilasters, special paving treatments, and specialty landscaping should be used to unify a project.
- All monumentation shall be constructed of high quality materials.
- The location of any/all monumentation shall not impact sight distance, (as determined by the County Engineer).

Monumentation shall be classified as either Project Entry or Directional. Entry monumentation signs will be located at the main entry driveways to the Project. **Figure C-32a, Entry Monumentation** and **Figure C-32b, Directional Monumentation** show elevations of the Entry and Directional Monumentation, respectively.

Stamped concrete or paving stones shall be incorporated at major entries as depicted on **Figure C-33, Stamped Concrete Examples**.

Retaining Walls

Due to the topography in SP106, A17, retaining walls are anticipated to be used when practical. A variety of retaining wall techniques are available to the developer. Any and all of these techniques may be employed by developer; the exact type, height and location to be determined at the grading stage of development, ultimately to be approved by the Planning Director and Building Official. When retaining walls are visible from the public view, the developer shall utilize some form of vegetated retaining wall.

vi. Recreational Amenities

A private recreation center and a park will be located in SP 106, A17, and will serve the residents of SP106, A17. These areas may contain the following amenities: pool complex including covered seating areas, covered BBQ area, and restrooms, active and passive play areas, basketball ½ courts with seating and lawn areas, shaded tot lots and picnic areas with seating and lawns, as shown on **Figure C-34a, Typical Recreation Area Amenities - Park** and **Figure C-34b, Typical Recreation Area Amenities – Recreation Area**.

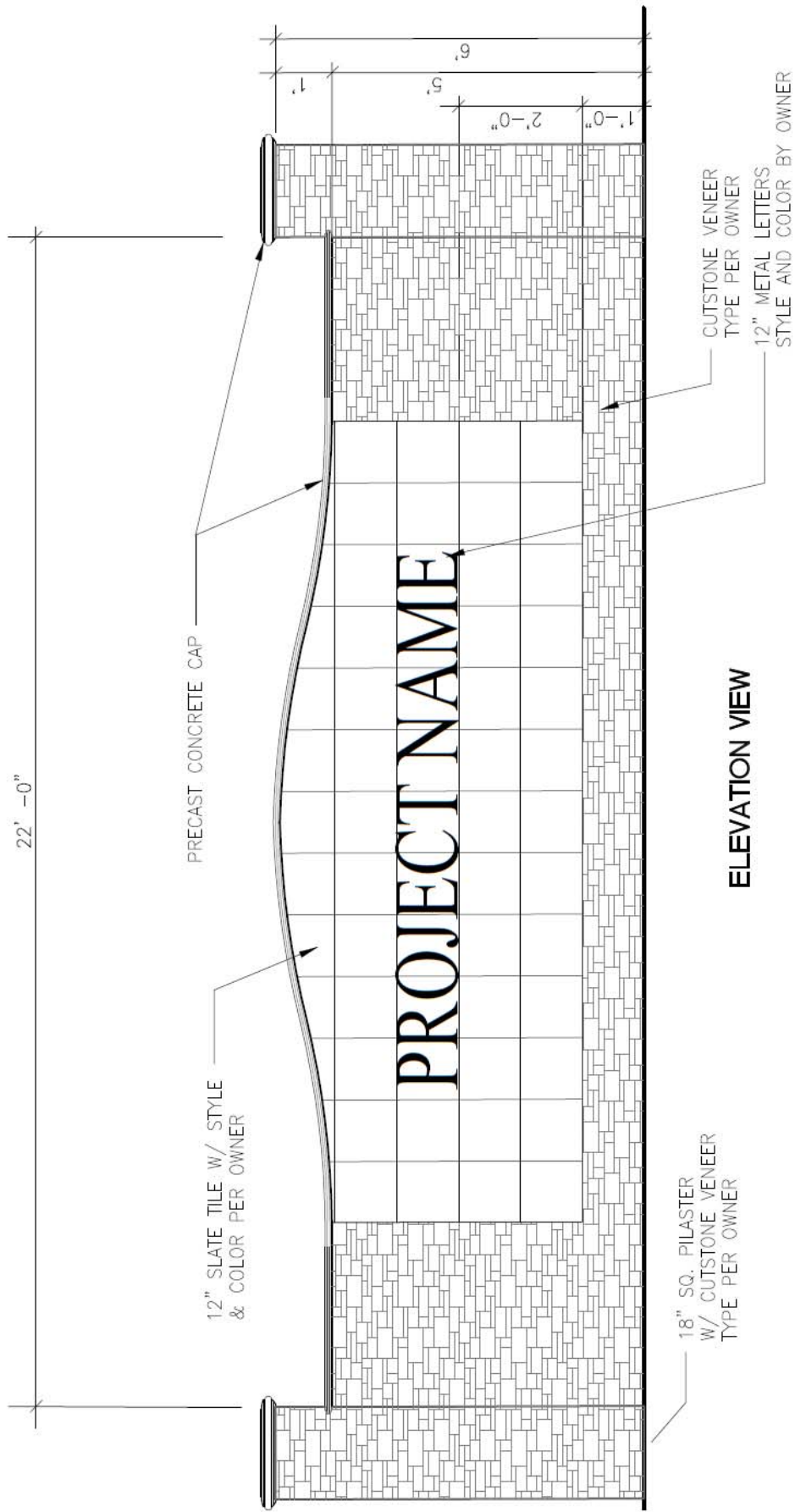
Sidewalks are provided along roadways and connect to the various areas of SP 106, A17. Planning Areas. Sidewalks are typically 5 feet in width and consist of hard surface trail material or concrete surfaces for pedestrian use. Sidewalk locations are shown on **Figure C-35, Sidewalk Plan**.



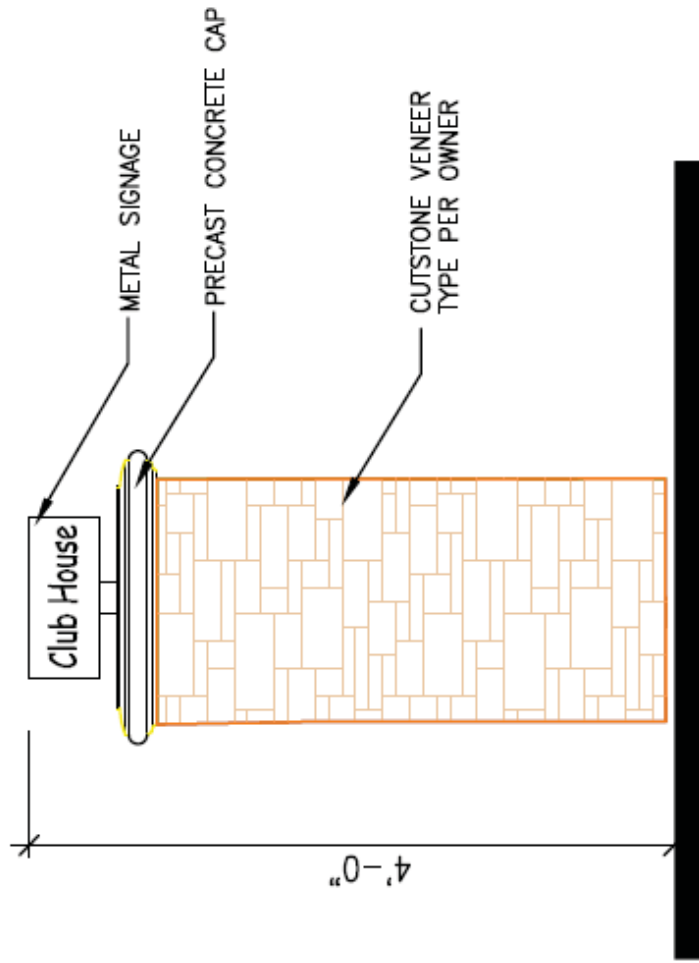
Typical basketball court and open recreational area



Typical tot lot and open recreational area



**ENTRY MONUMENTATION
FIGURE C-32a**



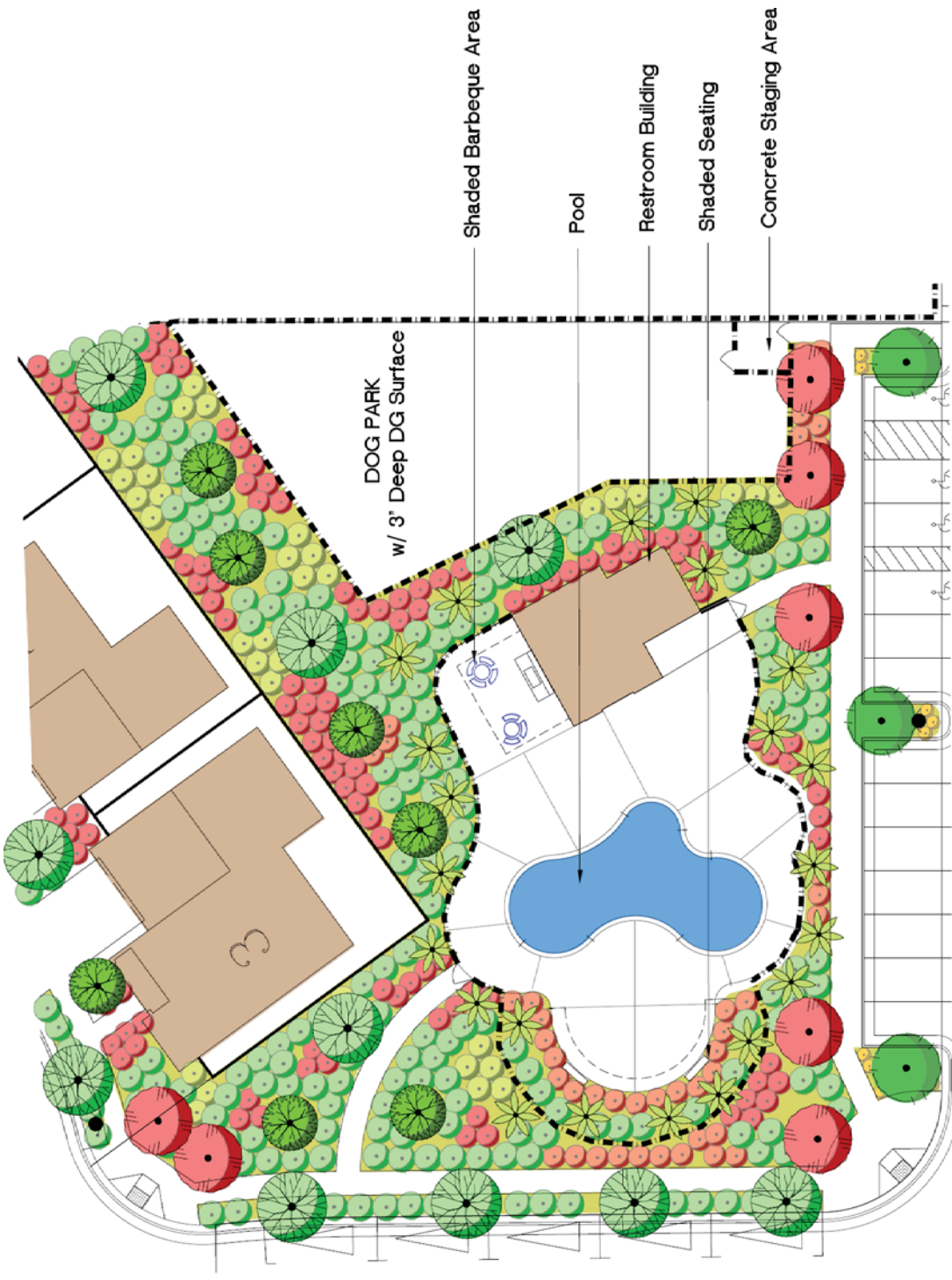
DIRECTIONAL MONUMENTATION
FIGURE C-32b



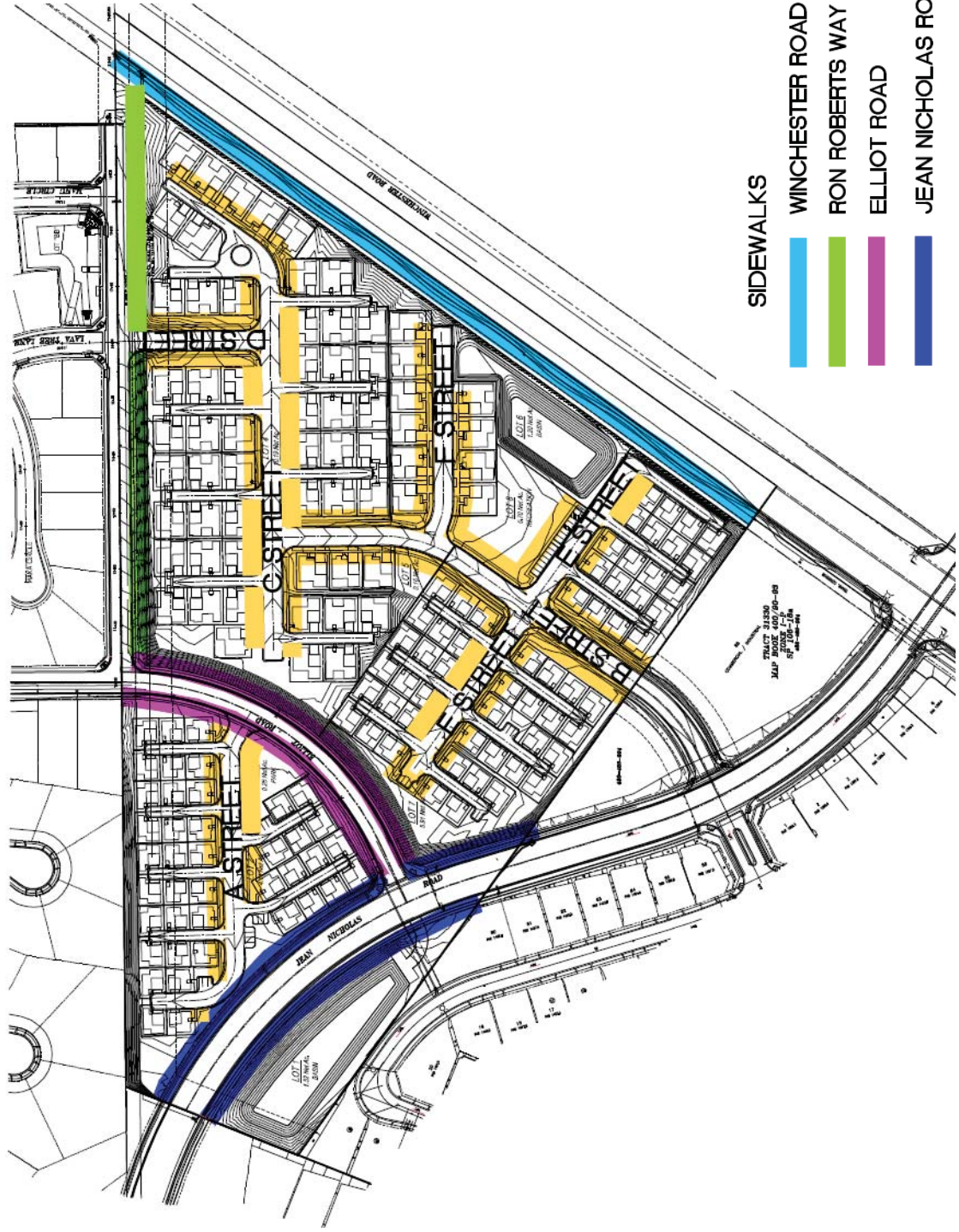
**STAMPED CONCRETE
EXAMPLES - FIGURE C-33**



**TYPICAL RECREATION AREA
AMENITIES - PARK - FIGURE C-34a**



**TYPICAL RECREATION AREA AMENITIES
- RECREATION AREA - FIGURE C-34b**



SIDEWALKS

- WINCHESTER ROAD
- RON ROBERTS WAY
- ELLIOT ROAD
- JEAN NICHOLAS ROAD
- INTERIOR WALKS

**SIDEWALK PLAN
FIGURE C-35**

vii. General Landscape Requirements

The following general landscape requirements and goals shall apply to the SP106, A17 development to maximize energy efficiency and maximize water quality and conservation.

This section of the Design Guidelines serves to highlight elements in the site planning, design, and construction phases of SP106, A17 that can be implemented to achieve a standard of energy efficient performance which is both desirable for the homeowner, the environment, and builder/developer as it relates to landscaping.

The following have been selected based on their ease of applicability and implementation during the design, and construction phases, marketability and/or desirability potential to the home buyer, and cost incentive factors to both the builder and homeowner in order to maximize energy efficiency and maximize water quality and conservation.

Goal #1: Maximize Energy Efficiency

During Landscaping

During the summer months, tall deciduous trees sited along the southwest and west of a residence provide shade and protect the home from solar heat gain keeping the outdoor surroundings cool. During winter, leaves drop off allowing winter sun to shine through to heat the home passively. The result is less reliance on mechanical heating and cooling systems. The following shall be implemented throughout the Project:

- Where practical, place tall, deciduous trees to the southwest and west (as well as east) sides of the house to block hot afternoon summer sun.

Non-permeable materials used as ground covering absorb and trap the sun's heat, contributing to the increase in the average daily temperature surrounding the home. Permeable materials cut down on the amount of heat absorbed and re-radiated from the surface. Use of permeable materials prevents additional solar heat gain surrounding the home and reduces reliance on mechanical cooling systems. The following shall be implemented throughout the Project:

- Reduce the amount of non-permeable surface on each lot to the maximum extent possible.

Goal #2: Maximize Water Quality and Conservation

Landscape Considerations

Drought tolerant and native plants are required as part of the plant palette.

Different types of plants have different watering and maintenance needs. A zoned irrigation system delivers the appropriate amount of water to the appropriate landscaping zone as needed. Use a drip irrigation system and/or zoned irrigation system with a rain sensor shut-off feature. The shut-off feature prevents unnecessary irrigation during rainy periods.

Consider landscape treatments instead of lawns. Where lawns or gardens are proposed, incorporate

retention grading and/or construct as a swale to allow for maximum retention and control of stormwater flows.

viii. Irrigation

Irrigation Point of Connection Master Plans will begin to be created during the tentative map process as grading, lot configuration and maintenance responsibility begins to be more precise and will act as coordination mechanisms between the landscape architect, civil engineer, dry utility consultant, utility provider, and water district through the construction document process.

All common irrigation areas shall be capable of being operated by a computerized irrigation system which includes an onsite weather station/ET gage capable of reading current weather data and making automatic adjustments to independent program run times for each irrigation valve based on changes in temperature, solar radiation, relative humidity, rain and wind. In addition, the computerized irrigation system shall be equipped with flow sensing capabilities, thus automatically shutting down the irrigation system in the event of a mainline break or broken head. These features will assist in conserving water, eliminating the potential of slope failures due to mainline breaks and eliminating over watering and flooding due to pipe and/or head breaks. All landscaped areas shall be watered with a permanent underground irrigation system.

ix. Maintenance Responsibility

The majority of the common site landscaping within SP106, A17 will be maintained by the HOA. All landscape areas shall be maintained in accordance with the best industry standards for professional landscape maintenance. Such maintenance shall include watering, fertilization, mowing, edging, pruning, trimming, herbicide programming, pesticide programming, clean-up and other on-going seasonal programmed maintenance functions. Replacement of dead or diseased plant materials originally approved shall be accomplished on a routine basis. Irrigation systems shall be routinely inspected, repaired and maintained in an operating condition at all times. All walks shall be kept routinely free of litter and debris.

x. Lighting

Lighting fixtures should be selected to complement the architecture and layout of the Project. The quantity and quality of light, as measured in foot-candles, should be consistent with the Mount Palomar Lighting Ordinance (Ordinance No. 655). Lighting levels should not be so intense as to draw attention to the glow or glare of the Project site. See **Figure C-36, Typical Lighting Fixtures**.

- All light fixtures shall be shielded to minimize glare and the illumination upon neighboring properties and open space areas.
- Light fixtures should be architecturally compatible with building design when prominently visible.
- Lighting systems should incorporate timers and sensors to avoid unnecessary illumination and to conserve energy.
- Any lights that are considered “non-standard” by the County shall be maintained by the HOA.

xi. Mailboxes

Once construction documents are underway, a mailbox master plan will be created and coordinated with the United States Postal Service, identifying type and location of mailbox structures. See **Figure C-37, Typical Mail Boxes**.



**TYPICAL LIGHTING
FIXTURES - FIGURE C-36**

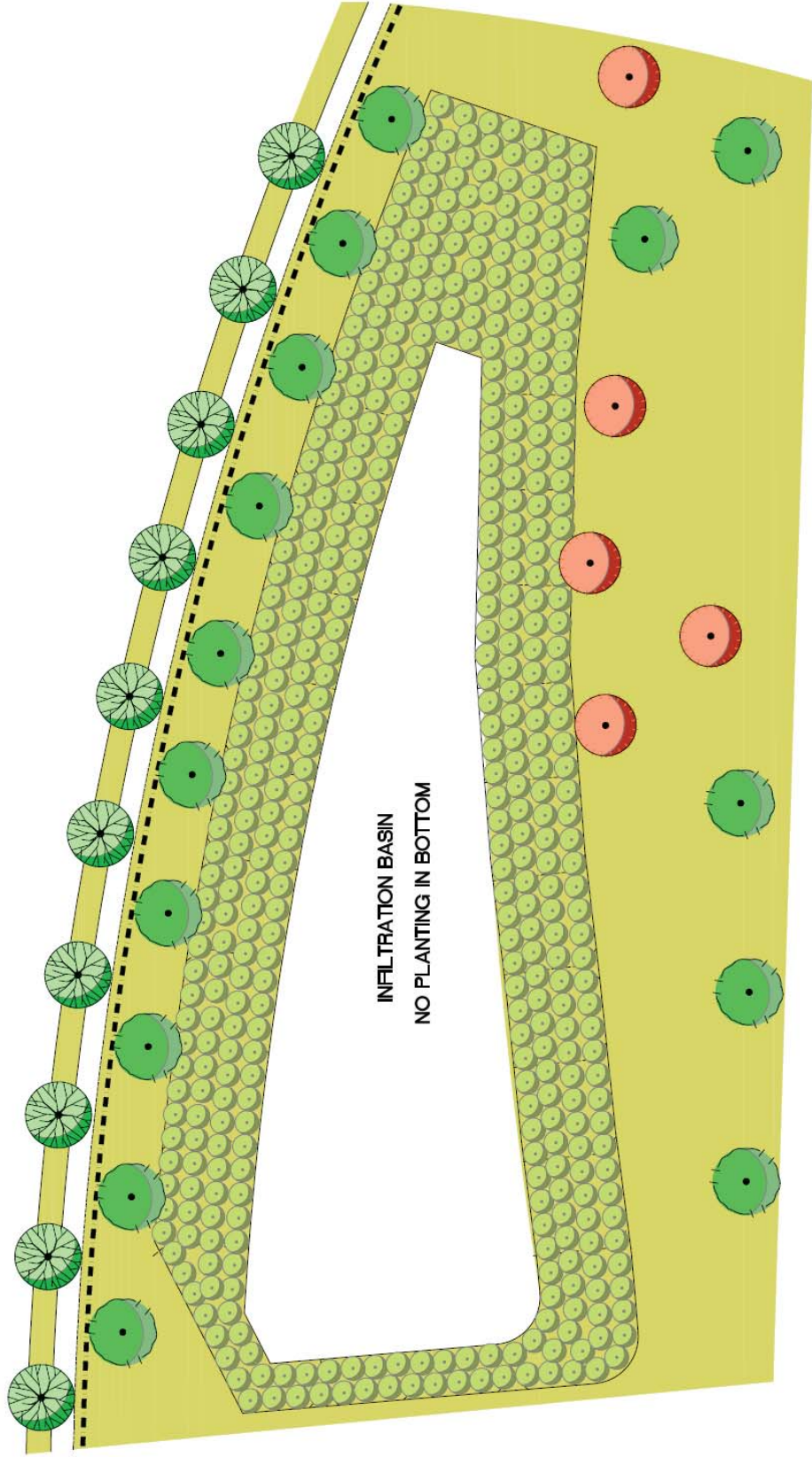


TYPICAL MAILBOXES
FIGURE C-37

xii. Water Quality

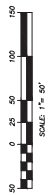
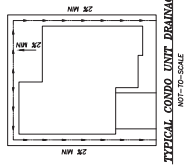
It is anticipated that detention/water quality basins will be located within SP106, A17. These basins will be strategically located within the Project in order to adequately convey, retain and treat Project run-off before discharging the run-off off-site. These basins are not intended for any dual use (i.e., recreational use). The basins shall be designed to Riverside County Flood Control and Water Conservation District requirements and specification. These basins shall be maintained by the HOA. See **Figure C-38, Typical Basin**.

This page left intentionally blank for pagination purposes.



TYPICAL BASIN
FIGURE C-38
Page C-85

CONCEPT GRADE TENTATIVE TRACT MAP 37078 SCHEDULE "A" TRACT MAP FOR CONDOMINIUM PURPOSES



OWNER/DEVELOPER:
THE ALLEN B. SET
C/O ALLEN B. SET
PARCEL MAP 294/91
UNION COUNTY, NC
WWW.ABSET.COM

REPRESENTATIVE:
MORNING DEVELOPMENT SERVICES
28665 OLD TOWN FRONT STREET
TUCKER, GA 30084
UNIONCOUNTY.COM

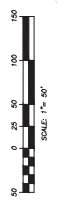
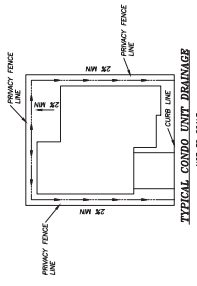
PREPARED BY:
4M ENGINEERING AND
DEVELOPMENT, INC.
485 SHIPLEY CIRCLE - SUITE 8
TUCKER, GA 30084
TEL: (770) 246-8100

PROPOSED REVISIONS:

NO.	DATE	REVISION
1	5/27/18	REVISION FOR PERM CHECK COMMENTS
2	7/17/18	REVISION FOR PERM CHECK COMMENTS
3	7/17/18	REVISION FOR PERM CHECK COMMENTS
4	7/17/18	REVISION FOR PERM CHECK COMMENTS
5	7/17/18	REVISION FOR PERM CHECK COMMENTS
6	7/17/18	REVISION FOR PERM CHECK COMMENTS
7	7/17/18	REVISION FOR PERM CHECK COMMENTS

THIS MAP IS BASED ON RECORD DATA AND MEASUREMENTS. THE FIELD VERIFIED MEASUREMENTS SHALL BE FIELD VERIFIED ACCORDING SURVEY INVESTIGATION. ALL SURVEY DATA SHALL BE FIELD VERIFIED. THE ENGINEER HAS CONDUCTED VISUAL INSPECTION OF THE SITE AND HAS FOUND THE INFORMATION TO BE ACCURATE. THE ENGINEER'S LIABILITY IS LIMITED TO THE INFORMATION PROVIDED AND SHALL NOT BE HELD OUT FOR CONSTRUCTION PURPOSES.

CONCEPT GRADE PLOT PLAN 170003 FOR CONDOMINIUM PURPOSES



PL 29214
PARCEL MAP 294/91
ZONE SP-284

PL 29214
PARCEL MAP 294/91
ZONE SP-284

ZONE R-1
TRACT 29202 MAP
BOOK 352/63-68

PROPOSED REVISIONS:

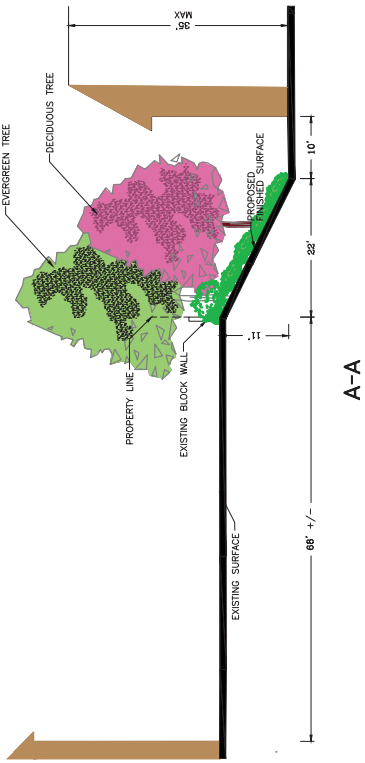
NO.	DATE	REVISION
1	5/27/18	REVISIONS PER SET PLAN CHECK COMMENTS
2	12/17/18	REVISIONS PER SET PLAN CHECK COMMENTS
3	12/17/18	REVISIONS PER SET PLAN CHECK COMMENTS
4	02/25/20	REVISIONS PER SET PLAN CHECK COMMENTS

PREPARED BY: [Signature]

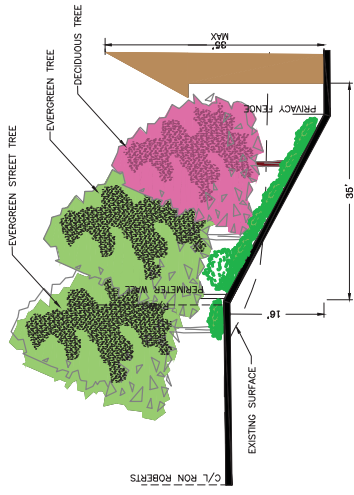
OWNER/APPLICANT:
MR. ALAN D. SET
C/O AREA ENGINEERING
28665 O. O. TRIM, FRONT STREET
TERRACE, O. 43000
UNLAWY@AREAENGINEERING.COM

PREPARED BY:
AREA ENGINEERING AND DEVELOPMENT INC.
4815 JAMES CHASE, SUITE 8
TERRACE, O. 43000
TEL: (614) 796-3446
WWW.AREAENGINEERING.COM

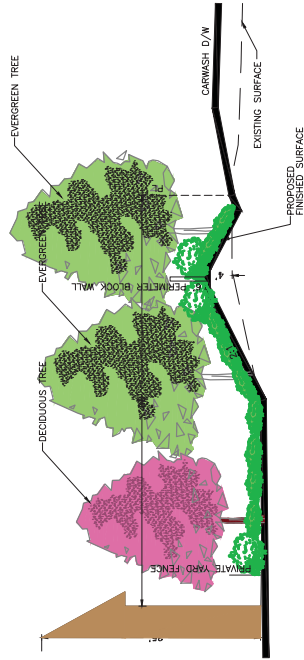
4M ENGINEERING AND DEVELOPMENT INC.
4815 JAMES CHASE, SUITE 8
TERRACE, O. 43000
TEL: (614) 796-3446
WWW.AREAENGINEERING.COM



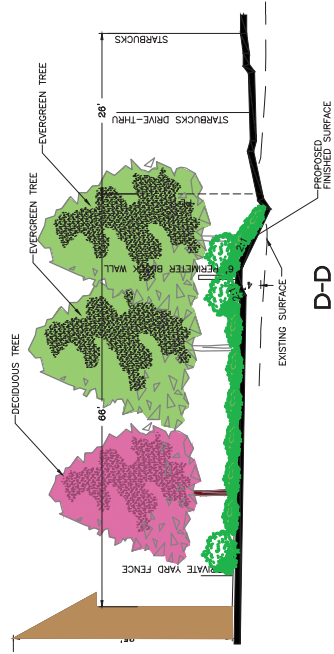
A-A



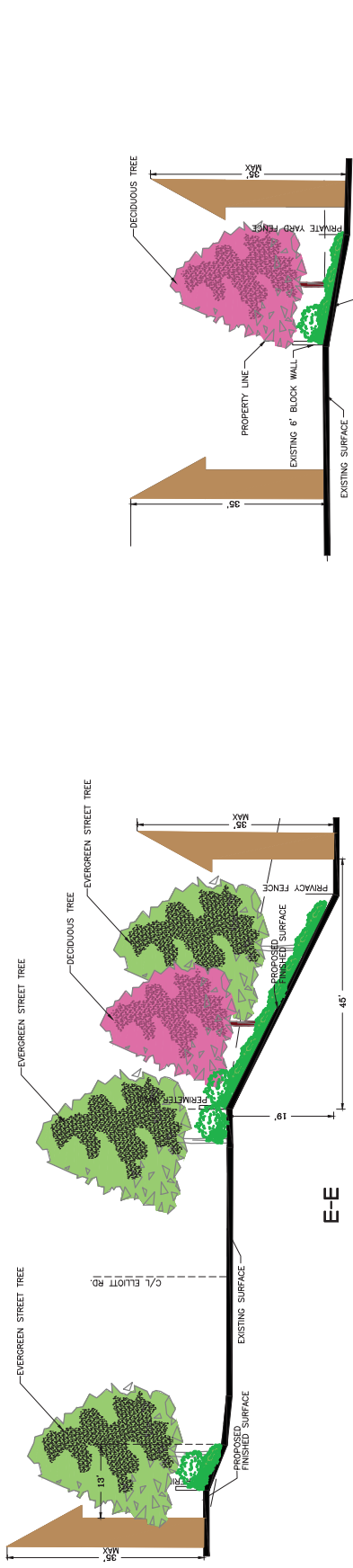
B-B



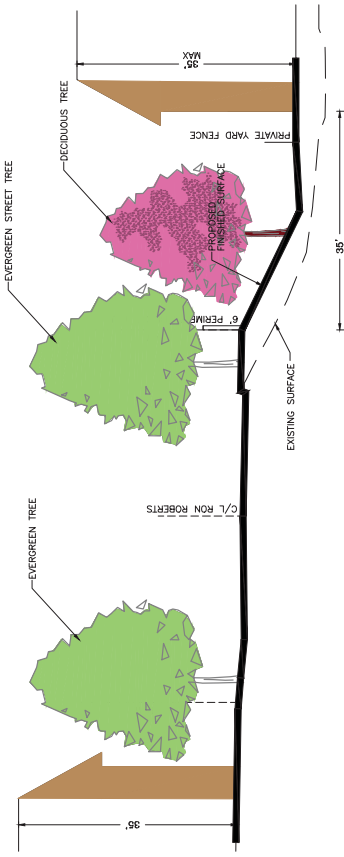
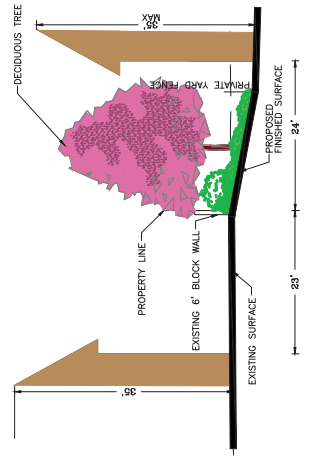
C-C



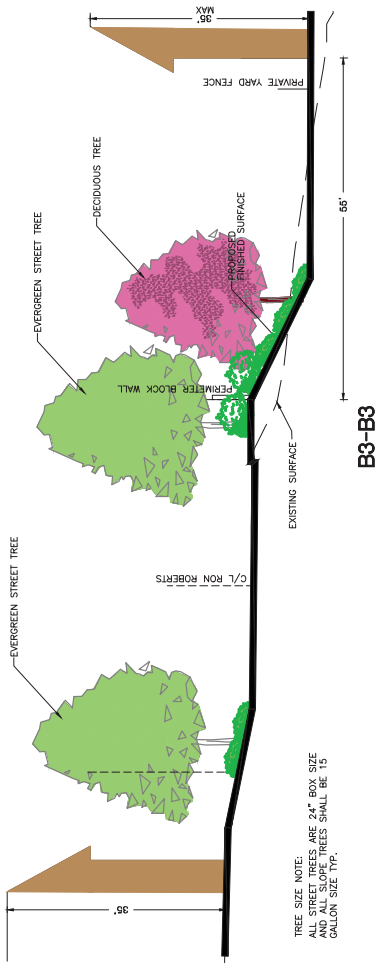
D-D



A2-A2

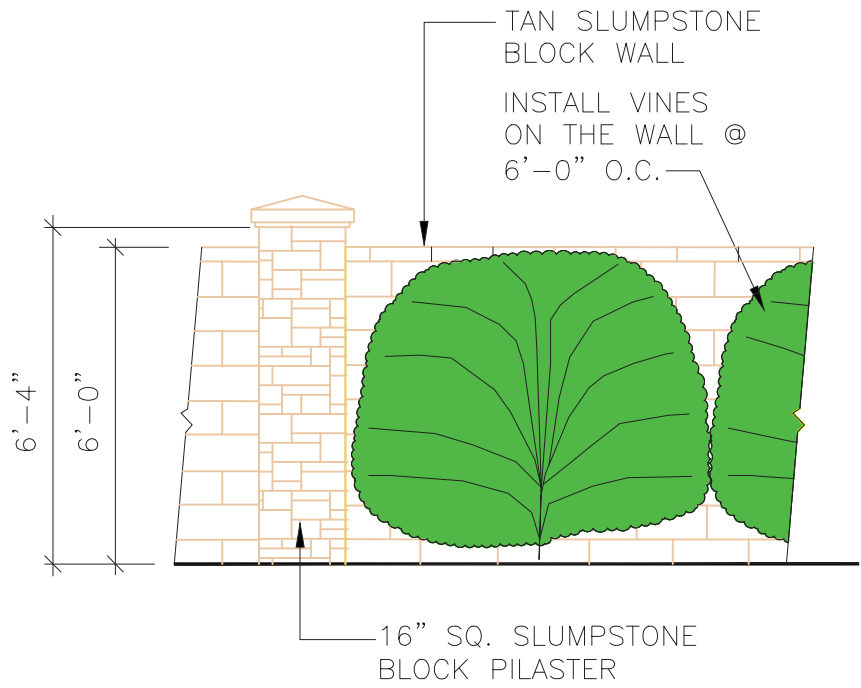


B2-B2



B3-B3

TREE SIZE NOTE:
 ALL STREET TREES ARE 24" BOX SIZE
 ALL STREET TREES SHALL BE 15
 GALLON SIZE TYP.



NOTE: PILASTERS TO OCCUR AT PROPERTY
CORNERS AND CHANGES OF MATERIAL.
SEE FENCE AND WALL PLAN FOR LOCATIONS

Block Wall W/ VINES (Green Wall)

NTS

FIGURE 32

INITIAL STUDY

for

**General Plan Amendment No. 170001
Specific Plan No. 106, Amendment No. 17
Tentative Tract Map No. 37078
Plot Plan No. 170003**

Prepared for:

County of Riverside

4080 Lemon Street, 12th Floor
Riverside, CA 92502
951.955.5719

Point of Contact: Russell Brady, Project Planner
rbrady@rivco.org

Project Proponent:

JBL Investments and Soselu Trust - Tenants in Common

Allen Su
P.O. Box 3668
Gaithersburg, MD 20885
allensu@gmail.com

Abby Mirhan
1930 Alpha Avenue
South Pasadena, CA 91030
abs_906@yahoo.com

Prepared by:

Matthew Fagan Consulting Services, Inc.

42011 Avenida Vista Ladera
Temecula, CA 92591
951.265.5428

Point of Contact: Matthew Fagan, Owner
matthewfagan@roadrunner.com

June 2020

TABLE OF CONTENTS

I.	Project Information	1
II.	Applicable General Plan and Zoning Regulations	43
III.	Environmental Factors Potentially Affected	45
IV.	Determination	45
V.	Environmental Issues Assessment	47
	<i>Aesthetics</i>	47
	1. Scenic Resources.....	47
	2. Mt. Palomar Observatory.....	61
	3. Other Lighting Issues.....	61
	<i>Agriculture & Forest Resources</i>	63
	4. Agriculture.....	63
	5. Forest.....	65
	<i>Air Quality</i>	66
	6. Air Quality Impacts.....	66
	<i>Biological Resources</i>	78
	7. Wildlife & Vegetation.....	78
	<i>Cultural Resources</i>	86
	8. Historic Resources.....	86
	9. Archaeological Resources.....	87
	<i>Energy</i>	92
	10. Energy Impacts.....	92
	<i>Geology Soils</i>	94
	11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	94
	12. Liquefaction Potential Zone.....	95
	13. Ground-shaking Zone.....	96
	14. Landslide Risk	97
	15. Ground Subsidence.....	97
	16. Other Geologic Hazards.....	98
	17. Slopes	99
	18. Soils	101
	19. Wind Erosion and Blowsand from Project either on or off site	102
	<i>Greenhouse Gas Emissions</i>	103
	20. Greenhouse Gas Emissions.....	103
	<i>Hazards and Hazardous Materials</i>	106
	21. Hazards and Hazardous Materials.....	106
	22. Airports.....	113
	<i>Hydrology and Water Quality</i>	114
	23. Water Quality Impacts	114
	<i>Land Use and Planning</i>	123
	24. Land Use.....	123
	<i>Mineral Resources</i>	125
	25. Mineral Resources.....	125
	<i>Noise</i>	127
	26. Airport Noise	127
	27. Noise Effects by the Project	128
	<i>Paleontological Resources</i>	144
	28. Paleontological Resources.....	144

Population and Housing	145
29. Housing.....	145
Public Services	146
30. Fire Services.....	146
31. Sheriff Services.....	147
32. Schools	148
33. Libraries	149
34. Health Services.....	150
Recreation	151
35. Parks and Recreation	151
36. Recreational Trails.....	153
Transportation	154
37. Transportation.....	154
38. Bike Trails	181
Tribal Cultural Resources	182
39. Tribal Cultural Resources	182
Utility and Service Systems	187
40. Water.....	187
41. Sewer.....	189
42. Solid Waste.....	191
43. Utilities.....	194
Wildfire	197
44. Wildfire Impacts	197
Mandatory Findings of Significance	201
VI. Earlier Analysis	203
VII. Authorities Cited	203
VIII. Sources Cited	203

Figures

Figure 1	<i>Regional Location Map</i>	3
Figure 2	<i>Vicinity Map</i>	4
Figure 3	<i>Aerial Photo</i>	5
Figure 4	<i>General Plan Amendment No. 170001</i>	6
Figure 5	<i>Change of Zone No. 7347</i>	7
Figure 6	<i>Specific Plan No. 106, A17 Land Use Map</i>	11
Figure 7	<i>Tentative Tract Map No. 37078</i>	12
Figure 8	<i>Plot Plan No. 170003</i>	13
Figure 9a	<i>Elevations</i>	14
Figure 9b	<i>Elevations</i>	15
Figure 9c	<i>Elevations</i>	16
Figure 9d	<i>Elevations</i>	17
Figure 10	<i>Landscape Plan</i>	21
Figure 11a	<i>Winchester Road Improvements</i>	22
Figure 11b	<i>Ron Roberts Way Improvements</i>	23
Figure 11c	<i>Jean Nicholas Road Improvements</i>	24
Figure 11d	<i>Elliot Road Improvements</i>	25
Figure 11e	<i>Private Driveways "A" - "F"</i>	26
Figure 12	<i>Grading Plan</i>	29
Figure 13a	<i>Hydrology - Existing Conditions</i>	30

Figure 13b	<i>Hydrology - Proposed Conditions</i>	31
Figure 14	<i>WQMP Site Plan</i>	35
Figure 15	<i>Soils Map</i>	41
Figure 1-1	<i>Site Photos</i>	53
Figure 9-1	<i>Current View of Area in which CA-RIV-8008 was Recorded</i>	89
Figure 21-1	<i>GEOTRACKER Site</i>	111
Figure 21-2	<i>ENVIROSTOR Site</i>	112
Figure 27-1	<i>Construction Activity and Receiver Locations</i>	137
Figure 37-1	<i>Existing Number of Through Travel Lanes and Intersection Controls</i> ..	157
Figure 37-2	<i>Existing (2016) Traffic Volumes</i>	158
Figure 37-3	<i>Project Trip Distribution</i>	161
Figure 37-4	<i>Project Only Traffic Volumes</i>	162
Figure 37-5	<i>Cumulative Development Location Map</i>	165
Figure 37-6	<i>E+P Traffic Volumes</i>	169
Figure 37-7	<i>EAP (2021) Traffic Volumes</i>	173
Figure 37-8	<i>EAPC (2021) Traffic Volumes</i>	177

Tables

Table I-1	<i>Construction Activities and Equipment Fleet</i>	37
Table 6-1	<i>Construction Duration</i>	68
Table 6-2	<i>Emissions Summary of Overall Construction (Without Mitigation)</i>	70
Table 6-3	<i>Emissions Summary of Overall Construction (With Mitigation)</i>	70
Table 6-4	<i>Maximum Daily Operational Emissions Summary</i>	72
Table 6-5	<i>Maximum Daily Disturbed Acreage</i>	74
Table 6-6	<i>Localized Significance Summary Construction (Without Mitigation)</i>	75
Table 6-7	<i>Localized Significance Summary Construction (With Mitigation)</i>	76
Table 6-8	<i>Localized Significance Summary Construction On-Site Site Preparation Emissions (With Mitigation)</i>	76
Table 20-1	<i>Total Project Greenhouse Gas Emissions (Annual)</i>	104
Table 27-1	<i>Construction Reference Noise Levels</i>	131
Table 27-2	<i>Site Preparation Equipment Noise Levels</i>	132
Table 27-3	<i>Grading Equipment Noise Levels</i>	133
Table 27-4	<i>Building Construction Equipment Noise Levels</i>	134
Table 27-5	<i>Paving Equipment Noise Levels</i>	135
Table 27-6	<i>Architectural Coating Equipment Noise Levels</i>	136
Table 27-7	<i>Construction Noise Level Compliance (Dba Leq)</i>	139
Table 27-8	<i>Exterior Noise Levels (CNEL)</i>	140
Table 27-9	<i>Vibration Source Levels for Construction Equipment</i>	143
Table 27-10	<i>Construction Equipment Vibration Levels</i>	144

Table 37-1	<i>Intersection Analysis for Existing (2016) Conditions</i>	156
Table 37-2a	<i>Project Trip Generation Rates</i>	159
Table 37-2b	<i>Project Trip Generation Summary</i>	159
Table 37-3	<i>Intersection Analysis for E+P Conditions</i>	171
Table 37-4	<i>Intersection Analysis for EAP Conditions</i>	175
Table 37-5	<i>Intersection Analysis for EAPC Conditions</i>	176

APPENDICES See **Enclosed CD**

Appendix A: *Map My County (RCIT), December 21, 2016.*

Appendix B1: *Tentative Tract Map No. 37078 Air Quality Impact Analysis, prepared by Urban Crossroads, October 27, 2016.*

Appendix B2: *Tentative Tract Map No. 37078 Greenhouse Gas Analysis, prepared by Urban Crossroads, October 27, 2016.*

Appendix C1: *MSHCP Consistency Analysis, prepared by Principe and Associates, May 2006.*

Appendix C2: *Nesting Season Survey Burrowing Owl, prepared by Principe and Associates, August 29, 2016.*

Appendix C3: *MSHCP Narrow Endemic Plant Species and Criteria Area Species Focused Surveys, prepared by Principe and Associates, June 8, 2017.*

Appendix C4: *JPR 06-05-19-01 Determination Letter – No Conservation HANS No. 1390, prepared by County of Riverside EPD, July 6, 2006.*

Appendix D1: *A Phase I Archaeological Assessment of Tentative Parcel Map 33817, prepared by Jean Keller, Ph.D., July 2006.*

Appendix D2: *Tentative Tract Map 37078, Archaeological site CA-RIV-8008 (33-15047) Update, prepared by Jean Keller, Ph.D., dated February 5, 2018.*

Appendix D3: *Assembly Bill 52 (AB 52) Formal Notification (GPA 170001, TR 37078), prepared by County of Riverside, May 10, 2018.*

Appendix D4: *Native American Senate Bill (SB) 18 Consultation Request for General Plan Amendment No. 170001.*

Appendix E: *Geotechnical Investigation and Percolation Testing, prepared by Geocon West, Inc., January 27, 2017, revised March 13, 2018.*

Appendix F: *Phase I Environmental Site Assessment Dutch Village, Tentative Tract Map 37078 North of Jean Nicholas Road and Winchester Road French Valley Area, Riverside County, California, prepared by Geocon West, Inc., December 22, 2017.*

Appendix G1: *Airport Land Use Commission (ALUC) Development Review Letter, prepared by Riverside County Airport Land Use Commission, dated June 28, 2018.*

Appendix G2: *Determination of No Hazard to Air Navigation Letter, prepared by Federal Aviation Administration, dated May 21, 2018.*

Appendix H1: *Project Specific Water Quality Management Plan*, prepared by JLC Engineering and Consulting, Inc., April 2, 2018.

Appendix H2: *Hydrology Report*, prepared by prepared by JLC Engineering and Consulting, Inc., April 2, 2018.

Appendix I: *Tentative Tract Map No. 37078 Noise Impact Analysis*, prepared by Urban Crossroads, January 11, 2017.

Appendix J: *TTM No. 37078 Traffic Impact Analysis*, prepared by Urban Crossroads, October 17, 2016.

Appendix K: *Eastern Municipal Water District Will Serve Letter*, prepared by Eastern Municipal Water District, dated June 1, 2018.

Appendix L: Project Plans, June 2020.

Appendix M: Specific Plan Amendment, June 2020.

Appendix N: *MVUSD Residential Development School Fee Justification Study (2-25-2016) Page 9*, sent from Lori Noonigan on January 12, 2018.

Appendix O: *TTM No. 37078 Energy Analysis*, prepared by Urban Crossroads, December 17, 2019.

Commonly Used Abbreviations and Acronyms

A.C.	Asphalt Concrete
ACOE	Army Corps of Engineers
ALUC	Airport Land Use Commission
AQ/GHG	Air Quality/Greenhouse Gas
AQMP	Air Quality Management Plan
ARB	Air Resource Board
Basin	South Coast Air Basin
BMPs	Best Management Practices
BP	Business Park
CAAQS	California Ambient Air Quality Standards
CalEEMod	California Emission Estimator Model
CAP	Climate Action Plan
CARB	California Air Resource Board
CBC	California Building Code
CD:CO	Community Development: Commercial Office
CD:CR	Community Development: Commercial Retail
CDFW	California Department of Fish and Wildlife
CD:MHDR	Community Development: Medium High Density Residential
CD:LI	Community Development: Light Industrial
CEQA	California Environmental Quality Act
CH ₄	Methane
CIWMP	County Integrated Waste Management Plan
CLUP	French Valley Airport Comprehensive Land Use Plan
CNEL	Critical Noise Equivalent Level
C-O	Commercial Office
CO	Carbon Monoxide
CO ₂	Carbon Dioxide
CO ₂ E	Carbon Dioxide Equivalent
C-P-S	Scenic Highway Commercial
CR	Commercial Retail
CRMP	Cultural Resources Management Plan
CSA	Community Service Area
CUP	Conditional Use Permit
CVC	California Vehicle Code
dBA	A-weighted decibel
DTSC	California Department of Toxic Substances Control
DIF	Development Impact Fees
EIR	Environmental Impact Report
EMWD	Eastern Municipal Water District
EPA	Environmental Protection Agency
ESA	Environmental Site Assessment
°F	Fahrenheit
FV ALUCP	French Valley Airport Land Use Compatibility Plan
GHG	Greenhouse Gas
GP	General Plan

GWP	Global Warming Potential
HANS	Habitat Evaluation and Acquisition Negotiation Strategy
HCP	Stephens' Kangaroo Rat Habitat Conservation Plan
MHDR	Medium High Density Residential
HRA	Health Risk Assessment
I-15	Interstate 15
I-215	Interstate 215
I-P	Industrial Park
LI	Light Industrial
LOS	Level of Service
LST	Level of Significance Threshold
MBTA	Migratory Bird Treaty Act
MRZ	Mineral Resources Zones
M-SC	Manufacturing-Service Commercial
MSHCP	Multiple Species Habitat Conservation Plan
N ₂ O	Nitrogen Dioxide
NAAQS	National Ambient Air Quality Standards
NAHC	Native America Heritage Commission
NIOSH	National Institute for Occupational Safety and Health
NOA	Naturally Occurring Asbestos
NO _x	Nitrogen Oxide
NPDES	National Pollutant Discharge Elimination System
OEHHA	Office of Environmental Health Hazard Assessment
OPR	Office of Planning and Research
OS:C	Open Space: Conservation
R-5	Open Area Combining Zone – Residential Developments
RCP	Reinforced Concrete Pipe
PM _{2.5}	Particulate Matter – 2.5 micrometer or less
PM ₁₀	Particulate Matter – 10 micrometer or less
RCFC&WCD	Riverside County Flood Control and Water Conservation District
RCIP	Riverside County Integrated Project
RCIT	Riverside County Information Technology
ROW	Right-of-Way
SARWQCB	Santa Ana Regional Water Quality Control Board
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SMGB	State Mining and Geology Board
SO ₂	Sulfur Dioxide
sq. ft.	Square Feet
SR79 North	Winchester Road
SR79S	State Route 79 South
SRA	Source Receptor Area
SWAP	Southwest Area Plan
SWPPP	Storm Water Pollution Prevention Plan
SWRCB	State Water Resource Control Board
TCP	Traffic Control Plan
TUMF	Transportation Uniform Mitigation Fee

TVUSD	Temecula Valley Unified School District
USGS	U.S. Geology Survey
USFW	U.S. Fish and Wildlife Service
UST	Underground Storage Tank
UWMP	Urban Water Management Plan
VOC	Volatile Organic Compound
WDR	Waste Discharge Requirement
WQMP	Water Quality Management Plan

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 40880.

Project Case Type (s) and Number(s): General Plan Amendment No. 170001; Specific Plan No. 106, Amendment No. 17; Tentative Tract Map No. 37078; and Plot Plan No. 170003

Lead Agency Name: County of Riverside Planning Department

Address: P.O. Box 1409, Riverside, CA 92502-1409

Contact Person: Russell Brady, Project Planner

Telephone Number: 951-955-3025

Applicant's Name: JBL Investments and Soselu Trust - Tenants in Common

Applicant's Address: Allen Su, P.O. Box 3668, Gaithersburg, MD 20885, and Abby Mirhan, 1930 Alpha Avenue, South Pasadena, CA 91030

I. PROJECT INFORMATION.

Project Description:

Overview

The proposed Project includes General Plan Amendment No. 170001, Change of Zone No. 7347, Specific Plan No. 106, Amendment No. 17, Tentative Tract Map No. 37078 and Plot Plan No. 170003 on three parcels totaling approximately 30.62 gross (24.38 net) acres of land located westerly of Winchester Road/Highway 79, northerly of Jean Nicholas Road and easterly of Kooden Road. Reference **Figure 1, Regional Location Map, Figure 2, Vicinity Map, and Figure 3, Aerial Photo**. These Project components are discussed in greater detail below.

General Plan Amendment No. 170001

General Plan Amendment No. 170001 proposes to change the land use designation from a mix of Light Industrial (LI), Commercial Retail (CR), Commercial Office (CO), and Open-Space Conservation (OS-C) land use designations, to Medium High Density Residential (MHDR, 5-8 units per acre).

Reference **Figure 4, General Plan Amendment No. 170001**.

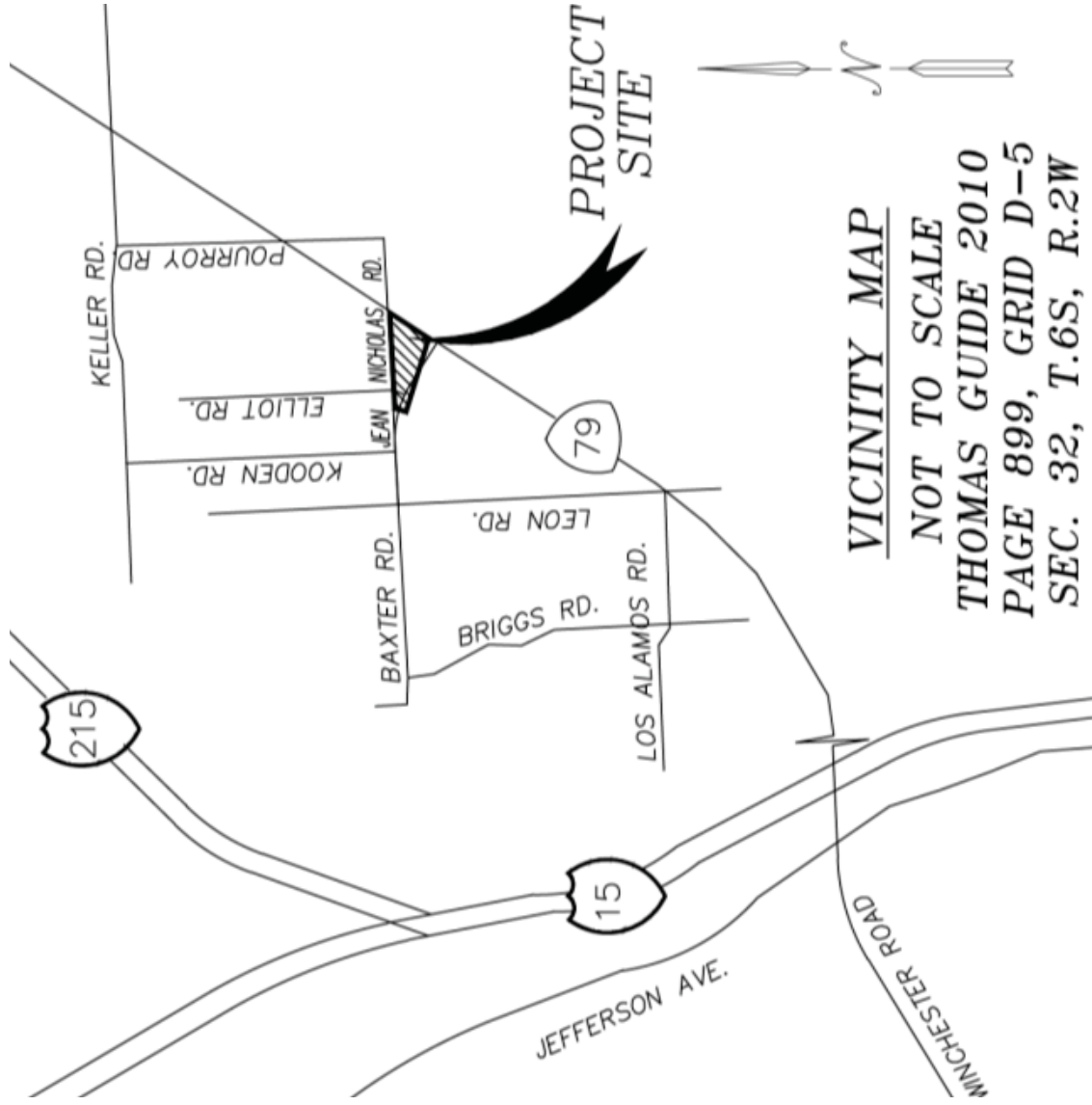
Change of Zone No. 7347

Change of Zone No. 7347 proposes to change the zoning of the entire 30.62-acre site from C-O (Commercial Office), R-5 (Open Area Combining Zone – Residential Developments), C-P-S (Scenic Highway Commercial), and I-P (Industrial Park), to R-3 (General Residential), .).

Reference **Figure 5, Change of Zone No. 7347**.

This page left intentionally blank for pagination purposes.

Figure 2
Vicinity Map



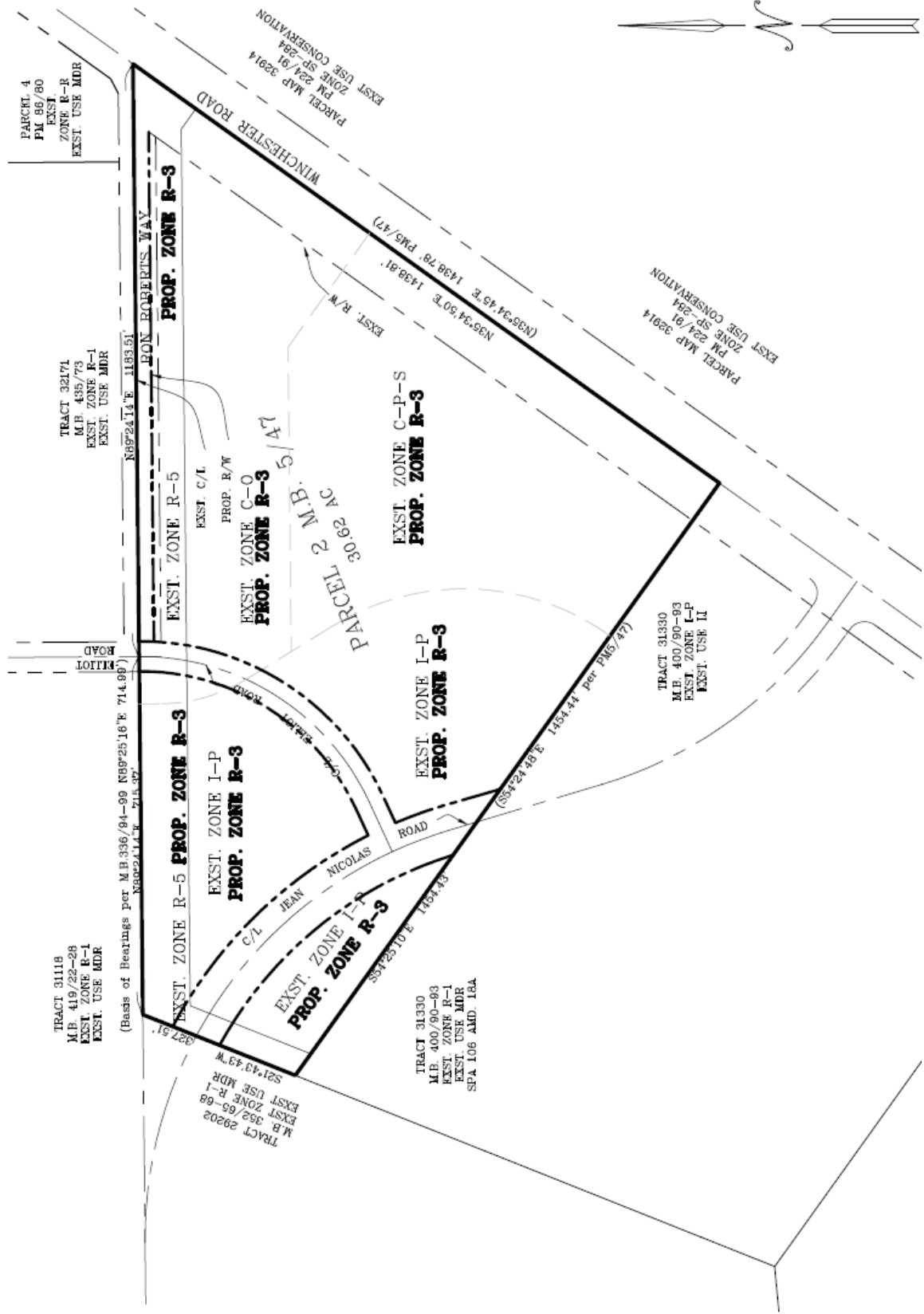
Source: Project Plans (Appendix L)

Figure 3
Aerial Photo



Source: Map My County https://gis.countyofriverside.us/Html5Viewer/?viewer=MMC_Public

Figure 5
Change of Zone No. 7347



Source: Project Plans (Appendix L)

This page left intentionally blank for pagination purposes.

Specific Plan No. 106, Amendment No. 17

Amendment No. 17 to Specific Plan 106 (SP 106, A17) proposes to modify the existing zoning classifications on the Project site from C-O (Commercial Office), R-5 (Open Area Combining Zone – Residential Developments), C-P-S (Scenic Highway Commercial), and I-P (Industrial Park), to R-3 (General Residential). SP106, A17 only applies to Planning Area 18a of Specific Plan 106. Reference **Figure 6, Specific Plan No. 106, A17 Land Use Map.**

Tentative Tract Map No. 37078

Tentative Tract Map No. 37078 (TR 37078) is a three (3) parcel residential map (for condominium purposes). TR 37078 is a Schedule “A” subdivision, pursuant to Ordinance No. 460, *Regulating the Division of Land of the County of Riverside* (Ordinance No. 460).

37078 will create a residential subdivision, and includes the following:

- 3 single-family residential lots totaling 21.11 acres (Lots 2, 4, and 6);
- 4 open space lots (including 2 basins) totaling 3.27 acres (Lots 1, 3, 5, and 7); and
- 5 internal driveways:
 - Drive “A”;
 - Drive “B”;
 - Drive “C”;
 - Drive “D”;
 - Drive “E”; and
 - Drive “F”.

Reference **Figure 7, Tentative Tract Map No. 37078.**

Plot Plan No. 170003

Plot Plan 170003 proposes a development plan for a total of 163 single-family detached condominium units, 326 garage parking spaces, a minimum of 138 guest / street parking spaces and 0.89 acres of recreation areas.

Reference **Figure 8, Plot Plan No. 170030.**

Building Architecture and Materials

There is a common architectural theme throughout the Project. This is reflected in the use of colors, materials, roof elements, massing, detailing, lighting, and tower elements. Buildings will range in height from 21’ to 45’ (for tower elements). The overall architectural style is defined as Spanish with four different architectural styles: Spanish Colonial, Formal Spanish, Andalusian, and Adobe Ranch.

Reference **Figures 9a through 9d, Elevations.**

This page left intentionally blank for pagination purposes.

Figure 6
Specific Plan No. 106, A17 Land Use Map

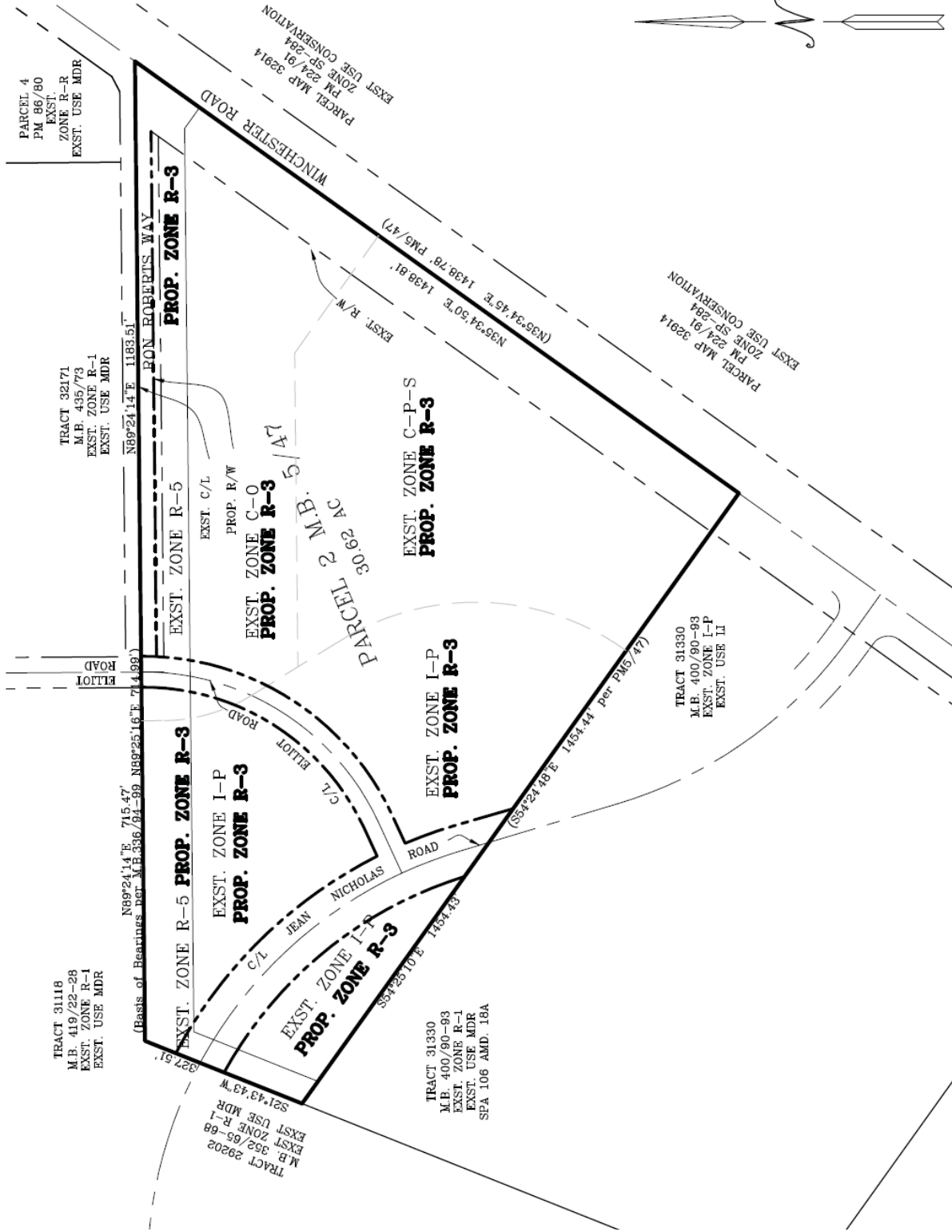


Figure 7
Tentative Tract Map No. 37078

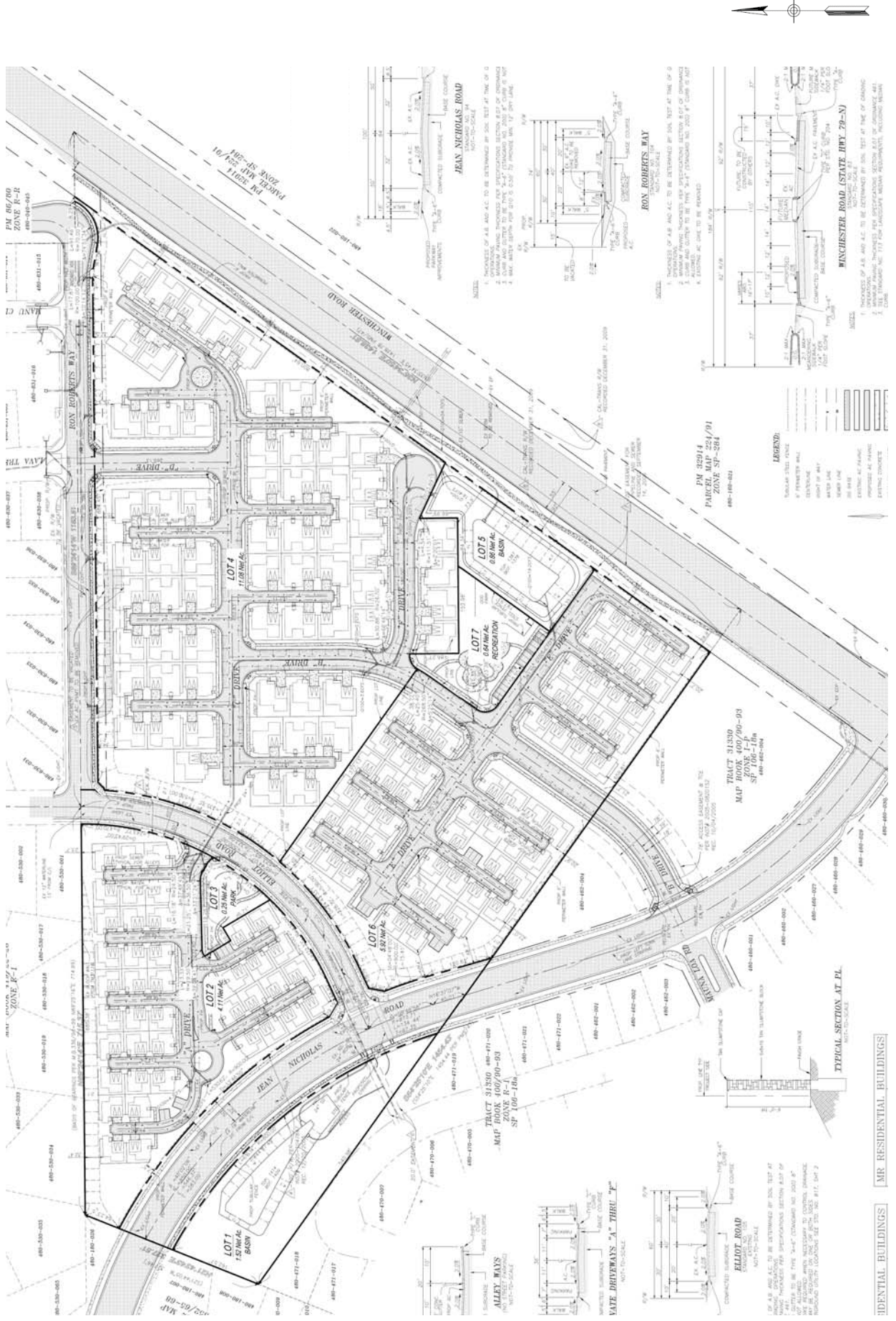


Figure 8
Plot Plan No. 170003

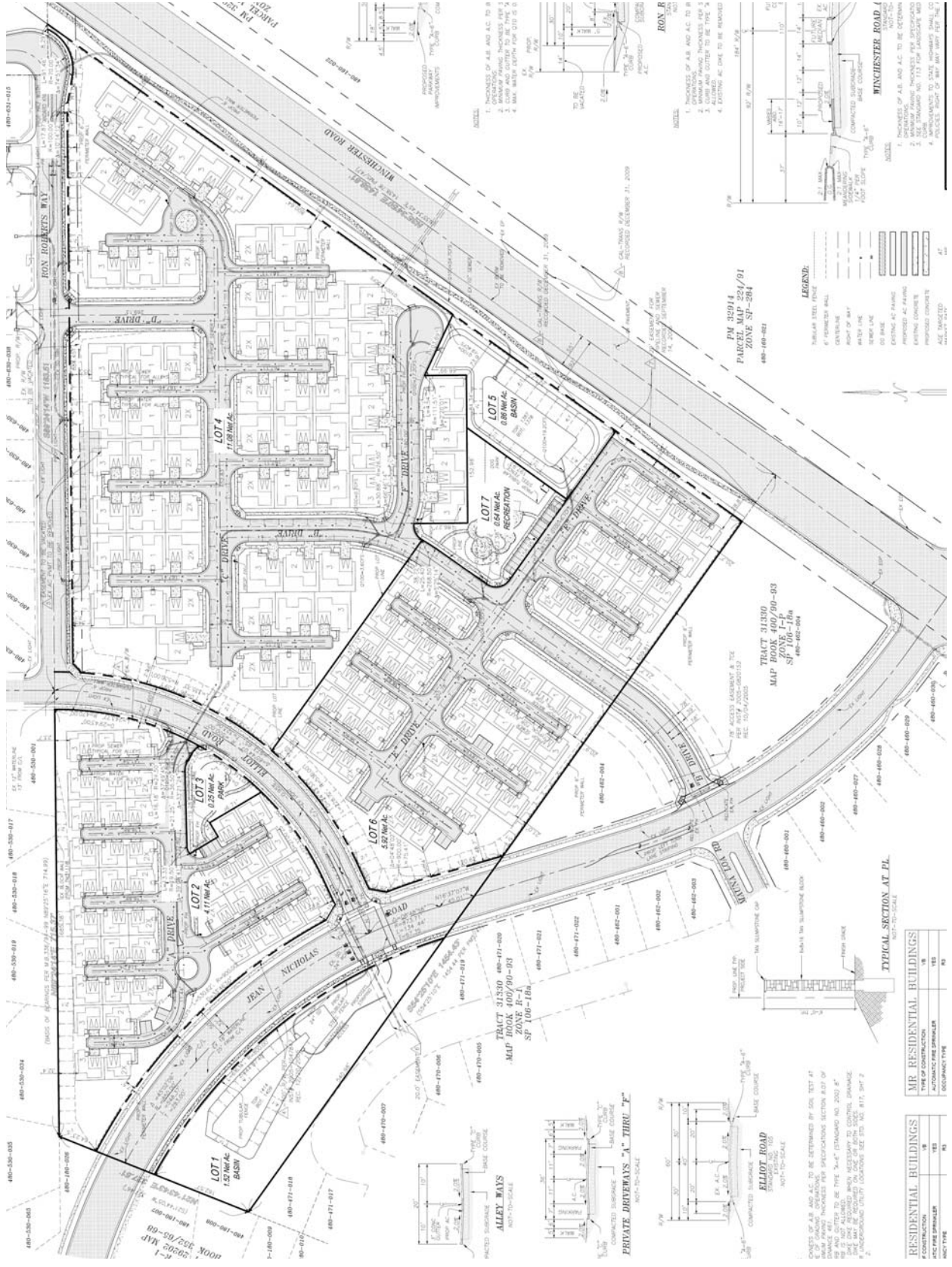


Figure 9a
Elevations



SPANISH COLONIAL ARCHITECTURE

Spanish Colonial style is embodied by simple forms, massing and details, along with contrast of materials and textures. Further architectural distinction is established through the use of tile roofs, stucco walls, heavily textured wooden doors and highlighted ornamental ironwork.

Source: Specific Plan Amendment (**Appendix M**)

**Figure 9b
Elevations**



Formal Spanish is an eclectic style that borrows from numerous Mediterranean sources. Simple geometric shapes with predominately stucco exteriors along with focused details define the style. Architectural elements include gable end details, pediment entries, as well as wrought iron Juliet balconies. This style is further characterized by the use of deeply recessed windows and decorative iron grill work.

FORMAL SPANISH ARCHITECTURE

Source: Specific Plan Amendment (Appendix M)

Figure 9c
Elevations



Andalusian refers to the richness of the detailing commonly prevalent in the area South of Spain. Because Southern California has deep Spanish roots, and with its climate strikingly similar to the Andalusian region, the style was seen as an appropriate architectural expression for the area. Identifying features are low-pitched 'S' tile roofs, pedimented entry doors and shaped cornice detailing. Further architectural distinction is established through slump block elements as well as decorative ironwork.

ANDALUSAN ARCHITECTURE

Source: Specific Plan Amendment (Appendix M)

Figure 9d
Elevations



Adobe Ranch had a long and deeply rooted history in California. The style is derived from the original Spanish Missions, which were well suited for the mild Southern California climate. Simple, uncomplicated gable roofs, with vertically proportioned exterior openings and covered outdoor spaces defined the traditional massing. Architectural elements include header trim at all windows, as well as recessed entry doors and introducing brick elements.

ADOBE RANCH ARCHITECTURE

This page left intentionally blank for pagination purposes.

Landscaping

Project landscaping includes drought tolerant plant species. Trees are of the evergreen and deciduous varieties. Landscape is provided along the Project perimeters, roadway parkways, and between buildings. Landscaping is also provided within the Project private recreation areas and around proposed water quality basins. Approximately 421,230 square feet, or 32% of the Project is landscaped.

Figure 10, *Landscape Plan.*

Circulation

The proposed Project will take access off Jean Nicholas Road, Elliot Road and Ron Roberts Way. Drive "A" through Drive "F" will provide access into and throughout the entire site. The Project will construct roadway improvements as reflected in **Figure 11a, *Winchester Road Improvements***, **Figure 11b, *Ron Roberts Way Improvements***, **Figure 11c, *Jean Nicolas Road Improvements***, **Figure 11d, *Elliot Road Improvements***, and **Figure 11e, *Private Driveways "A" - "F"***. These improvements include the following:

Winchester Road

- Project frontage
- 184' right-of-way (ROW), 92' half-width.
- Install 16'-17' asphalt concrete, curb, gutter and 5' wide meandering sidewalk.

Jean Nicholas Road

- Fully improved to 100' ROW. Adding sidewalk along southwest portion (Lot 1) and landscaping, also adding striping for a crosswalk and stop sign at Elliot Road intersection.

Ron Roberts Way

- Along Project frontage, easterly of intersection of Elliot Road and Roan Roberts Way.
- 74' ROW, 15' to be vacated, ultimate 60' ROW.
- 8' asphalt concrete, curb and gutter.
- 10' parkway with 5' wide curb adjacent sidewalk and 5' wide landscaped parkway.

Elliot Road

- Fully improved to 60' ROW. Landscape improvements needed, striping for stop bar and crosswalk, stop sign at Jean Nicolas intersection.

Private Driveways "A" through "F"

- 36' width.
- 22' wide drive lane.
- 7' parking lane.
- 6' wide landscaped parkway.
- 5' wide curb separated sidewalk.

Alley Ways

- 20' width.

This page left intentionally blank for pagination purposes.

Figure 10
Landscape Plan



Source: Project Plans (Appendix L)

Figure 11a
Winchester Road Improvements

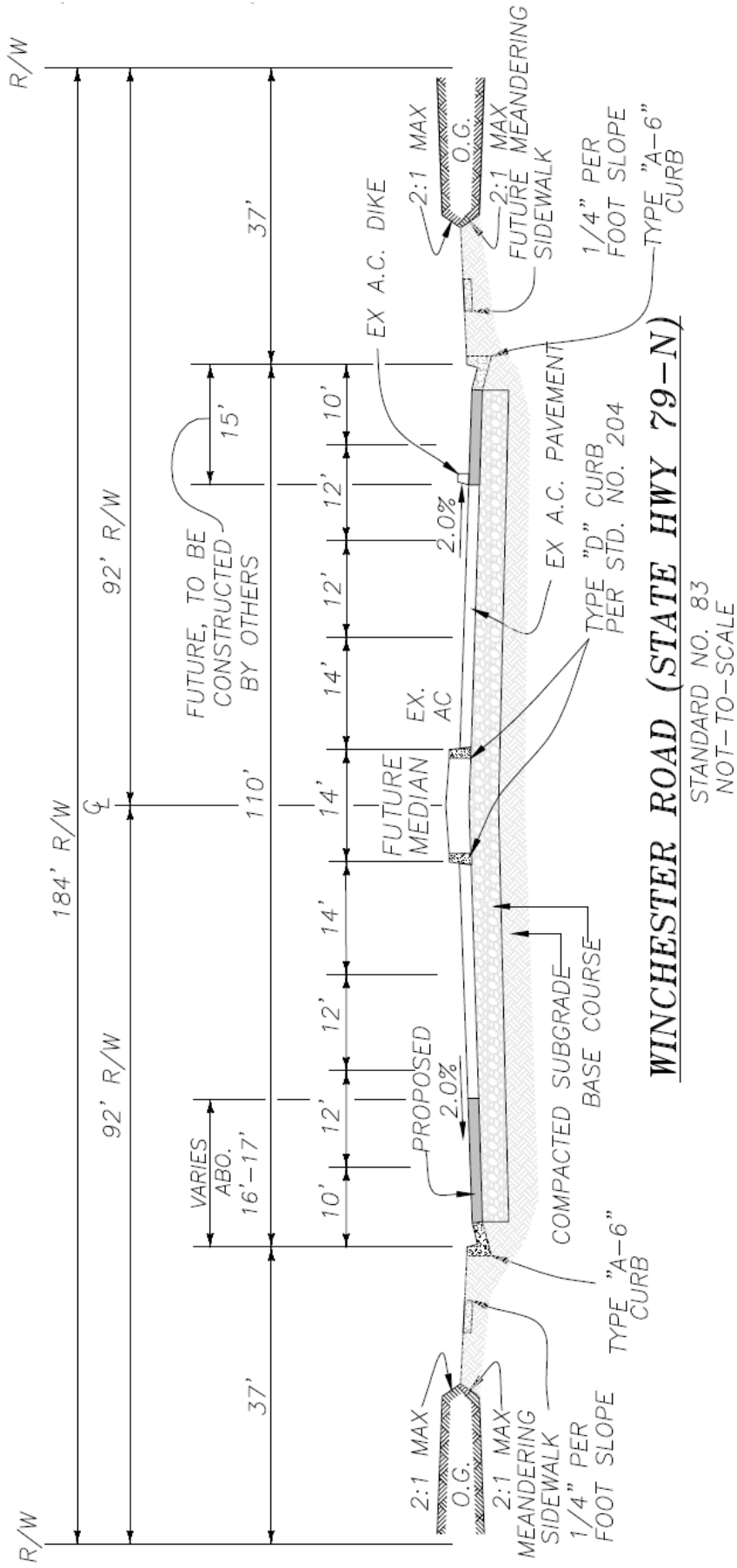
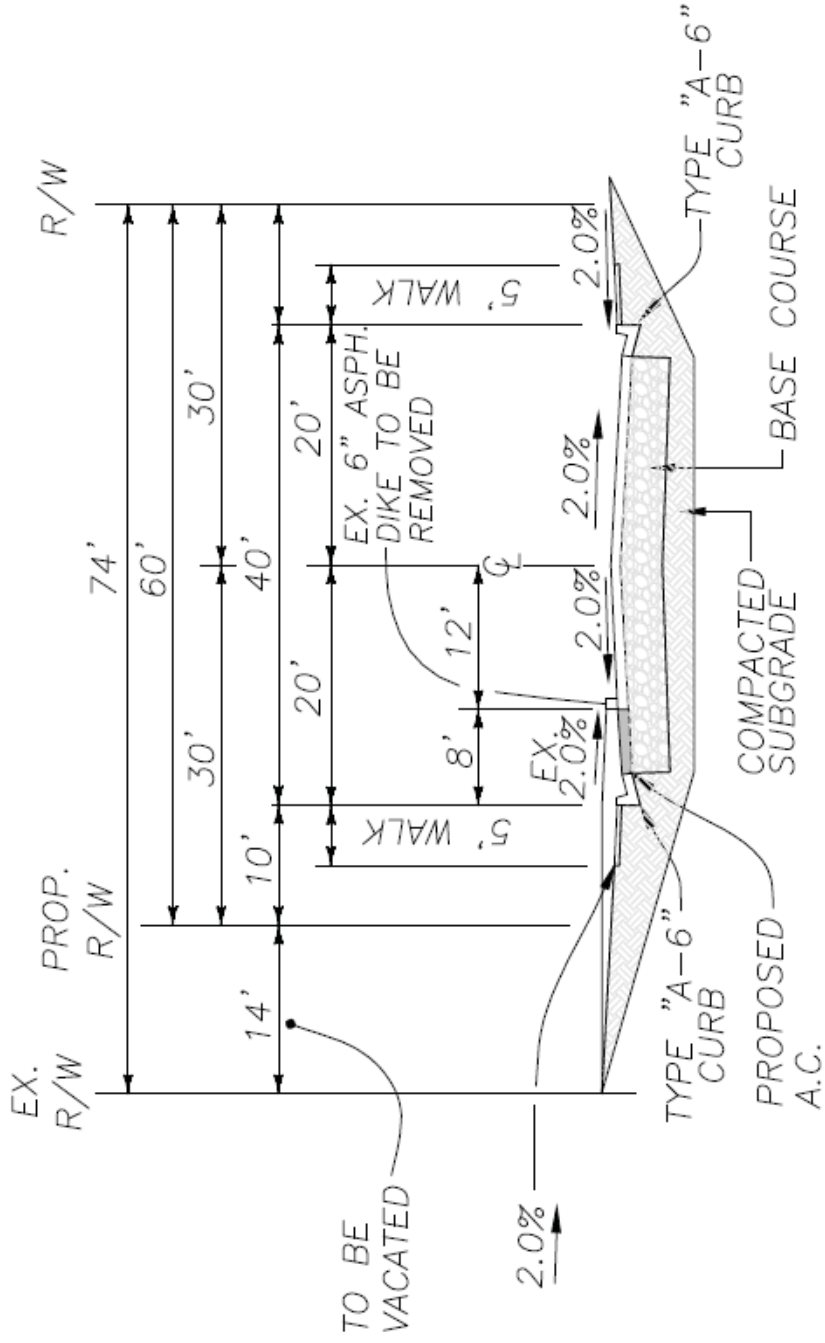


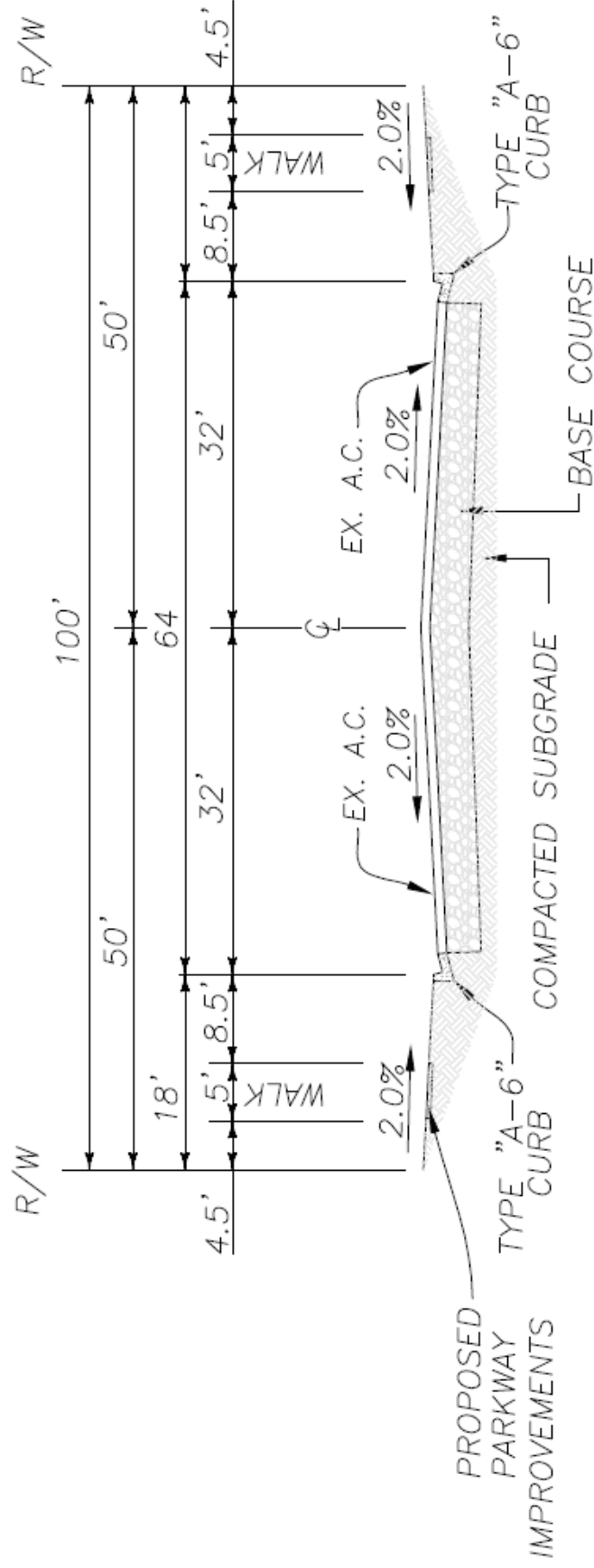
Figure 11b
Ron Roberts Way Improvements



RON ROBERTS WAY

STANDARD NO. 104
 NOT-TO-SCALE

Figure 11c
Jean Nicholas Road Improvements



JEAN NICHOLAS ROAD

STANDARD NO. 94
 NOT-TO-SCALE

Figure 11d
Elliot Road Improvements

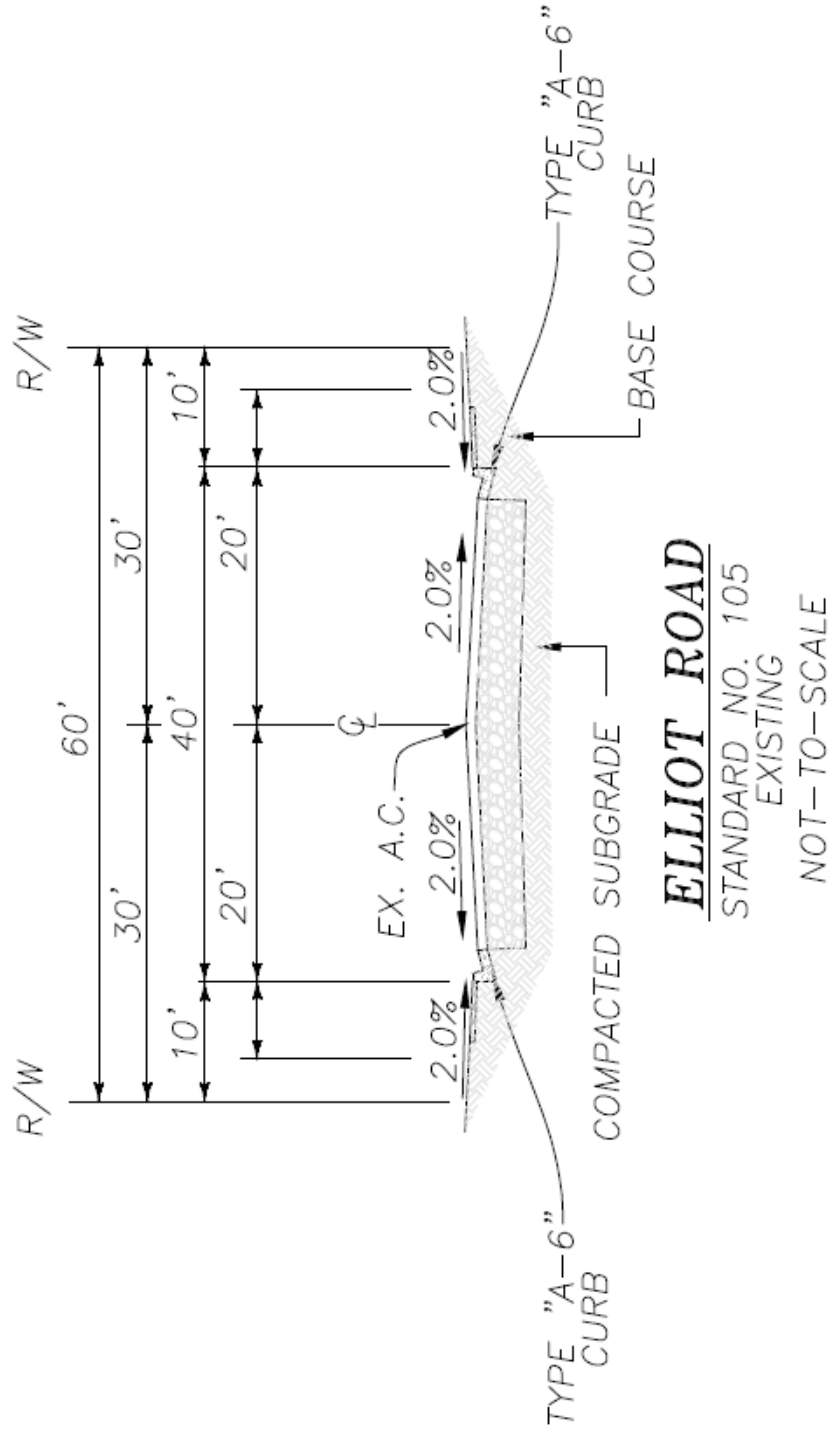
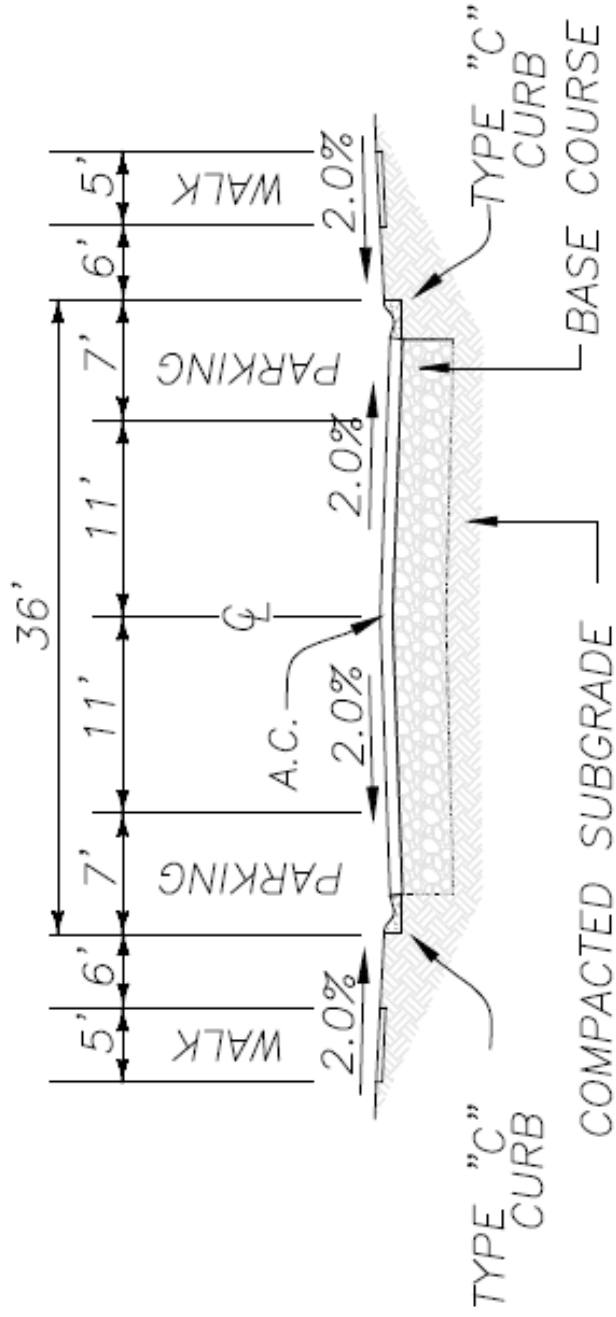


Figure 11e
Private Driveways "A" - "F"



PRIVATE DRIVEWAYS "A" THRU "F"

NOT TO SCALE

Grading

The Project rough grading will involve approximately 75,000 cubic yards (CY) of cut and 95,000 CY of fill. Lot spoil dirt from house foundations, wall footings, driveways, streets, sidewalks and utilities will generate approximately 13,200 CY of cut. Excavation to widen Winchester Road/Highway 79 will generate the remaining 6,800 CY of cut needed to balance the site. Therefore, the Project anticipates the cut and fill will effectively balance onsite and large numbers of truck for hauling either cut or fill will not be required.

The site currently ranges in elevation from approximately 1,429 feet above mean sea level (AMSL) on the northwestern side of the Project site to 1,383 AMSL in the northeastern corner of the site.

When graded, the Project will range in elevation from a high of 1,429 AMSL at the top of the northwestern slope of the site to a low elevation of 1,378 AMSL at the bottom of the eastern water quality basin. This demonstrates that the range of site elevation variations will widen from 46' to 51' to facilitate the development of the Project. Perimeter slopes on all sides will match the grade of surrounding properties and projects.

The Project will also require off-site grading for the widening of Winchester Road/Highway 79. Off-site grading associated with street improvements will involve minor street grading (cut or fill thicknesses less than 2') for a graded area of 74,700 square feet or 1.71 acres. Overall earthwork volume is estimated to be 6,800 CY of cut, which will be used on the Project site as part of the overall Project development.

Reference **Figure 12, *Grading Plan***.

Drainage / Hydrology / Water Quality

The existing terrain generally drains from west to east and is tributary to the French Valley Creek system which is a tributary to Murrieta Creek. The existing terrain has an elevation of 1430± at the northwest corner and a 1380± elevation at the easterly property line, which result in an elevation changes of 50 feet. The existing terrain slopes downward toward the easterly property line where flows are collected at an existing 84-inch Corrugate Metal Pipe (CMP) Culvert that crosses State Route 79. The 84-inch CMP Culvert delivers the flows from the area to French Valley Creek. The storm drain will perpetuate the existing flow patterns and impacts to the downstream riparian area would not be impacted by the Project. The Project area is not part of a Master Drainage Plan.

The existing site currently accepts offsite flows from the north through an existing storm drain system crossing Ron Roberts Way and from State Route 79.

Reference **Figure 13a, *Hydrology - Existing Conditions*** and **Figure 13b, *Hydrology - Proposed Conditions***.

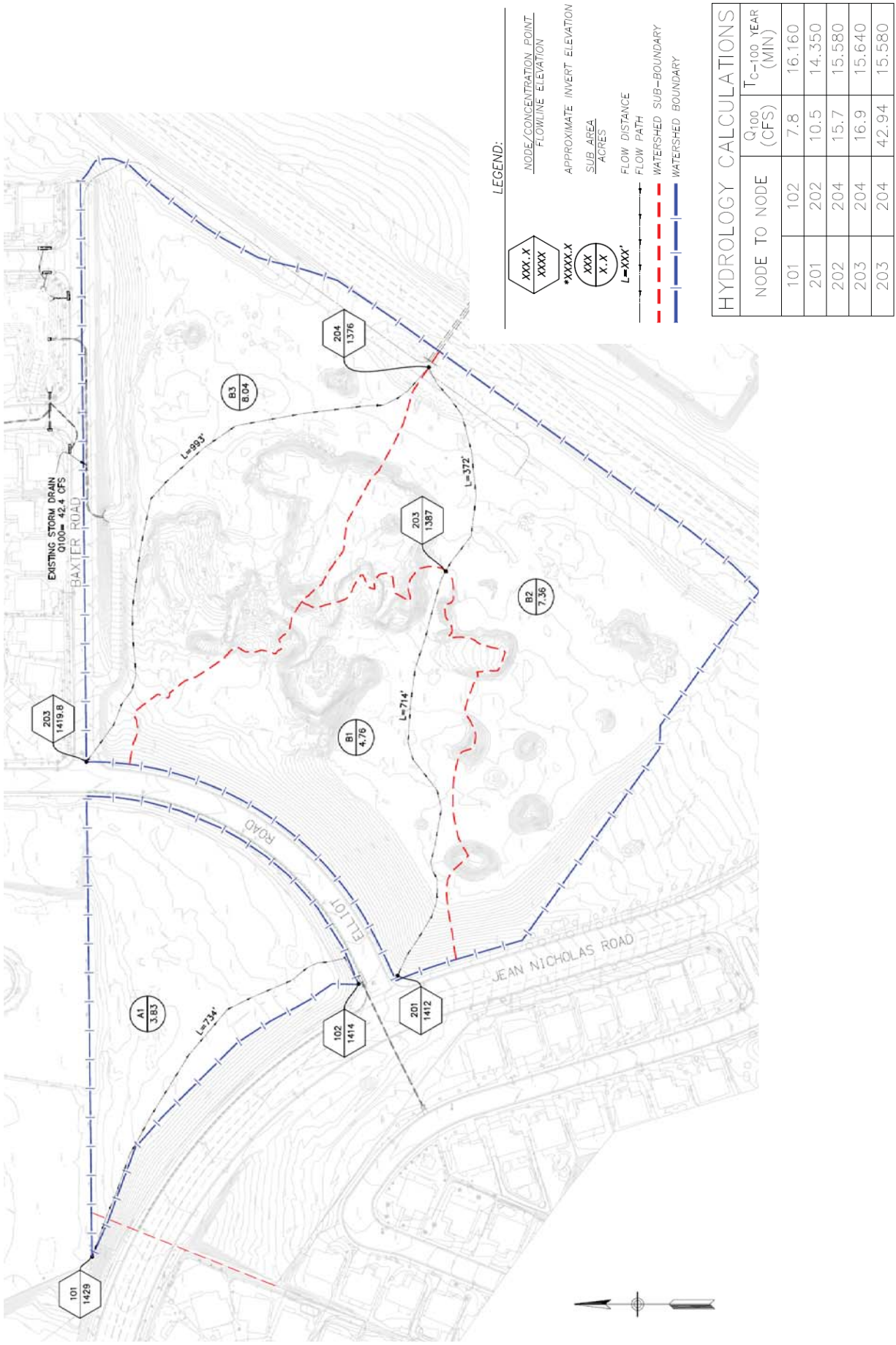
The Project will install a storm drain system to collect the flows outletting into the existing storm drain. These flows will be conveyed to the existing 84-inch (CMP) culvert. The flows that are generated by the existing and proposed improvement for State Route 79 will be captured by an existing catch basin located at the Intersection of Jean Nicholas Road and State Route 79. The proposed Project is proposing an infiltration basin along the easterly property line. The onsite area will be collected by a series of catch basins and a storm drain system that will deliver the flows to a proposed infiltration basin. The proposed infiltration basin has been designed to treat the runoff from the Project to meet the water quality criteria for residential projects.

As previously mentioned, the onsite area will be collected by catch basins and a storm drain system. As a result, the Project consists of one drainage area that is designed to convey flows to the infiltration basin. The *WQMP* identifies the drainage management area (DMA) that was used to perform a water quality volume assessment in order to determine the size of the infiltration basin. Onsite flows generated by the proposed Project will be collected and conveyed using a combination of surface flow, catch basins, and sub-surface storm drains to deliver the runoff to the infiltration basin.

Figure 12
Grading Plan



Figure 13a
Hydrology - Existing Conditions



Source: Project Plans (Appendix L)

Figure 13b
Hydrology - Proposed Conditions



SECTION 'A - A' - INFILTRATION BASIN SECTION

Source: Hydrology Report (Appendix H2)

This page left intentionally blank for pagination purposes.

Flows in excess of the infiltration basin capacity will be discharged into the existing 84-inch CMP Culvert. The Project will discharge a maximum of 54.7 cubic feet per second from the infiltration basin for the 100 year flow rate. The Project will also comply with the water quality requirements by storing the water quality storage volume of 28,423 cubic feet. The Project has designed an infiltration basin that stores approximately 188,000 cubic feet.

The proposed storm drain and water quality infrastructure systems proposed for the Project meet the requirements and criteria established by the County of Riverside. The proposed storm drain and water quality infrastructure system will provide flood control protection for the Project site and proposed street improvements. Moreover, the storm drain and water quality system will provide the necessary Best Management Practices to treat the runoff generated by the Project in a manner that meet the requirements outlined in the *WQMP*.

Reference **Figure 14, *WQMP Site Plan***.

Sewer and Water Facilities

The proposed Project will tie into an existing 12" EMWD water line, which is located in Ron Roberts Way. The proposed Project will connect into an existing EMWD sewer line located in Ron Roberts Way currently serving the master planned single-family residential subdivision contiguous north of the Project site.

Utilities

All utilities and public services are currently available on, or adjacent to, the proposed Project site. Utility and Service providers are as follows:

- Electricity: Southern California Edison
- Water: Eastern Municipal Water District
- Sewer: Eastern Municipal Water District
- Cable: Verizon
- Gas: Southern California Gas
- Telephone: Verizon

French Valley Airport Influence Policy Area

The Project site is located within French Valley Airport Influence Policy Area (Airport Influence Area). There are several safety zones associated with the Airport Influence Area. Properties within these zones are subject to regulations governing such issues as development intensity, density, height of structures, and noise. The Project site is located within Zone E of the French Valley Airport Land Use Compatibility Plan (2007 FVALUCP). An Airport Land Use Commission (ALUC) Development Review application was submitted to the ALUC (File No. ZAP1080FV18) and the ALUC Board found the application to be consistent with the 2007 FVALUCP on June 14, 2018. A letter was issued by the indicating that the ALUC found that project consistent with the French Valley Airport Land Use Compatibility Plan, subject to eleven (11) conditions of approval. The Project was also submitted to the Federal Aviation Administration (FAA). On May 21, 2018, the FAA made a "Determination of No Hazard to Air Navigation."

This page left intentionally blank for pagination purposes.

Figure 14
WQMP Site Plan

NOTE: ADDITIONAL DISCUSSION RELATED TO INFILTRATION BASIN B ARE REQUIRED TO DETERMINE THE ULTIMATE USE OF THE PROPOSED WATER QUALITY/HYDROMODIFICATION BASIN. THE PROJECT MUST CONSTRUCT ADDITIONAL PAVEMENT AREA FOR WINCHESTER ROAD AND "B" STREET. BASED UPON THE TERRAIN AND DRAINAGE OF THE PROPOSED STREET PAVED AREA, IMPLEMENTATION FOR WATER QUALITY AND HYDROMODIFICATION IS DIFFICULT AND INFEASIBLE. THEREFORE, THE DESIGN CONCEPT SHOWN HAS BEEN PROVIDED AS AN ALTERNATIVE TO TREAT OTHER EXISTING PAVED AND RESIDENTIAL AREAS WITHIN INFILTRATION BASIN B IN LIEU OF THE PROPOSED IMPROVEMENTS. AFTER COMPLETING THE FIRST REVIEW, THE FINAL DESIGN APPROACH FOR INFILTRATION BASIN B WILL BE RESOLVED. PLEASE NOTE THAT INFILTRATION BASIN B IS SUFFICIENTLY LARGE ENOUGH TO TREAT RUNOFF THAT IS ASSOCIATED WITH THE PROPOSED PAVEMENT ALONG WINCHESTER ROAD AND "B" STREET.



LEGEND:



DMA - AREA DESIGNATION
ACRES

DMA BOUNDARY BOUNDARY

PROPOSED IMPERVIOUS AREA
NOT TRIBUTARY TO BMP

DMA B EXISTING IMPERVIOUS
AREA TREATED IN LIEU

This page left intentionally blank for pagination purposes.

Biological Resources

A Habitat Acquisition and Negotiation Strategy (HANS) application was submitted to the Environmental Programs Department (EPD) - Case No. PAR00831 & PM33817. A letter dated July 6, 2006 was issued by the EPD indicating that no conservation was described for the property. The application was forwarded to the Western Riverside County Regional Conservation Authority (RCA) for Joint Project Review (JPR 06-06-14-01). The JPR concluded that the Specific Plan 106, Amendment No. 17 site is consistent with both the Criteria and Other Plan requirements.

Construction Scenario

The Project is expected to commence construction in early 2020 and be at full occupancy by the end of 2021.

The phases of the construction activities and the equipment fleet are contained in **Table I-1, Construction Activities and Equipment Fleet**.

**Table I-1
Construction Activities and Equipment Fleet**

Activity	Equipment	Number	Hours Per Day
Site Preparation	Rubber Tired Dozers	3	8
	Crawler Tractors	4	8
Grading	Excavators	2	8
	Graders	1	8
	Rubber Tired Dozers	1	8
	Scrapers	2	8
	Crawler Tractors	2	8
Building Construction	Cranes	1	8
	Forklifts	3	8
	Generator Sets	1	8
	Tractors/Loaders/Backhoes	3	8
	Welders	1	8
Paving	Paving Equipment	2	8
	Rollers	2	8
	Pavers	2	8
Architectural Coating	Air Compressors	1	8

Source: Air Quality Impact Analysis (Appendix B1)

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

B. Total Project Area:

Residential Acres: 30.62	Lots: 7	Units: 163	Projected No. of Residents: 490
Commercial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other: N/A			

C. Assessor's Parcel No(s): 480-160-023

D. Street References: West of Winchester Road, east of Jean Nicholas Road, south of Ron Roberts Way.

E. Section, Township & Range Description or reference/attach a Legal Description.

- **Section, Township & Range Description.**
- Section 32,
- Township 6 South, and
- Range 2 West.

- **Legal Description.**

Parcel 2 as shown by map on file in Book 5, page 47 of Parcel Maps, in the office of the County Recorder of Riverside County, California.

F. Brief description of the existing environmental setting of the Project site and its surroundings:

According to the *MSHCP Consistency Analysis (Appendix C1)* the Project site consists of a single vacant land parcel divided into three non-contiguous areas by the previous extensions of Jean Nichols Road and Elliot Road through the site. The Project site has extensive frontage along Winchester Road (State Route 79) with the surrounding vicinity being primarily newer single-family residences and vacant land.

The Project site's physical setting was researched employing a United States Geological Survey (USGS) 7.5 Minute Topographic Quadrangle (Quad) Map relevant to the Project site. The USGS 7.5 Minute Quad Map has an approximate scale of 1 inch to 24,000 feet, and shows physical features such as wetlands, roadways, mines, and buildings. The USGS 7.5 Minute Quad Map was used as the Standard Physical Setting Source and is sufficient as a single reference.

The Bachelor Mountain, California Quad Map, shows no physical features that are likely to environmentally impact the Project site. The Project site is identified as a vacant wedge-shaped undeveloped land parcel divided into three non-contiguous areas. No mines, aboveground storage tanks, or wetlands were depicted contiguous to the Project site, although a seasonal blueline stream is depicted extending along the southeast side Winchester Road across from the Project site. The Project site elevation ranges from approximately 1,424 to 1,448 feet above mean sea level with an overall gentle topographic gradient to the south/southeast (USGS Bachelor Mountain 7.5' Quadrangle).

Up until the winter of 2005/2006, the Project site was a 30.62-acre parcel that was actively in-use as an agricultural field as it had been for decades. It was then divided into three non-contiguous areas when the construction of Jean Nicholas and Elliot Roads began in 2006-2007 through the western portion of the site. Jean Nicholas Road was completed by 2009, while Elliot Road was subsequently completed in 2013.

The Project site was used as a staging area for the roadway and tract home construction occurring in the area between 2005 and 2012. Piles of rip-rap are still present in Areas 2 and 3. The surface of Area 3 is dominated by remnants of those construction activities, including numerous piles of dirt, aggregate, dirt mixed with aggregate, rocks and boulders, construction waste materials etc. It also appears that soils and earth materials present in Area 3 were borrowed for use as construction materials. Before chain-link fencing enclosed Area 3, it was being used as a motocross track.

Topography on Areas 1 and 2 is flat-lying and featureless, the result of the mass grading to construct Jean Nicholas and Elliot Roads. Topography on Area 3 is also the result of the mass grading, but also reflects the prior use of the site as a construction staging area. Natural topography on Area 3 was once the south- and east-facing slope of a larger hillside landform. The sloping topography is the only remnant of what naturally occurred in the past. Topography is now characteristic of an abandoned construction site with manmade elevations and depressions. Areas 1, 2, and 3 are depicted on **Figure 15, Soils Map**.

Review of the "Soil Survey of Western Riverside Area, California" revealed that the surficial soils at the Project site are included in the Monserate-Arlington-Exeter Association (Soils of the Southern California Coastal Plain). Within this association, ten soil types were previously mapped on the site (reference **Figure 15, Soils Map**):

- AuC - Auld clay, 2-8 percent slopes
- AuD - Auld clay, 8-15 percent slopes
- AyF - Auld cobbly clay, 8-50 percent slopes
- BkC2 - Buchenau silt loam, 2-8 percent slopes, eroded
- FwE2 - Friant fine sandy loam, 5-25 percent slopes, eroded
- LaC - Las Posas loam, 2-8 percent slopes
- PsC - Porterville clay, moderately deep, 2-8 percent slopes
- PtB - Porterville clay, moderately deep, slightly saline-alkali, 0-5 percent slopes
- PvD2 - Porterville gravelly clay, moderately deep, 2-15 percent slopes, eroded
- YbC - Yokohl loam, 2-8 percent slopes

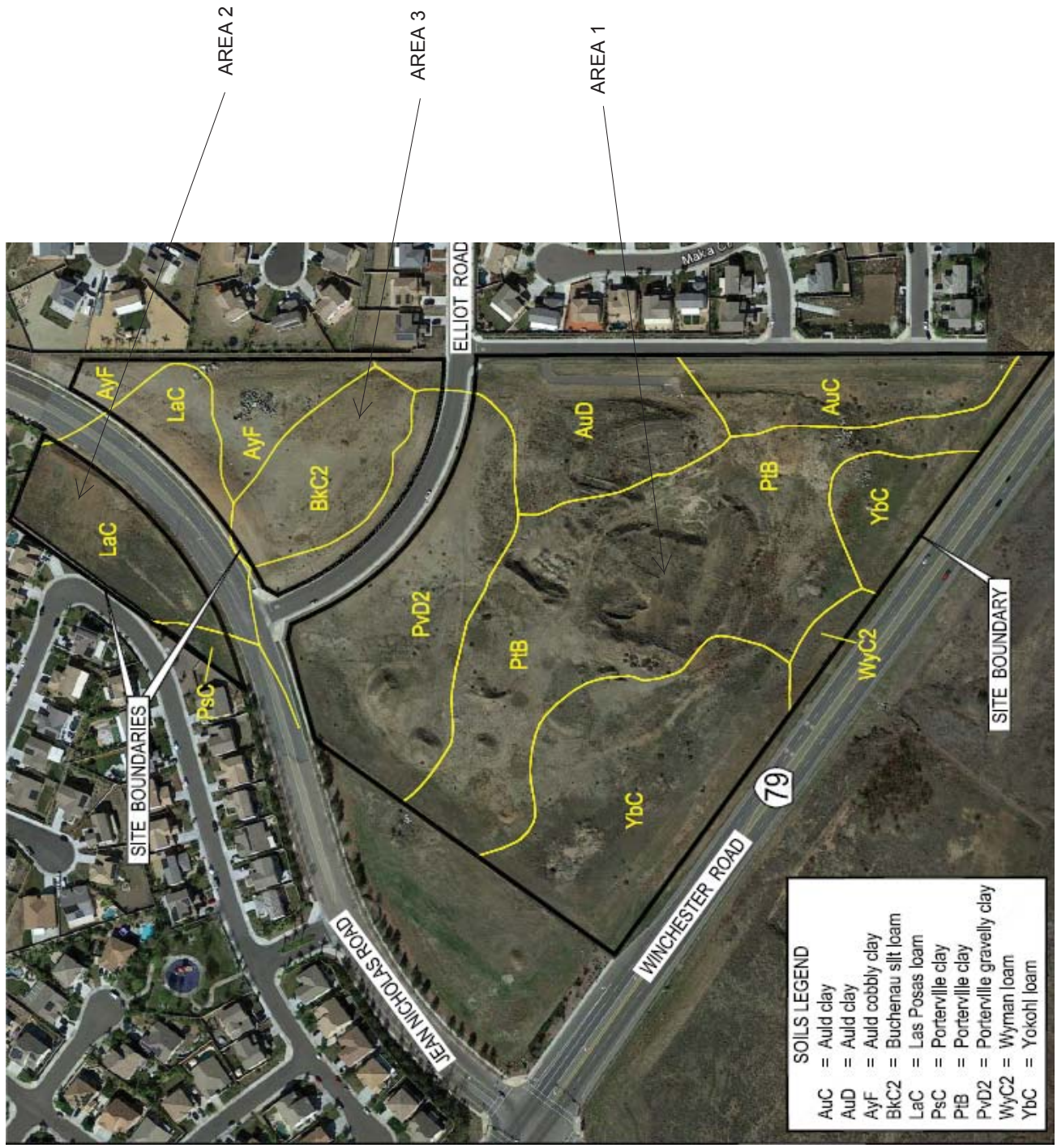
As shown on the USGS Topographic Map, 7.5 Minute Series, Bachelor Mountain, California Quadrangle, natural watercourses of any kind are not present on the site (e.g., perennial or intermittent blue-line streams, ephemeral drainages, historical drainages, etc.). Drainage on the site is by gravity flow. Storm water flows from higher elevations in the north and west portions of the site downslope in a southeasterly direction. Other kinds of aquatic features are also not present on the site (i.e., vernal pools or swales, vernal pool-like ephemeral ponds, stock ponds or other human-modified depressions, etc.).

The Project site has never been developed and was used primarily for agriculture up until the winter of 2005/2006. No dry cleaners, gasoline stations, major landfills, military bases, or heavy industrial businesses were identified on the Project site. Currently, the Project site is vacant and undeveloped.

The Project site, like the rest of Southern California, is located within a seismically active region near the active margin between the North American and Pacific tectonic plates. The principal source of seismic activity is movement along the northwest-trending regional faults such as the San Andreas, San Jacinto and Elsinore fault zones. These fault systems are estimated to produce up to approximately 55 millimeters of slip per year between the plates.

This page left intentionally blank for pagination purposes.

**Figure 15
Soils Map**



This page left intentionally blank for pagination purposes.

By definition of the State Mining and Geology Board, an active fault is one, which has had surface displacement within the Holocene Epoch (roughly the last 1,000 years). This definition is used in delineating Earthquake Fault Zones as mandated by the Alquist-Priolo Geologic Hazards Zones Act of 1972 and as revised in 1994 and 1997 as the Alquist-Priolo Earthquake Fault Zoning Act and Earthquake Fault Zones. The intent of the act is to require fault investigations on sites located within Special Studies Zones to preclude new construction of certain habitable structures across the trace of active faults.

The Project site is not located within an Earthquake Fault Hazard Zone. The Project site could, however, be subjected to significant shaking in the event of a major earthquake on the Elsinore Fault or other nearby regional faults. Structures for the Project site should be constructed in accordance with current Uniform Building Code (UBC) seismic codes and local ordinances.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS.

A. General Plan Elements/Policies:

- **Land Use:** The Project is consistent with the policies of the Land Use Elements of the General Plan and the Southwest Area Plan, including the Highway 79 Policy Area. General Plan Amendment No. 170001 proposes to change the land use designation from a mix of Community Development: Commercial Retail (CD:CR), Community Development: Commercial Office (CD:CO), Community Development: Light Industrial (CD:LI), and Open Space: Conservation (OS:C) to Community Development: Medium High Density Residential (CD:MHDR). Change of Zone No. 7347 proposed to change the zoning of the entire 30.62-acre site from C-O (Commercial Office), R-5 (Open Area Combining Zone – Residential Developments), C-P-S (Scenic Highway Commercial), and I-P (Industrial Park), to R-3 (General Residential). These changes will ensure consistency with the General Plan Land Use Element. The proposed Project meets all other applicable land use policies of the General Plan.
- **Circulation:** Adequate circulation facilities exist and are proposed to serve the Project. The proposed Project meets with all other applicable circulation policies of the General Plan.
- **Multipurpose Open Space:** The proposed Project is located within the Multiple Species Habitat Conservation Plan (MSHCP); however, it is not located in a criteria area. No natural open space land was required to be preserved within the boundaries of this Project. The proposed Project meets all other applicable General Plan Multipurpose Open Space Element policies.
- **Safety:** The proposed Project is not located in a flood zone. The proposed Project is in an area designated as having low potential for liquefaction and susceptible to subsidence. The Project is not within a very high fire hazard area. The Project is not located within an Alquist-Priolo or County Fault Zone. The proposed Project has allowed for sufficient provision of emergency response services to the Project through the project design and payment of development impact fees. The proposed Project meets all other applicable General Plan Safety Element policies.
- **Noise:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the Project. However, the Project is for a residential development and noise levels associated with the proposed Project are not anticipated to be substantial. The proposed Project meets all other applicable General Plan Noise Element policies.

- **Housing:** The proposed Project shall create 163 residential lots. The proposed Project meets with all applicable General Plan Housing Element policies.
- **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 General Plan Air Quality Element policies.
- **Healthy Communities:** The proposed Project meets all applicable Healthy Community policies.

B. General Plan Area Plan(s):

The Project is located within the Southwest Area Plan (SWAP).

C. Foundation Component(s): Community Development.

D. Land Use Designation(s): Light Industrial (LI), Commercial Retail (CR), Commercial Office (CO), and Open-Space Conservation (OS-C).

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

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

G. Adjacent and Surrounding:

- **Area Plan(s):** Southwest Area.
- **Foundation Component(s):** Community Development.
- **Land Use Designation(s):** Medium Density Residential (MDR), Light Industrial (LI), Very High Density Residential (VHDR), and Open Space -Conservation (OS-C).
- **Overlay(s), if any:** N/A.
- **Policy Area(s), if any:** Highway 79 Policy Area.

H. Adopted Specific Plan Information

- **Name and Number of Specific Plan, if any:** Dutch Village, Plan Number: #106.
- **Specific Plan Planning Area, and Policies, if any:** Planning Area: 18a.

I. Existing Zoning: Scenic Highway Commercial (C-P-S), Industrial Park (I-P), and Commercial Office (C-O), and Open Area Combining Zone Residential Developments (R-5).

J. Proposed Zoning, if any: General Residential (R-3).

K. Adjacent and Surrounding Zoning:

- **North:** One family Dwellings (R-1) and Rural Residential (R-R).
- **South:** Industrial Park (I-P) and Specific Plan (SP).
- **East:** Specific Plan (SP).
- **West:** One family Dwellings (R-1).

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED.

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
<input type="checkbox"/> I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An ADDENDUM to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
<input type="checkbox"/> I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore, a SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

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

June 29, 2020

Date


Russell Brady, Project Planner

For: Charissa Leach, P.E.
Assistant TLMA Director

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

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.

AESTHETICS Would the Project:

1. Scenic Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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): Southwest Area Plan (SWAP); - SWAP Figure 9, *Southwest Area Plan Scenic Highways*; and **Figure 1-1, Site Photos.**

Findings of Fact:

a) *Would the Project have a substantial effect upon a scenic highway corridor within which it is located?*

No Impact

The Project site is located in the Southwest Area Plan (SWAP). According to the Figure 9, *Southwest Area Plan Scenic Highways*:

- Interstate 215 (I-215) and State Route 79 South (SR79S) are County Eligible Scenic Highways; and
- Interstate 15 (I-15) is designated as a State Eligible Scenic Highway.

Winchester Road is classified as “Not Designated.”

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

The Project site is located approximately 3.5 miles from I-215, 6.2 miles from I-15, and 8.9 miles from SR79S, at their closest points. The Project site is located northwesterly of SR79 North (Winchester Road) and easterly of Jean Nicholas Road. Therefore, implementation of the proposed Project will not have a substantial effect upon a scenic highway corridor within which it is located. There will be no impacts.

- b) *Would the Project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?*

Less Than Significant Impact

Based on a field reconnaissance of the Project site on October 11, 2018 by Matthew Fagan, and a review of the Site Photographs, it was determined that from a visual standpoint the following vantage points to the Project site shall be considered for evaluation in this analysis. Site photographs were taken from four (4) vantage points:

- Vantage Point A (Site Photographs 1, 2 and 3 – along Winchester Road);
- Vantage Point B (Site Photographs 4 and 5 – along Jean Nicholas Road);
- Vantage Point C (Site Photographs 6 and 7 – along Elliot Road); and
- Vantage Point D (Site Photographs 8, 9 and 10 – along Ron Roberts Way).

Vantage Point A (Site Photographs 1, 2 and 3 – along Winchester Road)

The photographs for Vantage Point A (Site Photographs 1, 2 and 3) were taken from the easterly portion of the Project site, from the Winchester Road right-of-way (ROW), facing northwest, facing north and facing southwest, respectively.

Site Photographs 1, 2 and 3 show the vacant Project site in the foreground, the vacant Project site in the middle ground and the Project site and existing residences in the background. There are no significant landforms visible from Site Photographs 1, 2 or 3. The overall visual setting shown in Site Photographs 1, 2 and 3 is that of a vacant parcel that will ultimately be developed with residential use(s) that are similar to what currently surrounds the Project site to the north, south, east and west.

Vantage Point B (Site Photographs 4 and 5 – along Jean Nicholas Road)

The photographs for Vantage Point B (Site Photographs 4 and 5) were taken from the westerly portion of the Project site, from the Jean Nicholas ROW, facing west and facing northeast, respectively.

Site Photograph 4 shows improved Jean Nicholas Road, and vacant land (Project site) in the foreground, existing residences in the middle ground, and very faint hills in the background. There are no significant landforms visible from Site Photograph 4. The overall visual setting shown in Site Photograph 4 is that of a vacant parcel that will ultimately be developed with residential use(s) that are similar to what currently surrounds the Project site to the north, south, east and west.

Site Photograph 5 shows the intersection of Jean Nicholas Road and Elliot Road, with road improvements, sidewalks, streetlights, and signage and a vacant land (Project site) in the

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

foreground, a vacant Project site in the middle ground, and hills and mountains in the background. There are no significant landforms visible from Site Photograph 5. The hills in the background provide a consistent, natural setting for the Project area. The overall visual setting shown in Site Photograph 5 is that of a vacant parcel that will ultimately be developed with residential use(s) that are similar to what currently surrounds the Project site to the north, south, east and west.

Vantage Point C (Site Photographs 6 and 7 – along Elliot Road)

The photographs for Vantage Point C (Site Photographs 6 and 7) were taken from the central portion of the Project site, from the Elliot Road ROW, facing east and facing west, respectively.

Site Photograph 6 shows Elliot Road, and vacant land (Project site) in the foreground, existing residences in the middle ground, and hills and mountains in the background. There are no significant landforms visible from Site Photograph 6. The hills in the background provide a consistent, natural setting for the Project area. The overall visual setting shown in Site Photograph 4 is that of a vacant parcel that will ultimately be developed with residential use(s) that are similar to what currently surrounds the Project site to the north, south, east and west.

Site Photograph 7 shows Elliot Road (dirt), and vacant land (Project site) in the foreground, vacant land (Project site) in the middle ground, single-family residential development, and distant hills (faintly visible) in the background. There are no significant landforms visible from Site Photograph 5. The hills in the background provide a consistent, natural setting for the Project area. The overall visual setting shown in Site Photograph 5 is that of a vacant parcel that will ultimately be developed with residential use(s) that are similar to what currently surrounds the Project site to the north, south, east and west.

Vantage Point D (Site Photographs 8, 9 and 10 – along Ron Roberts Way)

The photographs for Vantage Points D (Site Photographs 8, 9 and 10) were taken from the northerly portion of the Project site, from the Ron Roberts Way ROW, facing south, facing west, and facing east, respectively.

Site Photograph 8 shows vacant land (Project site), and SCE power poles in the foreground, and residential development and Winchester Road in the middle ground, and distant hills/mountains (Palomar Range) in the background. There are no significant landforms visible from Site Photograph 8. The hills in the background provide a consistent, natural setting for the Project area. The overall visual setting shown in Site Photograph 8 is that of a vacant parcel that will ultimately be developed with residential use(s) that are similar to what currently surrounds the Project site to the north, south, east and west.

Site Photograph 9 shows Ron Roberts Way, vacant land (Project site), and adjacent single-family residential in the foreground, middle ground, and background. There are no significant landforms visible from Site Photograph 9. The hills in the background provide a consistent, natural setting for the Project area. The overall visual setting shown in Site Photograph 9 is that of a vacant parcel that will ultimately be developed with residential use(s) that are similar to what currently surrounds the Project site to the north, south, east and west.

Site Photograph 10 shows Ron Roberts Way, vacant land (Project site), and adjacent single-family residential in the foreground and middle ground, and distant hills/mountains (Palomar Range) in

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

the background. The hills in the background provide a consistent, natural setting for the Project area. The overall visual setting shown in Site Photograph 9 is that of a vacant parcel that will ultimately be developed with residential use(s) that are similar to what currently surrounds the Project site to the north, south, east and west.

The Site Photographs show, there are no unique or landmark features located onsite within the Project site boundaries. There are no landscape features that distinguish the Project site from the surrounding industrial uses or vacant lands. The proposed Project will remove the Project site from a vacant, undisturbed land to a graded, manufactured parcel that will be developed with residential uses similar to that which currently surrounds the Project site. Based on the lack of any intrinsic onsite scenic resources, the proposed Project will not cause substantial Project specific damage to any such resources. Therefore, implementation of the Project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings.

The Project site is located within the unincorporated area of Riverside County. The existing character of the Project environs are a developing suburban development pattern and vacant lots adjacent to Winchester Road (SR79 North), which is a major Southwest Riverside County north-south transportation corridor. The proposed Project has limited views of the Santa Rosa Mountains to the west, the Santa Margarita Mountains and Agua Tibia range to the south, and the Black Hills to the east. Due to the maximum 2-story height limitations, and the Project's physical setting, the proposed Project will not obstruct any prominent vistas, or result in the creation of an aesthetically offensive site open to public view. Any impacts will be less than significant.

- 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?*

Less Than Significant Impact

There will be a common architectural theme throughout the Project which will be reflected in the use of colors, materials, roof elements, massing, detailing, and lighting. Structure heights range from 21' to 45' (for tower elements). The overall architectural style is defined as Spanish with four different architectural styles: Spanish Colonial, Formal Spanish, Andalusian, and Adobe Ranch.

The proposed improvements will change the visual character of the Project site. However, the proposed improvements would be compatible in scale with the existing development in the vicinity of the Project site. The Project site is vacant and bordered by Single Family Residential uses to the north and west, vacant land and Single Family Residential to the south, and vacant land and Multiple Family Residential and Single Family Residential to the east. The proposed Project consists of the development of a single-family residential use within and adjacent to areas already developed and/or zoned for residential uses and would continue the existing pattern of development. Therefore, the proposed Project would integrate uniformly with the established and planned commercial and residential uses. General Plan designations for the Project site are Light Industrial (LI), Commercial Retail (CR), Commercial Office (CO), and Open-Space Conservation (OS-C) and the site is zoned Scenic Highway Commercial (C-P-S), Industrial Park (I-P), and Commercial Office (C-O), and Open Area Combining Zone Residential

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

Developments (R-5). The Project proposes to change the General Plan Land Use designation of the site to Medium High Density Residential (MHDR) and the zoning classification to General Residential (R-3).

The Project would not introduce structures or other built environment elements that would contrast with the existing development in the vicinity of the Project site. Furthermore, the design of the Project complies with all zoning requirements, as amended (i.e. height restrictions, setbacks, lot coverage, etc.).

Therefore, the Project will not substantially degrade the existing visual character or quality of public views of the site and its surroundings. Lastly, the Project is not located in an urbanized area. The area could be classified as being located in an area that has an existing and planned "suburban" land pattern. Therefore, the Project will not conflict with applicable zoning and other regulations governing scenic quality. Any impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

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

This page left intentionally blank for pagination purposes.

Figure 1-1
Site Photos



Key Map

Figure 1-1, continued



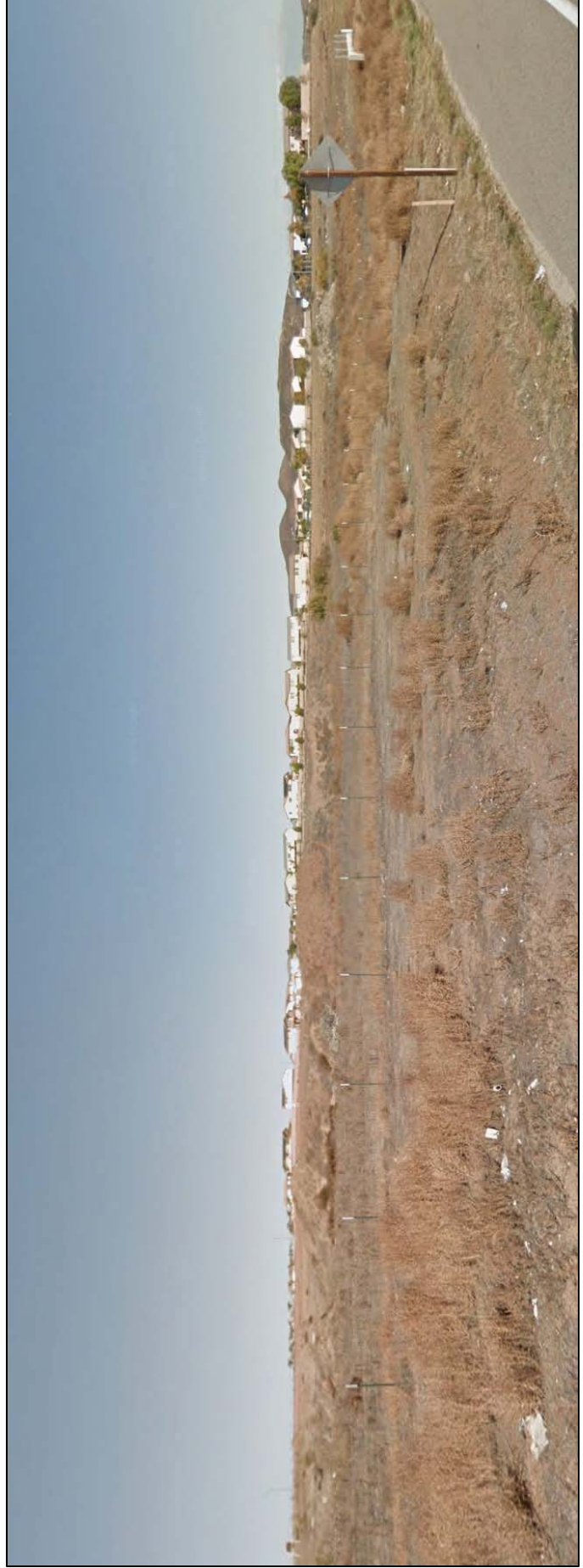
Key Map

Source: Project Plans (Appendix L)

Figure 1-1, continued

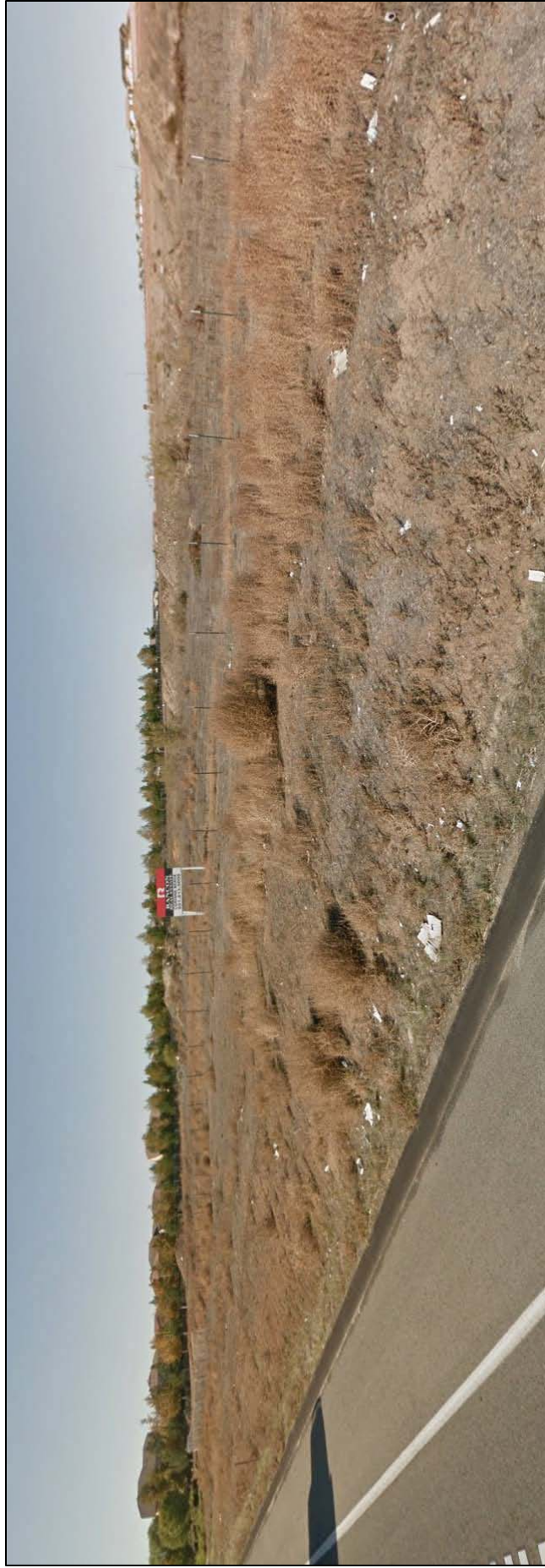


1 – facing northwest

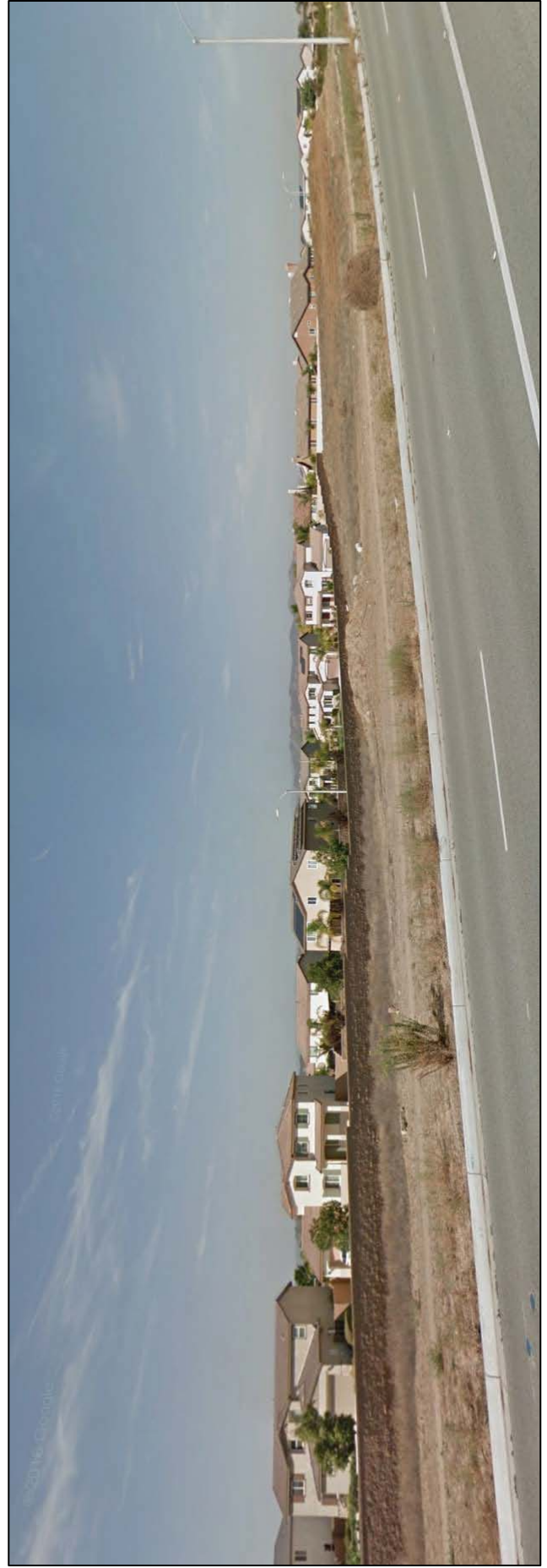


2 – facing north

Figure 1-1, continued

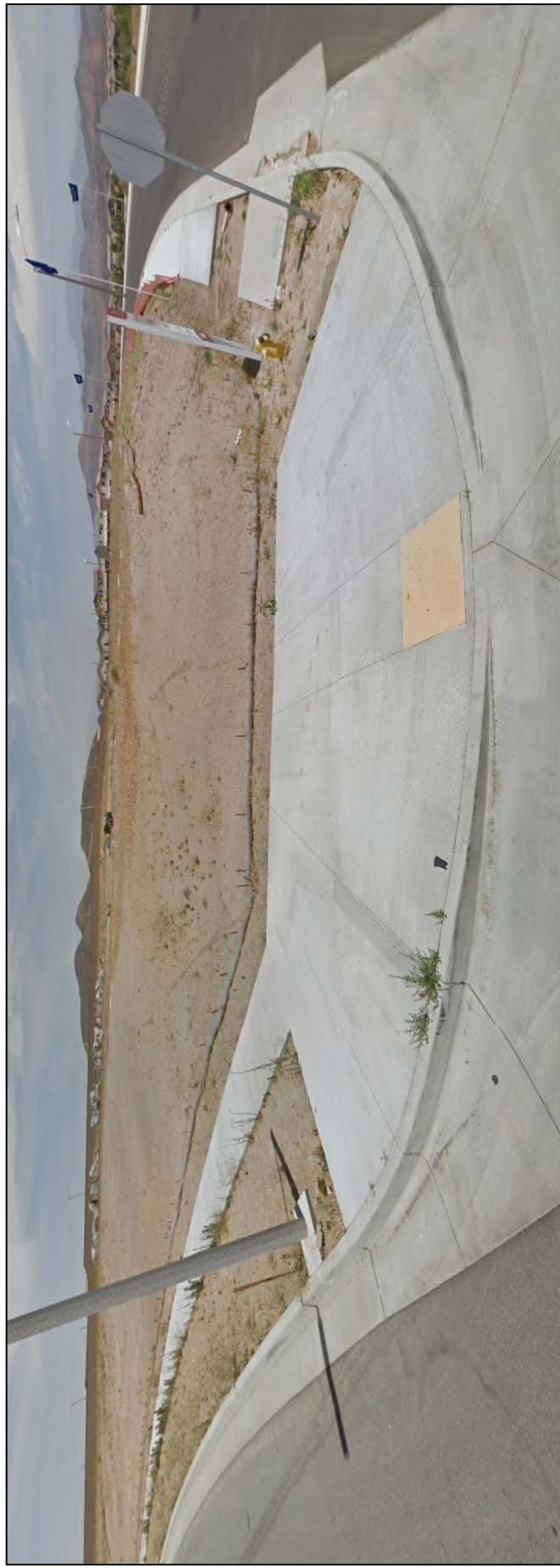


3 – facing southwest



4 – facing west

Figure 1-1, continued



5 – facing northeast

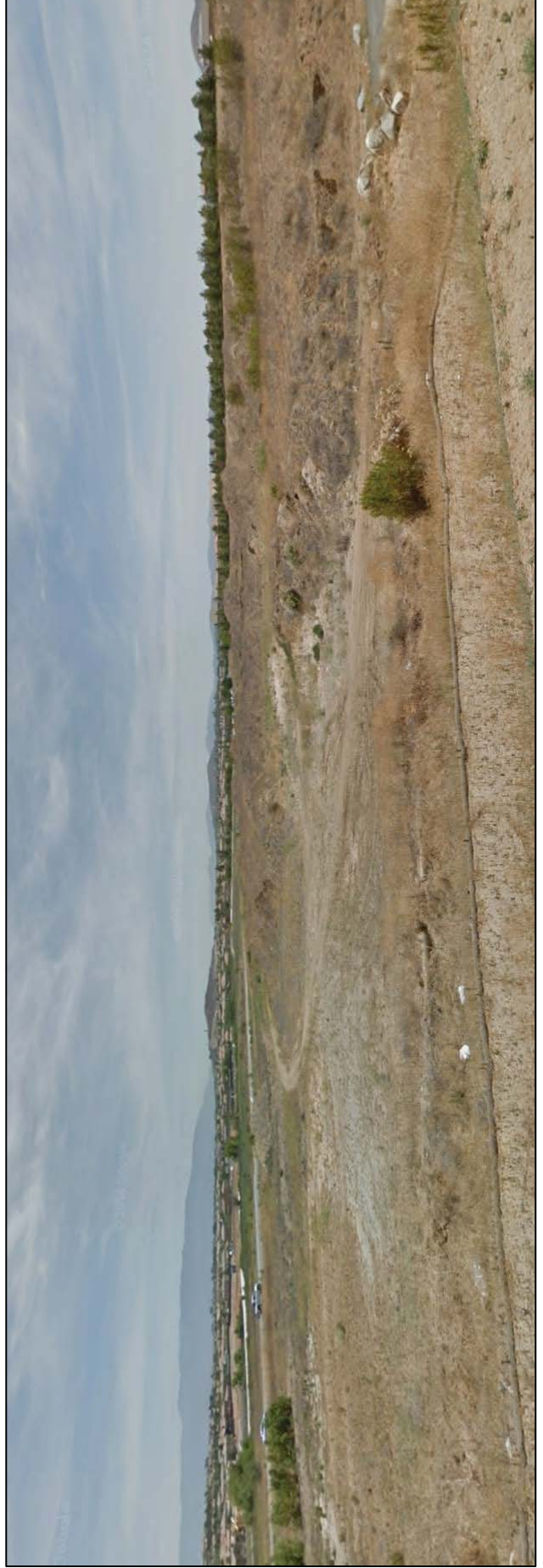


6 – facing east

Figure 1-1, continued



7 – facing west



8 – facing south

Figure 1-1, continued



9 – facing west



10 – facing east

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

This page left intentionally blank for pagination purposes.

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

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

Source(s): SWAP Figure 6, *Southwest Area Plan Mt. Palomar Nighttime Lighting Policy Area* (p. 44); *Map My County, Appendix A*; and Ordinance No. 655 (An Ordinance of the County of Riverside Regulating Light Pollution).

Findings of Fact:

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

Less Than Significant Impact

According to Figure 6, *Southwest Area Plan Mt. Palomar Nighttime Lighting Policy*, of the SWAP, the Project site is located within Zone B of the designated Special Lighting Area that surrounds the Mt. Palomar Observatory. The Project site is approximately 22.6 miles northwest from the Observatory.

Ordinance No. 655 was adopted by the County Board of Supervisors on June 7, 1988 and went into effect on July 7, 1988. The intent of Ordinance No. 655 is to restrict the permitted use of certain light fixtures emitting into the night sky undesirable light rays which have a detrimental effect on astronomical observation and research. Ordinance No. 655 contains approved materials and methods of installation, definitions, general design requirements, requirements for lamp source and shielding, prohibitions and exceptions.

These are typically standard conditions of approval and are not considered unique mitigation pursuant to CEQA. Outdoors lighting sources include: parking lot lights, wall mounted lights and illuminated signage. With conformance with Ordinance No. 655, any impacts will be less than significant from implementation of the Project.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

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

Source(s): SWAP Figure 6, *Southwest Area Plan Mt. Palomar Nighttime Lighting Policy Area* (p. 44); Ordinance No. 655 (An Ordinance of the County of Riverside Regulating Light Pollution); Ordinance No. 915 (An Ordinance of the County of Riverside Regulating Outdoor Lighting); **Figure 3, Aerial Photo**; and **Figure 8, Plot Plan No. 170003** (Located in Section I. Project Information).

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

Findings of Fact:

- a) *Would the Project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?*

Less Than Significant Impact

Currently, there are no light sources at the Project site. New lighting sources will be created from additional sources of light and glare associated with construction activities. These additional artificial light sources are typically associated with security lighting since all exterior construction activities are limited to daylight hours in the City. Workers either arriving to the site before dawn, or leaving the site after dusk, will generate additional construction light sources. These impacts will be temporary, of short-duration, and will cease when Project construction is completed.

The Project will result in a new source of light and glare from the addition of parking lot lighting as well as vehicular lighting from cars traveling on adjacent roadways under the proposed Project. The Project site is located within Zone E of the French Valley Airport Comprehensive Land Use Plan (CLUP). No sources of light and glare will be permitted to conflict with the requirements of the CLUP, as they will be designed and installed in conformance with Riverside County Airport Land Use Commission (ALUC) requirements and Ordinance No. 655 requirements.

Once operational, the Project will be required to comply with County Ordinance No. 655 and No. 915, which restricts lighting hours, types, and techniques of lighting. Outdoors lighting sources include: parking lot lights, wall mounted lights and illuminated signage. Ordinance No. 655 requires the use of low-pressure sodium fixtures and requires hooded fixtures to prevent spillover light or glare and has been discussed in detail in Section V.2.a, above. Ordinance No. 915 requires all outdoor luminaires to be located, adequately shielded, and directed such that no direct light falls outside the parcel of origin, onto the public right-of-way. Ordinance No. 915 also prohibits blinking, flashing and rotating outdoor luminaires, with a few exceptions. These are typically standard conditions of approval and are not considered unique mitigation pursuant to CEQA. With conformance with Ordinance No. 655, and Ordinance No. 915, any impacts will be less than significant from implementation of the Project.

- b) *Would the Project expose residential property to unacceptable light levels?*

No Impact

The closest residences are located immediately to the north of the Project site (across Ron Roberts Way) and westerly of the Project site (across Jean Nicholas Road). As stated above under items 3.a., construction impacts will be temporary, of short-duration, and will cease when Project construction is completed. Once operational, the Project will be required to comply with County Ordinance No. 655 and No. 915, which restricts lighting hours, types, and techniques of lighting. With conformance with Ordinance No. 655, and Ordinance No. 915, any impacts are expected to be less than significant from implementation of the Project.

Therefore, there are no potential Project-specific impacts that could expose residential property to unacceptable light levels. There will be no impacts.

Mitigation: No mitigation measures are required.

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

Monitoring: No mitigation monitoring is required.

AGRICULTURE & FOREST RESOURCES. Would the Project:

4. Agriculture.

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?

c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?

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?

Source(s): *Map My County, Appendix A; Figure 3, Aerial Photo* (Located in Section I. Project Information); *General Plan, Multipurpose Open Space Element, Figure OS-2, "Agricultural Resources"* (p. OS-17); and Ordinance No. 625 (An Ordinance of the County of Riverside Providing a Nuisance Defense for Certain Agricultural Activities, Operations, and Facilities and Providing Public Notification Thereof).

Findings of Fact:

a) *Would the Project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?*

No Impact

The proposed Project site is designated as Farmland of Local Importance. The Project is not located on Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program (FMMP) of the California Resources Agency, to non-agricultural use. The County of Riverside utilizes the FMMP for the "Farmland" portion in *Map My County*.

Since the Project site does not have any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), there will be no impacts.

b) *Would the Project conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?*

No Impact

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

According to *Map My County*, the proposed Project is not subject to a Williamson Act contract and is not within a Riverside County Agriculture Preserve. There will be no impacts.

c) *Would the Project cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?*

No Impact

Land zoned for "primarily agricultural purposes" means any land lying within any one of the following zone classifications established by the Riverside County Land Use Ordinance, Ordinance No. 348:

- A-1 Zone (Light Agriculture)
- A-P Zone (Light Agriculture with Poultry)
- A-2 Zone (Heavy Agriculture)
- A-D Zone (Agriculture-Dairy)
- C/V Zone (Citrus/Vineyard)

The zoning classification on the Project is Dutch Village Specific Plan No. 106.

The zoning classifications surrounding the Project are:

- **North:** Dutch Village Specific Plan No. 106
- **South:** Dutch Village Specific Plan No. 106
- **East:** Dutch Village Specific Plan No. 106
- **West:** Dutch Village Specific Plan No. 106

There are no agriculturally zoned properties (A-1, A-P, A-2, A-D, or C/V) within 300 feet from the Project site. Therefore, implementation of the proposed Project will not cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625); or, involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use, since no agricultural uses are located in immediate proximity of the Project site. There will be no impacts.

d) *Would the Project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?*

No Impact

Due to the proximity of existing, emerging, and planned urban patterns in the Project vicinity, the environment has been undergoing a steady transformation away from agricultural uses.

Therefore, implementation of 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, since no agricultural uses are located in immediate proximity of the Project site. There will be no impacts.

Mitigation: No mitigation measures are required.

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

Monitoring: No mitigation 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): *Map My County, Appendix A; Figure 3, Aerial Photo* (Located in Section I. Project Information); Project Site Visit – October 11, 2018 by Matthew Fagan; and *General Plan, Multipurpose Open Space Element, Figure OS-3a, “Forestry Resources Western Riverside County”* (p. OS-25).

Findings of Fact:

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

No Impact

Public Resources Code Section 12220(g) identifies forest land as *land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits.* The Project site and surrounding properties are not currently being defined, managed, or used as forest land as identified in Public Resources Code Section 12220(g). There will be no impacts.

b) *Would the Project result in the loss of forest land or conversion of forest land to non-forest use?*

No Impact

As referenced in Section 5.a, above, there is no forest land on the Project site. Therefore, there will be no loss of forest land or conversion of forest land to non-forest use as a result of the Project. There will be no impacts.

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

No Impact

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

Please see the responses to Sections 5.a, and 5.b, above. There are no forest resources on-site, or in proximity of the Project site.

Therefore, implementation of the Project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use, since no forest uses are located in immediate proximity of the Project site. There will be no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

AIR QUALITY. Would the Project:

6. Air Quality Impacts.

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors, which are located within one (1) mile of the project site, to substantial point source emissions?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): *Tentative Tract Map No. 37078 Air Quality Impact Analysis*, prepared by Urban Crossroads, October 27, 2016. (AQ Analysis, **Appendix B1**).

Note: Any tables or figures in this section are from the *AQ Impact Analysis*, unless otherwise noted.

Findings of Fact:

a) *Would the Project conflict with or obstruct implementation of the applicable air quality plan?*

Less Than Significant Impact with Mitigation Incorporated

The Project site is located within the SCAB, which is characterized by relatively poor air quality. The SCAQMD has jurisdiction over an approximately 10,743 square-mile area consisting of the four-county Basin and the Los Angeles County and Riverside County portions of what use to be referred to as the Southeast Desert Air Basin. In these areas, the SCAQMD is principally responsible for air pollution control, and works directly with the Southern California Association of Governments (SCAG), county transportation commissions, local governments, as well as state and federal agencies to reduce emissions from stationary, mobile, and indirect sources to meet state and federal ambient air quality standards.

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

Currently, these state and federal air quality standards are exceeded in most parts of the Basin. In response, the SCAQMD has adopted a series of Air Quality Management Plans (AQMPs) to meet the state and federal ambient air quality standards. AQMPs are updated regularly in order to more effectively reduce emissions, accommodate growth, and to minimize any negative fiscal impacts of air pollution control on the economy.

A project may be inconsistent with the Air Quality Management Plan (AQMP) if it would generate population, housing, or employment growth exceeding the forecasts used in the development of the AQMP. The 2016 AQMP relies on local city general plans' and the Southern California Association of Government's (SCAG) Regional Transportation Plans' (RTP) forecasts of regional population, housing and employment growth in its own projections for managing Basin air quality.

The General Plan currently designates the Project site as "Conservation (OS-C)", "Light Industrial (LI)", "Commercial Office (CO)", and "Commercial Retail (CR)." OS-C land uses allow for the protection of open space for natural hazard protection, and natural and scenic resource preservation; LI land uses allow for industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses; CO land uses allow for a variety of office related uses including financial, legal, insurance, and other office services; and CR land uses allow for local and regional serving retail and service uses. The Project site is currently zoned "Scenic Highway Commercial (C-P-S)", "Open Area Combining Zone Residential Developments (R-5)", "Industrial Park (I-P)", and "Commercial Office (CO)". These zoning designations allow for wholesale and retail commercial uses, the R-5 zoning designation allows for various recreational and noncommercial uses, I-P zoning designations allow for planned industrial developments, and CO zoning designations allow for administrative/professional offices and various commercial uses.

The Project is proposing a land use change to "Medium High Density Residential (MHDR)," which allows for single family detached dwelling units with a density of 5-8 dwelling units per acre. The Project is also proposing a zone change to "General Residential (R-3), which allows for one-family dwellings and limited animal keeping. The Project proposes to construct 163 single family detached residential units, which would generate less vehicle trips than if the Project were to propose industrial and commercial land uses consistent to the existing industrial and commercial land use designations. Furthermore, the Project would not exceed any applicable regional or local thresholds (after applicable mitigation measures). As such, the development proposed by the Project is generally consistent with the goals and objectives of the AQMP.

The Project would not result in or cause NAAQS or CAAQS violations. The Project is proposing a residential land use, which would generate less vehicle trips than the currently designated industrial and commercial land uses. Furthermore, the Project would not exceed any applicable regional or local thresholds (after implementation of applicable mitigation measures). As such, the Project is therefore considered to be consistent with the AQMP.

Based on the discussion above, the proposed Project would not conflict with the implementation of the SCAQMD AQMP and any impacts will be less than significant with mitigation incorporated.

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

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

Less Than Significant Impact

As discussed above, the Project site is located in the SCAB. State and federal air quality standards are often exceeded in many parts of the SCAB. Please reference *AQ/GHG Analysis* for a description of the current atmospheric setting, pollutants, air quality management, and air quality standards. A discussion of the Project’s potential short-term construction impacts and long-term operational impacts is provided below.

Construction Emissions

Construction activities associated with the Project will result in emissions of Carbon Monoxide (CO), Volatile Organic Compounds (VOCs), Nitrogen Oxides (NO_x), Sulfur Dioxide (SO_x), PM₁₀, and PM_{2.5}. Construction related emissions are expected from the following construction activities:

- Site Preparation;
- Grading;
- Building Construction;
- Paving;
- Architectural Coating; and
- Construction Workers Commuting.

Construction duration by phase is shown on **Table 6-1, Construction Duration**. Construction of the Project is assumed to commence in January 2020 and be complete in October 2021. The construction schedule is based on default timing assumptions in CalEEMod, past project experience and a 2021 opening year. The construction schedule utilized in the analysis, shown in **Table 6-1**, represents a “worst-case” analysis scenario should construction occur any time after the respective dates since emission factors for construction decrease as time passes and the analysis year increases due to emission regulations becoming more stringent.

**Table 6-1
Construction Duration**

Phase Name	Start Date	End Date	Days
Site Preparation	1/1/20	1/14/20	10
Grading	1/15/20	3/3/20	30
Building Construction	3/4/20	8/3/21	200
Paving	8/4/21	8/31/18	20
Architectural Coating	9/1/21	10/26/21	50

The detailed summary of construction equipment, shown on **Table I-1, Construction Activities and Equipment Fleet**, (See Section I of this IS), was estimated based on CalEEMod model defaults and past project experience. Site-specific construction fleet may vary due to specific project needs at the time of construction. The duration of construction activity and associated equipment both represent a reasonable approximation of the expected construction fleet as required per CEQA guidelines. Note that while the dates within **Table 6-1** may change, the anticipated duration would not.

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

Dust is typically a major concern during rough grading activities. Because such emissions are not amenable to collection and discharge through a controlled source, they are called “fugitive emissions”. Fugitive dust emissions rates vary as a function of many parameters (soil silt, soil moisture, wind speed, area disturbed, number of vehicles, depth of disturbance or excavation, etc.). The CalEEMod model was utilized to calculate fugitive dust emissions resulting from this phase of activity, assuming of balance of cut and fill activities on the Project site. The Project site is currently vacant; therefore, no demolition of existing structures is required.

Construction emissions for construction worker vehicles traveling to and from the Project site, as well as vendor trips (construction materials delivered to the Project site) were estimated based on information CalEEMod model defaults.

Construction Emissions Summary

The following CEQA significance thresholds for construction emissions are established for the Basin:

- 75 pounds per day (lbs./day) of volatile organic compounds (VOC)
- 100 lbs./day of NO_x
- 550 lbs./day of CO
- 150 lbs./day SO_x
- 150 lbs./day of PM₁₀
- 55 lbs./day of PM_{2.5}

Regional air quality emissions include both on-site and off-site emissions associated with construction of the Project. Regional daily emissions of criteria pollutants are compared to the SCAQMD regional thresholds of significance.

The SCAQMD Rules that are currently applicable during construction activity for this Project include but are not limited to:

- Rule 1113 (Architectural Coatings);
- Rule 431.2 (Low Sulfur Fuel);
- Rule 403 (Fugitive Dust); and
- Rule 1186 / 1186.1 (Street Sweepers).

The Project must follow all standard SCAQMD rules and requirements, including requirements regarding fugitive dust control. Compliance with SCAQMD rules and requirements are considered standard requirements, are included as part of the Project’s design features and/or conditions of approval and are not considered unique mitigation under CEQA.

The estimated maximum daily construction emissions without mitigation are summarized in **Table 6-2, Emissions Summary of Overall Construction (Without Mitigation)**.

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

**Table 6-2
Emissions Summary of Overall Construction (Without Mitigation)**

Year	Emissions (pounds per day)					
	VOC	NO _x	VOC	SO _x	VOC	PM _{2.5}
2020	5.74	62.17	37.97	0.08	10.86	6.58
2021	53.96	24.22	26.31	0.07	3.74	1.70
Maximum Daily Emissions	53.96	62.17	37.97	0.08	10.86	6.58
SCAQMD Regional Threshold	75	100	550	150	150	55
Threshold Exceeded?	NO	NO	NO	NO	NO	NO

As shown in **Table 6-2**, emissions resulting from the Project construction would not exceed numerical thresholds established by the SCAQMD for any criteria pollutant.

Although mitigation is not needed to reduce estimated maximum daily construction regional emissions, mitigation measures would be required to decrease localized emissions (please refer to the subsequent discussions of LSTs, below). Implementation of these localized emissions mitigation measures would further reduce already less-than-significant regional emissions as indicated in **Table 6-3, Emissions Summary of Overall Construction (With Mitigation)**.

**Table 6-3
Emissions Summary of Overall Construction (With Mitigation)**

Year	Emissions (pounds per day)					
	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
2020	4.09	50.44	41.73	0.08	9.52	5.09
2021	53.96	24.22	26.31	0.07	3.74	1.70
Maximum Daily Emissions	53.96	50.44	41.73	0.08	9.52	5.09
SCAQMD Regional Threshold	75	100	550	150	150	55
Threshold Exceeded?	NO	NO	NO	NO	NO	NO

Emissions resulting from the Project construction would not exceed numerical thresholds established by the SCAQMD for emissions of VOC, NO_x, CO, SO_x, PM₁₀, or PM_{2.5}. Any impacts will be less than significant.

Operational Emissions

Operational activities associated with the proposed Project will result in emissions of VOCs, NO_x, CO, SO_x, PM₁₀, and PM_{2.5}. Operational emissions would be expected from the following primary sources:

- Mobile Source Emissions;

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

- Area Source Emissions; and
- Energy Source Emissions.

Mobile source emissions are from motor vehicles and are the largest single long-term source of air pollutants from the operation of the project. Emissions are also generated from *area sources* such as the consumption of natural gas for heating, hearths, landscaping equipment, consumer product usage, and architectural coatings (painting). Energy source emissions typically occur off-site at a power plant and are considered an indirect source of emissions. *Energy source emissions* are mainly used for estimating greenhouse gasses (GHG's).

Operational Emissions Summary

The daily operational emissions significance thresholds for the basin are as follows:

- 55 lbs./day of VOC
- 55 lbs./day of NO_x
- 550 lbs./day of CO
- 150 lbs./day of SO_x
- 150 lbs./day of PM₁₀
- 55 lbs./day of PM_{2.5}

Projects in the Basin with operational-related emissions that exceed any of the emission thresholds are considered to be significant under SCAQMD guidelines.

The estimated operation-source emissions (summer or winter) for the Project are summarized on **Table 6-4, Maximum Daily Operational Emissions Summary.**

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

**Table 6-4
Maximum Daily Operational Emissions Summary**

Operational Activities – Summer Scenario	Emissions (pounds per day)					
	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Area Source	7.97	2.88	14.72	2.00E-02	0.29	0.29
Energy Source	0.13	1.12	0.48	7.16E-03	0.09	0.09
Mobile Source	3.28	23.56	39.56	0.16	11.96	3.27
Total Maximum Daily Emissions	11.38	27.56	54.76	0.19	12.34	3.65
SCAQMD Regional Threshold	55	55	550	150	150	55
Threshold Exceeded?	NO	NO	NO	NO	NO	NO

Operational Activities – Winter Scenario	Emissions (pounds per day)					
	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Area Source	7.97	2.88	14.72	0.02	0.29	0.29
Energy Source	0.03	1.12	0.48	7.16E-03	0.09	0.09
Mobile Source	2.79	23.60	34.11	0.15	11.96	3.28
Total Maximum Daily Emissions	10.79	27.60	49.31	0.18	12.34	3.66
SCAQMD Regional Threshold	55	55	550	150	150	55
Threshold Exceeded?	NO	NO	NO	NO	NO	NO

Emissions resulting from the Project operations from mobile, energy, or area sources would not exceed the numerical thresholds established by the SCAQMD for any of the criteria pollutants (VOC, NO_x, CO, SO_x, PM₁₀, and PM_{2.5}).

“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects).

Projects could contribute to an existing or projected air quality exceedance because the Basin is currently in nonattainment for O₃, PM₁₀, and PM_{2.5}. With regard to determining the significance of the cumulative contribution from the Project, the SCAQMD recommends that any given project’s potential contribution to cumulative impacts be assessed using the same significance criteria as for project-specific impacts. Therefore, individual projects that do not generate operational or construction emissions that exceed the SCAQMD’s daily thresholds for project-specific impacts would also not cause a cumulatively considerable increase in emissions for those pollutants for which the air basin is in nonattainment and therefore would not be considered to have a significant, adverse air quality impact. Alternatively, individual project-related construction and operational emissions that exceed SCAQMD thresholds for project-specific impacts would be considered cumulatively considerable. As shown in the analysis above, regional Project construction and operational impacts are less than significant. As such, the Project will result in a cumulatively less than significant impact with mitigation incorporated.

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

c) *Would the Project expose sensitive receptors, which are located within one (1) mile of the project site, to project substantial point source emissions?*

Less Than Significant Impact with Mitigation Incorporated

The potential impact of toxic air pollutant emissions resulting from development on the Project site has also been considered. Sensitive receptors to toxic air pollutants can include uses such as long-term healthcare facilities, rehabilitation centers, and retirement homes. Residences, schools, playgrounds, childcare centers, and athletic facilities can also be considered sensitive receptors. The AQ Analysis makes use of methodology included in the SCAQMD *Final Localized Significance Threshold Methodology (Methodology)*. The nearest existing sensitive receptors to the Project site are existing residential dwelling units located approximately 34 feet (10 meters) to the west and southwest of the site. Notwithstanding, the *Methodology* explicitly states that “*It is possible that a project may have receptors closer than 25 meters. Projects with boundaries located closer than 25 meters to the nearest receptor should use the LSTs for receptors located at 25 meters (26).*” Therefore, LSTs for receptors located at 25 meters were utilized in this analysis.

Localized Significance Thresholds (LSTs)

The appropriate Source Receptor Area (SRA) for the LST is the Temecula Valley monitoring station (SRA 26). LSTs apply to carbon monoxide (CO), nitrogen dioxide (NO₂), particulate matter ≤ 10 microns (PM₁₀), and particulate matter ≤ 2.5 microns (PM_{2.5}). The SCAQMD produced look-up tables for projects less than or equal to 5 acres in size.

In order to determine the appropriate methodology for determining localized impacts that could occur as a result of Project-related construction, the following process is undertaken:

- The CalEEMod model is utilized to determine the maximum daily on-site emissions that will occur during construction activity.
- The SCAQMD’s Fact Sheet for Applying CalEEMod to Localized Significance Thresholds is used to determine the maximum site acreage that is actively disturbed based on the construction equipment fleet and equipment hours as estimated in CalEEMod.
- If the total acreage disturbed is less than or equal to five acres per day, then the SCAQMD’s screening look-up tables are utilized to determine if a Project has the potential to result in a significant impact (the SCAQMD recommends that Projects exceeding the screening look-up tables undergo dispersion modeling to determine actual impacts). The look-up tables establish a maximum daily emissions threshold in pounds per day that can be compared to CalEEMod outputs.
- For projects that exceed 5 acres, the 5-acre LST look-up values can be used as a screening tool to determine which pollutants require detailed analysis. This approach is conservative as it assumes that all on-site emissions would occur within a 5-acre area and would over predict potential localized impacts (i.e., more pollutant emissions occurring within a smaller area and within closer proximity to potential sensitive receptors). If the project exceeds the LST look-up values, then the SCAQMD recommends that project specific air quality modeling be performed.

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

Construction Activity

Table 6-5, *Maximum Daily Disturbed Acreage*, is used to determine the maximum daily disturbed acreage for purposes of modeling localized emissions. As shown, the proposed Project could actively disturb approximately 3.5 acres per day during the site preparation and grading, and 4.0 acres per day during the grading phase of construction.

**Table 6-5
Maximum Daily Disturbed Acreage**

Construction Phase	Equipment Type	Equipment Quantity	Acres graded per 8-hour day	Operating Hours per Day	Acres graded per day
Site Preparation	Rubber Tired Dozers	3	0.5	8	1.5
	Crawler Tractors	4	0.5	8	2
	Graders	0	0.5	8	0
	Scrapers	0	1	8	0
Total acres graded per day during Site Preparation					3.5
Construction Phase	Equipment Type	Equipment Quantity	Acres graded per 8-hour day	Operating Hours per Day	Acres graded per day
Grading	Rubber Tired Dozers	1	0.5	8	0.5
	Crawler Tractors	2	0.5	8	1
	Graders	1	0.5	8	0.5
	Scrapers	2	1	8	2
Total acres graded per day during Grading					4

Construction-Source Emissions LST Analysis

Some people are especially sensitive to air pollution and are given special consideration when evaluating air quality impacts from projects. These groups of people include children, the elderly, persons with preexisting respiratory or cardiovascular illness, and athletes and others who engage in frequent exercise. Structures that house these persons or places where they gather to exercise are defined as “sensitive receptors”.

The nearest existing sensitive receptors to the Project site are existing residential dwelling units located approximately 34 feet (10 meters) to the west and southwest of the site. Notwithstanding, the *Methodology* explicitly states that “*It is possible that a project may have receptors closer than 25 meters. Projects with boundaries located closer than 25 meters to the nearest receptor should use the LSTs for receptors located at 25 meters.*” Therefore, LSTs for receptors located at 25 meters were utilized in the analysis below.

Construction thresholds for a 5-acre site in the Temecula Valley project source receptor area (SRA) 26 at 25 meters were utilized for “On-Site Site Preparation Emissions”:

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

- 303 lbs./day of NO_x
- 1,533 lbs./day of CO
- 10 lbs./day of PM₁₀
- 6 lbs./day of PM_{2.5}

The construction thresholds were utilized for “On-Site Grading Emissions”:

- 325 lbs./day of NO_x
- 1,677 lbs./day of CO
- 11 lbs./day of PM₁₀
- 7 lbs./day of PM_{2.5}

Table 6-6, Localized Significance Summary Construction (Without Mitigation), identifies the localized impacts at the nearest receptor location in the vicinity of the Project.

**Table 6-6
Localized Significance Summary Construction (Without Mitigation)**

On-Site Site Preparation Emissions	Emissions (pounds per day)			
	NO _x	CO	PM ₁₀	PM _{2.5}
Maximum Daily Emissions	63.79	22.39	10.66	6.53
SCAQMD Localized Threshold	303	1,533	10	6
Threshold Exceeded?	NO	NO	YES	YES

On-Site Grading Emissions	Emissions (pounds per day)			
	NO _x	CO	PM ₁₀	PM _{2.5}
Maximum Daily Emissions	65.09	36.96	6.53	3.93
SCAQMD Localized Threshold	325	1,677	11	7
Threshold Exceeded?	NO	NO	NO	NO

Without mitigation, localized construction emissions would exceed the applicable SCAQMD LSTs for emissions of PM₁₀ and PM_{2.5}.

Table 6-7, Localized Significance Summary Construction (With Mitigation), identifies the localized impacts at the nearest receptor location in the vicinity of the Project.

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

**Table 6-7
Localized Significance Summary Construction (With Mitigation)**

On-Site Site Preparation Emissions	Emissions (pounds per day)			
	NO _x	CO	PM ₁₀	PM _{2.5}
Maximum Daily Emissions	27.05	30.31	9.31	5.03
SCAQMD Localized Threshold	303	1,533	10	6
Threshold Exceeded?	NO	NO	NO	NO

On-Site Grading Emissions	Emissions (pounds per day)			
	NO _x	CO	PM ₁₀	PM _{2.5}
Maximum Daily Emissions	50.37	40.72	5.85	3.37
SCAQMD Localized Threshold	325	1,677	11	7
Threshold Exceeded?	NO	NO	NO	NO

Localized emissions from site preparation would not exceed the applicable SCAQMD LSTs for emissions of CO and NO_x without any mitigation required. However localized emissions would not exceed the applicable SCAQMD LSTs for emissions of PM₁₀ and PM_{2.5} with the implementation of **Mitigation Measure MM-AQ-1**, which requires all crawler tractors and rubber tired dozers be CARB certified tier 3 or higher during the site preparation and grading phases of construction.

Table 6-8, Localized Significance Summary Construction On-Site Site Preparation Emissions (With Mitigation), identifies the localized impacts at the nearest receptor location in the vicinity of the Project with mitigation incorporated.

**Table 6-8
Localized Significance Summary Construction On-Site Site Preparation Emissions (With Mitigation)**

Phase 2A/2B	Emissions (pounds per day)			
	CO	NO _x	PM ₁₀	PM _{2.5}
Maximum Daily Emissions	30.31	27.05	5.85	5.03
SCAQMD Localized Threshold	303	1,533	10	6
Threshold Exceeded?	NO	NO	NO	NO

Localized emissions from site preparation would not exceed the applicable SCAQMD LSTs for emissions of PM₁₀ and PM_{2.5} with the incorporation of **Mitigation Measure MM-AQ-1**.

Localized Significance – Long-Term Operational Activity

According to SCAQMD LST methodology, LSTs would apply to the operational phase of a proposed Project, if the Project includes stationary sources, or attracts mobile sources that may spend long periods queuing and idling at the site (e.g., transfer facilities and warehouse buildings). The proposed Project is a residential development and does not include such uses, and thus, due

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

to the lack of significant stationary source emissions, no long-term localized significance threshold analysis is needed.

Local Microscale Concentration Standard

The significance of localized project impacts under CEQA depends on whether ambient CO levels in the vicinity of the project are above or below State and federal CO standards. If ambient levels are below the standards, a project is considered to have a significant impact if project emissions result in an exceedance of one or more of these standards. If ambient levels already exceed a State or federal standard, project emissions are considered significant if they increase 1-hour CO concentrations by 1.0 ppm or more, or if they increase 8-hour CO concentrations by 0.45 ppm or more. This is referred to as a “CO Hot Spot.” The following are applicable local emission concentration standards for CO:

- California State 1-hour CO standard of 20.0 ppm
- California State 8-hour CO standard of 9.0 ppm
- Federal 1-hour CO standard of 35.0 ppm
- Federal 8-hour CO standard of 9.0 ppm

The Project will not produce the volume of traffic required to generate a CO “hot spot” either in the context of the 2003 Los Angeles hot spot study (as referenced in the *AQ Analysis*), or based on representative Bay Area Air Quality Management District (BAAQMD) CO threshold considerations. Therefore, CO “hot spots” are not an environmental impact of concern for the proposed Project. Localized air quality impacts related to mobile-source emissions would therefore be less than significant.

As discussed above, results of the LST analysis, which were developed in response to environmental justice and health concerns, indicate that the Project will not exceed the SCAQMD localized significance thresholds during construction, with the incorporation of mitigation. Therefore, sensitive receptors would not be subject to significant air toxic impacts during construction at the Project site. Results of the LST analysis also indicate that the Project would not exceed the SCAQMD localized significance thresholds during operational activity. Any impacts are less than significant with the incorporation of mitigation.

d) *Would the Project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?*

Less Than Significant Impact

The potential for the Project to generate objectionable odors was analyzed in the *AQ Impact Analysis*. 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;

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

- Dairies; or
- 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 will be 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, similar to any other residential development in the immediate vicinity. The proposed Project would also be required to comply with SCAQMD Rule 402 to prevent occurrences of public nuisances. Therefore, odors associated with the proposed Project construction and operations will be less than significant.

Mitigation: **Mitigation Measure MM-AQ-1:** During the site preparation and grading phases of construction, all crawler tractors and rubber tired dozers shall be CARB certified tier 3 or higher.

Monitoring: Monitoring by Building and Safety Department during the site preparation and grading phases of construction.

BIOLOGICAL RESOURCES. Would the Project:

7. Wildlife & Vegetation.

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the	<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
California Department of Fish and Game or U. S. Fish and Wildlife Service?				
f) Have a substantial adverse effect on federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Western Riverside County Multiple Species Habitat Conservation Plan (2003); *MSHCP Consistency Analysis*, prepared by Principe and Associates, May 2006 (*MSHCP Consistency Analysis, Appendix C1*); *Nesting Season Survey for the Burrowing Owl*, prepared by Principe and Associates, August 29, 2016 (*NSSBO, Appendix C2*); *MSHCP Narrow Endemic Plant Species and Criteria Area Species Focused Surveys*, prepared by Principe and Associates, June 8, 2017 (*Focused Surveys, Appendix C3*); JPR 06-05-19-01 Determination Letter – No Conservation HANS No. 1390, prepared by County of Riverside EPD, July 6, 2006 (*HANS Letter, Appendix C4*); Ordinance No. 810.2 (An Ordinance of the County of Riverside Amending Ordinance No. 810 to Establish the Western Riverside County Multiple Species Habitat Conservation Plan Mitigation Fee); and Ordinance No. 633 (An Ordinance of the County of Riverside Amending Ordinance No. 663 Establishing The Riverside County Stephens' Kangaroo Rat Habitat Conservation Plan Fee Assessment Area and Setting Mitigation Fees).

Findings of Fact:

a) *Would the Project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?*

Less Than Significant with Mitigation Incorporated

MSHCP Reserve Assembly Requirements

The Property is located in the French Valley/Lower Sedco Hills Sub Unit (5) of the Southwest Area Plan in independent cell groups 5378 (0.51 acres), 5477 (17.21 acres), and 5479 (10.55 acres), and is subject to the requirements of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP):

- Cell 5378 - Conservation in this cell will range from 10% - 20% of the cell, focusing in the southeastern area. The 0.51-acres of the Property in this cell is located in the southwestern portion of the cell.
- Cell 5477 - Conservation in this cell will range from 20% - 30% of the cell, focusing in the northwestern area. Conservation areas in this cell will focus on riparian scrub, woodland and forest habitat and adjacent agricultural land. Areas conserved will be connected to riparian scrub, woodland, forest habitat and agricultural land proposed for conservation. The 17.21-acres of the property in this cell is located in the northwestern portion of the cell. However, the biological resources on the proposed Project site have little to contribute to the assembly of Proposed Constrained Linkage 18.

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

- Cell 5479 - Conservation in this cell will be about 5% of the cell, focusing in the southeastern area. The 10.55-acres of the property in this cell is located in the northeastern portion of the cell. Conservation in this cell will focus on riparian scrub, woodland, forest habitat and adjacent agricultural land. However, the Project site is located on the west side of State Highway 79, North (Winchester Road) whereas Proposed Constrained Linkage 18 is located on the east side of the road about 1000' from the property. Reference is also made to the discussion above, which identifies agricultural land on the Project site, not riparian scrub, woodland or forest habitat.

MSHCP Section 6.1.1 (Property Owner Initiated Habitat Evaluation and Acquisition Negotiation Strategy (HANS))

A Habitat Acquisition and Negotiation Strategy (HANS) application was submitted to the Environmental Programs Department (EPD) - Case No. PAR00831 & PM33817. A letter (*HANS Letter*) dated July 6, 2006 was issued by the EPD indicating that no conservation was described for the property. The application was forwarded to the Western Riverside County Regional Conservation Authority (RCA) for Joint Project Review (JPR 06-06-14-01). The JPR concluded that the Specific Plan 106, Amendment No. 17 site is consistent with both the Criteria and Other Plan requirements.

The Project is consistent with Section 6.1.1 of the MSHCP.

MSHCP Section 6.1.2 (Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools)

Proposed Constrained Linkage 18 is located about 1000' east of the Project site and contains riparian/riverine areas. However, the Project site contains onsite grassland habitat and agricultural land not associated with the riparian habitat present along the Proposed Constrained Linkage 18. Furthermore, as discussed in the Project Description section of the EA, the Project will not impact the riparian habitat as part of its onsite hydrology and stormwater drainage designs.

The Project area does not contain riparian/riverine areas; and therefore, is consistent with MSHCP Section 6.1.2.

MSHCP Sections 6.1.3 (Protection of Narrow Endemic Plant Species) and 6.3.2 (Additional Survey Needs and Procedures)

The Project site is located in Narrow Endemic Plant Species Survey Area 4, which contains Munz's onion, San Diego ambrosia, many-stemmed dudleya, spreading navarretia, California Orcutt grass, and Wright's trichocoronis. As required growing habitats for four of the Narrow Endemic Plant Species were not present on the Project site, focused surveys for San Diego ambrosia, spreading navarretia, California Orcutt grass, and Wright's trichocoronis were not required. These four Species require vernal pools and/or alkali soils which were not detected on the Project site. Due to the presence of clay soils, focused surveys for Munz's onion and many-stemmed dudleya were conducted.

The Project site is also located in Criteria Area Species Survey Area 4. The Criteria Area Species listed in Area 4 include:

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

- Davidson’s saltscale;
- Parish’s brittlescale;
- thread-leaved brodiaea;
- smooth tarplant;
- round-leaved filaree;
- Coulter’s goldfields;
- and little mousetail.

As required growing habitats for five of the Criteria Area Species were not present on the site, focused surveys for Davidson’s saltscale, Parish’s brittlescale, smooth tarplant, Coulter’s goldfields, and little mousetail were not required. These five Species require vernal pools and/or alkali soils which were not detected on the Project site.

Due to the presence of clay soils, focused surveys for thread-leaved brodiaea and round-leaved filaree were conducted.

Four surveys were conducted between March 5 and June 2, 2017. During the 2017 survey season, target Narrow Endemic Plant Species Munz’s onion and many-stemmed dudleya were not identified on the Project site. Criteria Area Species thread-leaved brodiaea and round-leaved filaree were also not identified. There was very little potential for Narrow Endemic Plant Species or Criteria Area Species to occur on the site due to the highly disturbed nature of the areas mapped with clay soils, and the dense cover of invasive, non-native plant species. Non-native species identified at the site include dog mayweed, Australian saltbush, common ripgut grasses, weedy cudweed, as well as several others; for a complete list, please reference the *Focused Surveys Report*.

The surveys were conducted in accordance with the standardized guidelines issued by the regulatory agencies. Surveys were conducted at the proper times of year when the species are both evident and identifiable. A sufficient number of surveys were spaced throughout the entire known blooming periods of the species. Therefore, the results of the surveys provide reasonable evidence that the target species do not occur on the Project site.

With completion of these surveys, the proposed Project is consistent with Section 6.1.3 and Section 6.3.2 of the MSHCP.

MSHCP Section 6.1.4 (Guidelines Pertaining to the Urban/Wildlands Interface)

The proposed Project is not located adjacent to land targeted for conservation. However, it will include measures to reduce the potential of adverse effects from drainage, toxics, etc. with the implementation of the SWPPP, and WQMP. These standard conditions are applicable to all development; therefore, they are not considered mitigation for CEQA implementation purposes.

The Project is consistent with MSHCP Section 6.1.4.

MSHCP Section 6.3.2 (Additional Survey Needs and Procedures)

Burrowing Owl (BUOW)

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

The Project site is located in the Burrowing Owl Survey Area of the MSHCP. As such, an independent assessment was made of the presence or absence of suitable burrowing owl habitats on the Project site and in a 150-meter buffer zone around the Project site. The assessment determined that the majority of the Project site and some of the buffer zone provide suitable burrowing owl habitats consisting of large open expanses of sparse ruderal vegetation on gentle rolling and level terrain with active small mammal burrows. Critical habitat features capable of being used for roosting or nesting were also present throughout the Project site, including natural burrows dug by California ground squirrels and artificial burrows consisting of piles of rocks and boulders, discarded construction materials, and drainpipes.

Four surveys were conducted between July 30 and August 20, 2016. During the 2016 nesting season surveys, burrowing owls were not observed. Critical burrowing owl habitats capable of being used for roosting or nesting were not being used. And animal signs diagnostic of burrowing owls that are sometimes overlooked were not discovered anywhere on the site or in the buffer zone. There was no evidence of either active habitats presently being used by burrowing owls, or habitats abandoned within the last year.

With completion of this Nesting Season Survey, the Project is consistent with Species Conservation Objective 5 of the MSHCP that was developed for the burrowing owl. To ensure direct mortality of burrowing owls is avoided, a 30-day pre-construction survey is required by the MSHCP prior to any Project-related ground disturbance activities. Pre-construction take avoidance surveys are included as **Mitigation Measure MM-BIO-1** and **Mitigation Measure MM-BIO-2**. Impacts will be reduced to a less than significant level with the incorporation of mitigation.

The proposed Project is consistent with MSHCP Section 6.3.2.

MSHCP Section 6

Section 6 of the MSHCP requires:

Payment of the mitigation fee and compliance with the requirements of Section 6.0 are intended to provide full mitigation under the California Environmental Quality Act (CEQA), National Environmental Policy Act (NEPA), Federal Endangered Species Act, and California Endangered Species Act for impacts to the species and habitats covered by the MSHCP pursuant to agreements with the U.S. Fish and Wildlife Service, the California Department of Fish and Wildlife and/or any other appropriate participating regulatory agencies and as set forth in the Implementing Agreement for the MSHCP.

The Western Riverside County Multiple Species Habitat Conservation Plan Mitigation Fee has been established to provide mitigation for biological impacts from projects within the MSHCP area. This is not considered unique mitigation under CEQA.

The proposed Project is also located within the boundary of the adopted Habitat Conservation Plan (HCP) for the endangered Stephens' kangaroo rat (SKR) implemented by the Riverside County Habitat Conservation Agency (RCHCA). The SKR HCP mitigates impacts from development on the SKR by establishing a network of preserves and a system for managing and monitoring them. The proposed Project is located within the SKR HCP area and will be required to comply with applicable provisions of this plan, specifically, payment of fees. Payment of this fee is a standard condition and is not considered unique mitigation under CEQA.

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

In conclusion, the proposed Project is consistent with all applicable sections of the Western Riverside County MSHCP and the SKR HCP. Adherence to standard conditions and implementation of **Mitigation Measure MM-BIO-1**, and **Mitigation Measure MM-BIO-2** will ensure consistency with the MSHCP. Thus, the proposed Project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Therefore, impacts are less than significant with adherence to standard conditions and mitigation measures.

The proposed Project is consistent with MSHCP Section 6 and with mitigation, no significant impacts under CEQA will occur.

- b) *Would the Project have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?*

Less Than Significant with Mitigation Incorporated

Discussion is referenced in Section 7.a., above, and Section 7.d, below. With the implementation of **Mitigation Measure MM-BIO-1**, and **Mitigation Measure MM-BIO-2**, any impacts from the Project would not 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). Impacts will be reduced to a less than significant level with mitigation.

- c) *Would the Project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?*

Less than Significant with Mitigation Incorporated

Discussion is referenced in Section 7.a., above, and Section 7.d, below. With the implementation of **Mitigation Measure MM-BIO-1**, and **Mitigation Measure MM-BIO-2**, any impacts from the Project would not have an 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. Impacts will be reduced to a less than significant level with mitigation.

- d) *Would the Project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?*

Less than Significant with Mitigation Incorporated

Nesting bird species are protected by California Fish and Game Code Sections 3503 and 3503.5 and by the MBTA of 1918 (16 USC 703-711), which makes it unlawful to take, possess, or needlessly destroy the nest or eggs of any migratory bird or bird of prey.

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

Areas in the immediate vicinity of the Project contain trees, shrubs, and grasslands that provide potential suitable nesting habitat for migratory bird species.

Impacts to nesting bird species must be avoided at all times. The period from approximately 15 February to 31 August is the expected breeding season for bird species occurring in the Project area. Under **Mitigation Measure MM-BIO-1**, and **Mitigation Measure MM-BIO-2**, if Project activity or vegetation removal must be initiated during the breeding season, a qualified biologist shall check for nesting birds within three days prior to such activity. If active bird nests are found, avoidance buffers of 1,000 feet for large birds of prey, 500 feet for small birds of prey, and 300 feet for songbirds, decided by CDFW on a case-by-case basis, will need to be observed and implemented. With the implementation of **Mitigation Measure MM-BIO-1**, and **Mitigation Measure MM-BIO-2**, impacts to nesting birds will be less than significant.

- e) *Would the Project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U. S. Fish and Wildlife Service?*

No Impact

The Vegetation Association present on the proposed Project site is described as Residential/Urban/Exotic (\pm 26 acres). Weed communities are also common in urban areas, often occurring on roadsides and abandoned areas. Some of these areas are known as ruderal communities. A ruderal community occupies waste areas, roadsides often on heavily compacted soils with little available oxygen. No habitat meeting the criteria of a vernal pool was detected on the Project site. The Property also did not support depressions and ditches in areas that once supported vernal pools, or saline-alkali soils, a common component of vernal pools.

No impact to riparian habitat or other sensitive natural communities identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service will occur.

- f) *Would the Project have a substantial adverse effect on federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*

No Impact

Discussion is referenced in Section 7.e., above. Based on this data, implementation of the Project will not have a substantial adverse effect on federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means. There will be no impacts.

- g) *Would the Project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*

No Impact

The Project site does not contain native or naturalized tree species. Therefore, the County's Oak Tree Management Guidelines would not be applicable. The provisions of Ordinance No. 559

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

would also not apply since the Project site is not above 5,000 feet in elevation. No other tree preservation policy or ordinance apply.

Therefore, the proposed Project shall not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. There will be no impacts.

Mitigation Measures

MM-BIO-1 If grading is to occur during the nesting season (February 15 – August 31), a nesting bird survey shall be conducted within three (3) days prior to grading permit issuance. This survey shall be conducted by a qualified biologist holding a Memorandum of Understanding (MOU) with Riverside County. Surveys shall be conducted for nesting birds within a 1,000-ft radius of the construction area. If nests are detected, buffers shall be established around nests that are sufficient to ensure that breeding is not likely to be disrupted or adversely impacted by construction. Buffers around active nests will be a minimum of 300 feet, unless a qualified CDFW biologist determines that smaller buffers would be sufficient to avoid impacts to nesting birds. Factors to be considered for determining buffer size will include: the presence of natural buffers provided by vegetation or topography; nest height; locations of foraging territory; and baseline levels of noise and human activity. Buffers shall be maintained until young have fledged or the nests become inactive. The findings shall be submitted to the County of Riverside Planning Department for review and approval.

MM-BIO-2 Preconstruction survey for burrowing owl. A 30-day preconstruction survey for burrowing owl is required by the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) to confirm the continued presence of burrowing owl within the survey area. The survey shall be conducted by a qualified biologist no more than 30 days prior to ground disturbance in accordance with MSHCP survey requirements to avoid direct take of burrowing owl. If burrowing owl are determined to occupy the Project site or immediate vicinity, the County will be notified, and avoidance measures will be implemented, as appropriate, pursuant to the MSHCP, the California Fish and Game Code, the MBTA, and the mitigation guidelines prepared by the CDFW (2012).

The following measures are recommended in the CDFW guidelines to avoid impacts on an active burrow:

- No disturbance shall occur within 50 meters (approximately 160 feet) of occupied burrows during the non-breeding season.
- No disturbance shall occur within 75 meters (approximately 250 feet) of occupied burrows during the breeding season.

To prevent unavoidable impacts, passive or active relocation of burrowing owls shall be implemented by a qualified biologist outside the breeding season, in accordance with procedures set by the MSHCP and in coordination with the CDFW.

Monitoring: Provide reports to County of Riverside for review and approval.

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

CULTURAL RESOURCES. Would the Project:

8. Historic Resources

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

Source(s): *A Phase I Archaeological Assessment of Tentative Parcel Map 33817*, prepared by Jean Keller, Ph.D., dated July 2006 (*Phase I Archaeo Assessment, Appendix D1*); *Update Letter to A Phase I Archaeological Assessment of Tentative Parcel Map 33817*, prepared by Jean Keller, Ph.D., dated January 2018 (*Phase I Update Letter, Appendix D2*); *Geotechnical Investigation and Percolation Testing – Dutch Village, Tentative Tract 37078*, prepared by Geocon West, Inc., January 27, 2017 (*Geo Investigation, Appendix E*); and Project Site Visit – October 11, 2018 by Matthew Fagan.

Findings of Fact:

a) *Would the Project alter or destroy an historic site?*

No Impact

The records search conducted in 2006, did not find any reference to the Property in any previous cultural resources studies. Historic maps of the Property from 1901 through 1978 reveal no structures or improvements on the Property, providing evidence that the Property was vacant. The field survey that followed the records search did not identify any structures on the Project site.

The *Geo Investigation* identifies undocumented artificial fill between ½ and 8½ feet deep (deeper in the southern portion of the Project site) and no water was found to a depth of 12’ below the ground.

Because the maps of the Property since 1901 identify it as vacant, the Property contains up to 8½ feet of artificial fill and no water source, it is concluded that no “historical resources” exist within the Project area. There will be no impacts.

b) *Would the Project cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?*

No Impact

The statute that defines a “historic resource”, Public Resources Code (PRC) §5020.1(j), identifies as including but not limited to any object, building, site, area, place, record, or manuscript that is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.”

More specifically, CEQA guidelines explain that the term “historical resources” applies to any such resources listed in or determined to be eligible for listing in the California Register of Historical Resources, included in a local register of historical resources, or determined to be historically significant by the lead agency (14 Cal. Code Regs §15064.5(a)(1)-(3)). Regarding the proper

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

criteria for the evaluation of historical significance, CEQA guidelines mandate that “generally a resource shall be considered by the lead agency to be ‘historically significant’ if the resource meets the criteria for listing on the California Register of Historical Resources” (Ibid). A resource may be listed in the California Register if it meets any of the following criteria:

1. It is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage.
2. It is associated with the lives of persons important in our past.
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
4. It has yielded, or may be likely to yield, information important in prehistory or history. (PRC §5024.1(c))

The proposed Project site is currently vacant and has been vacant since at least 1901. Therefore, it does not contain any structures or resources that would satisfy the historic resource criteria above.

The proposed Project will not cause an adverse change in the significance of a historical resource and impacts to historic resources are not anticipated. There will be no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

9. Archaeological Resources.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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): *A Phase I Archaeological Assessment of Tentative Parcel Map 33817*, prepared by Jean Keller, Ph.D., dated July 2006 (*Phase I Archaeo Assessment, Appendix D1*); *Update Letter to A Phase I Archaeological Assessment of Tentative Parcel Map 33817*, prepared by Jean Keller, Ph.D., dated January 2018 (*Phase I Update Letter, Appendix D2*); **Figure 9-1, Current View of Area in which CA-RIV-8008 was Recorded**; and Project Site Visit – October 11, 2018 by Matthew Fagan.

In addition to the analysis below, as it pertains to archaeological resources, please reference the discussion contained in Section 45, Tribal Cultural Resources, of this Initial Study.

Findings of Fact:

a) *Would the Project alter or destroy an archaeological site?*

Less Than Significant Impact

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

A single previously unrecorded archaeological site (Site) was observed and recorded on the Project site in the *Phase I Archaeo Assessment* conducted in 2006, comprised of an incipient mortar and two grinding slicks on two contiguous granitic bedrock outcrops. However, the area surrounding the archaeological site did not contain any surface cultural constituents or evidence of a subsurface cultural deposits. The Site was recorded and identified as 33-15047 and CA-RIV-8008. Based on the limited resources present, the Site was classified as a small special use site used for processing plant food resources. The milling features recorded at the Site are the most common type of cultural resources in Riverside County. Tens of thousands of such sites have been recorded in the County. Due to the limited information available and the common nature of the resources, 33-15047 / CA-RIV-8008 was not identified as a significant resource in the CRA. Further research and mitigation were not recommended beyond the recordation of the Site.

Since completion of the *Phase I Archaeo Assessment* in 2006, the Property has been subject to substantial impacts due to various earthmoving activities, residential development on adjacent property, and road construction. To document the current condition of the Site, a field assessment was conducted to evaluate whether the Project posed a potential impact to the Site. The field assessment, conducted on January 26, 2018, determined that the Site no longer exists. A photograph of the area where the Site was located is provided as **Figure 9-1, Current View of Area in which CA-RIV-8008 was Recorded**, and shows the current level of ground disturbance.

Because significant excavation on the Project site has occurred since 2006, it was also possible to determine that a subsurface cultural deposit is not present in the area where the Site was located. Because the Site no longer exists on the Project site, and subsurface cultural deposits are not present in the surrounding area, the Project will not alter or destroy an archaeological site.

However, in the event unanticipated resources are identified, a condition of approval has been entered for the Project with the procedures to be followed in the event an unanticipated resource is identified during ground disturbing activities. This requirement is a standard condition and is not considered unique mitigation pursuant to CEQA. Any impacts will be less than significant.

**Figure 9-1
Current View of Area in which CA-RIV-8008 was Recorded**



Source: Archaeological Update Letter (Appendix D2)

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

This page left intentionally blank for pagination purposes.

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

b) *Would the Project cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?*

Less Than Significant Impact

As discussed in 9.a, above, it has been determined that there will be no impacts to known significant archaeological resources as defined in California Code of Regulations, Section 15064.5 because the Site is no longer present on the Project site. However, in the event unanticipated resources are identified, a condition of approval has been entered for the Project with the procedures to be followed in the event an unanticipated resource is identified during ground disturbing activities. This requirement is a standard condition and is not considered unique mitigation pursuant to CEQA. Any impacts will be less than significant.

c) *Would the Project disturb any human remains, including those interred outside of formal cemeteries?*

Less Than Significant Impact

Previously unknown human remains may be located below the ground surface, which may be encountered during construction excavations associated with the proposed Project because the Site is no longer present on the Project site, it was identified there in 2006. Also, within a one-half mile radius of the Project site, twelve archaeological sites have been recorded that are similar to the Site in terms of cultural resources, topography, vegetation, geology, and water sources. Cultural resources recorded within the one-half mile radius are predominantly bedrock milling features. The milling features form a complex that reflects a pattern of aboriginal land use dominated by dispersed seed collection and processing that was probably utilized seasonally by a relatively large group of people. Given the lack of water and other environmental variables, the one-half mile area surrounding the Project site was probably not used for permanent habitation.

A standard condition is required to reduce potentially significant impacts to previously unknown human remains that may be unexpectedly discovered during Project implementation to a less than significant level. In the unlikely event that human remains are uncovered the contractor is required to halt work in the immediate area of the find and to notify the County Coroner, in accordance with Health and Safety Code § 7050.5, who must then determine whether the remains are of forensic interest. If the Coroner, with the aid of a supervising archaeologist, determines that the remains are or appear to be of a Native American, he/she must contact the Native American Heritage Commission for further investigations and proper recovery of such remains, if necessary. Impacts will be less than significant with implementation of this standard condition.

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

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

representatives from that group and the Director of Planning. Therefore, compliance with this standard condition will reduce impacts to less than significant levels.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

ENERGY Would the Project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
10. Energy Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): *Tentative Tract Map No. 37078 Energy Analysis*, prepared by Urban Crossroads, dated December 17, 2019 (*Energy Analysis, Appendix O*)

Findings of Fact:

Construction Energy Demands

The estimated power cost of on-site electricity usage during the construction of the proposed Project is assumed to be around \$16,179,912.00. Additionally, based on the assumed power cost, it is estimated that the total electricity usage during construction, after full Project build-out, is calculated to be around 171,016,933 kilowatt-hours (kWh).

Construction equipment used by the Project would result in single event consumption of approximately 68,111 gallons of diesel fuel. Construction equipment use of fuel would not be atypical for the type of construction proposed because there are no aspects of the Project's proposed construction process that are unusual or energy-intensive, and Project construction equipment would conform to the applicable California Air Resources Board emissions standards, acting to promote equipment fuel efficiencies.

California Code of Regulations Title 13, Title 13, Motor Vehicles, section 2449(d)(3) Idling, limits idling times of construction vehicles to no more than 5 minutes, thereby precluding unnecessary and wasteful consumption of fuel due to unproductive idling of construction equipment. Best available control measures inform construction equipment operators of this requirement. Enforcement of idling limitations is realized through periodic site inspections conducted by County building officials, and/or in response to citizen complaints.

Construction worker trips for full construction of the proposed Project would result in the estimated fuel consumption of 20,333 gallons of fuel. Additionally, fuel consumption from construction vendor trips (Medium-Heavy Duty Trucks [MHDTs] and Heavy-Heavy Duty Trucks [HHDTs]) will total approximately 9,260 gallons. Diesel fuel would be supplied by County and regional commercial vendors. Indirectly, construction energy efficiencies and energy conservation would be achieved through the use of bulk purchases, transport and use of construction materials. The 2018 Integrated Energy Policy Report released by the California Energy Commission has shown that fuel efficiencies

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

are getting better within on and off-road vehicle engines due to more stringent government requirements. As supported by the preceding discussions, Project construction energy consumption would not be considered inefficient, wasteful, or otherwise unnecessary.

Operational Energy Demands

Transportation Energy Demands

Annual vehicular trips and related vehicle miles traveled (VMT) generated by the operational of the Project would result in an estimated 112,090 gallons of fuel consumption per year for Light Duty Auto (LDAs), 18,678 gallons of fuel of Light-Duty Trucks (LDT)1s, 20,172 gallons of fuel for LDT2s, 37,276 gallons of fuel consumption per year for MHDTs, 39,058 gallons of fuel consumption per year for HHDTs, and 712 gallons of fuel consumption per year for motorcycles for the year 2021. The total estimated annual fuel consumption from Project generated VMT would result in a fuel demand 227,986 gallons of fuel.

Fuel would be provided by current and future commercial vendors. Trip generation and VMT generated by the Project are consistent with other residential uses of similar scale and configuration, as reflected respectively in the Institute of Transportation Engineers (ITE) Trip Generation Manual; and CalEEMod. That is, the Project does not propose uses or operations that would inherently result in excessive and wasteful vehicle trips and VMT, nor associated excess and wasteful vehicle energy consumption.

Enhanced fuel economies realized pursuant to federal and state regulatory actions, and related transition of LDAs, LDT1s, LDT2s, and Light-Heavy-Duty Trucks to alternative energy sources (e.g., electricity, natural gas, biofuels, hydrogen cells) would likely decrease future gasoline fuel demands per VMT. Location of the Project proximate to regional and local roadway systems tends to reduce VMT within the region, acting to reduce regional vehicle energy demands. The Project would implement sidewalks, facilitating and encouraging pedestrian access. Facilitating pedestrian and bicycle access would reduce VMT and associated energy consumption. In compliance with the California Green Building Standards Code, the Project would promote the use of bicycles as an alternative mean of transportation by providing short-term and/or long-term bicycle parking accommodations. As supported by the preceding discussions, Project transportation energy consumption would not be considered inefficient, wasteful, or otherwise unnecessary.

Facility Energy Demands

Project facility operational energy demands are estimated at: 4,441,960 Kilo-British Thermal Units/year of natural gas; and 995,272 kWh/year of electricity. Natural gas would be supplied to the Project by SoCalGas; electricity would be supplied by Southern California Edison. The Project proposes conventional residential uses reflecting contemporary energy efficient/energy conserving designs and operational programs. Uses proposed by the Project are not inherently energy intensive, and the Project energy demands in total would be comparable to, or less than, other residential projects of similar scale and configuration.

Adherence to required Title 24 standards will ensure that the Project energy demands would not be considered inefficient, wasteful, or otherwise unnecessary.

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

a) *Would the project result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during Project construction or operation?*

Less Than Significant Impact

As supported by the preceding analysis, the proposed Project operations would not result in the inefficient, wasteful or unnecessary consumption of energy. Further, the energy demands of the proposed Project can be accommodated within the context of available resources and energy delivery systems. As such, the Project would not cause or result in the need for additional energy producing or transmission facilities. Additionally, neither scenario proposed by the Project would engage in wasteful or inefficient uses of energy and aims to achieve energy conservation goals within the State of California. Any impacts will be less than significant.

b) *Would the Project conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?*

Less Than Significant Impact

The Project would provide for, and promote, energy efficiencies beyond those required under other applicable federal and State of California standards and regulations, and in so doing would meet or exceed all California Building Standards Code Title 24 standards. Moreover, energy consumed by the Project's operation is calculated to be comparable to, or less than, energy consumed by other residential uses of similar scale and intensity that are constructed and operating in California. On this basis, the Project would not result in the inefficient, wasteful, or unnecessary consumption of energy. Further, the Project would not cause or result in the need for additional energy producing facilities or energy delivery. Any impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

GEOLOGY AND SOILS. Would the Project:

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

Source(s): Riverside County General Plan, Chapter 6, Safety Element, Figure S-2 *Earthquake Fault Study Zones*, (p. S-15), *Map My County (RCIT) (Appendix A)*; and *Geotechnical Investigation and Percolation Testing – Dutch Village, Tentative Tract 37078*, prepared by Geocon West, Inc., January 27, 2017 (*Geo Investigation, Appendix E*).

Findings of Fact:

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

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

No Impact

The Project site is not located within an Alquist-Priolo Earthquake Fault Zone and no known fault lines are present on or adjacent to the Project site. Therefore, there is no potential for rupture of a known fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault. There will be no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

12. Liquefaction Potential Zone.

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

Source(s): Riverside County General Plan, Chapter 6, Safety Element, Figure S-3 *Generalized Liquefaction*, (p. S-17), December 8, 2015; *Map My County (RCIT) (Appendix A); Geotechnical Investigation and Percolation Testing – Dutch Village, Tentative Tract 37078*, prepared by Geocon West, Inc., January 27, 2017 (*Geo Investigation, Appendix E*), and Ordinance No. 457 (An Ordinance of the County of Riverside Relating to the Building Requirements and Adopting the 1997 Edition of The Uniform Administrative Code Adopted by The International Conference of Building Officials; The 2001 California Building Code Including the Appendix and Standards Adopted by The California Building Standards Commission; the 1997 Edition of The Uniform Housing Code Adopted by The International Conference Of Building Officials; the 1997 Edition of The Uniform Code For The Abatement Of Dangerous Buildings Adopted by The International Conference of Building Officials; the 2001 California Plumbing Code, including the Appendix and Standards Adopted by The California Building Standards Commission; the 2001 California Mechanical Code, including the appendix and Standards Adopted by The California Building Standards Commission; the 2000 Edition Of The Uniform Swimming Pool, Spa and Hot Tub Code Adopted by The International Association of Plumbing and Mechanical Officials; the 2001 California Electrical Code Adopted by The California Building Standards Commission; the 1997 Edition of The Uniform Sign Code Adopted by The International Conference of Building Officials; and The 1997 Edition of The Code for Building Conservation Adopted by The International Conference Of Building Officials as the Standards of Said Ordinance).

Findings of Fact:

a) *Would the Project be subject to seismic-related ground failure, including liquefaction?*

Less Than Significant Impact

According to p. 7 of the *Geo Investigation*, based on the dense nature of the very old alluvial deposits and the gabbroic bedrock, the potential for liquefaction and seismically induced settlement at the Project site is considered negligible.

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

Furthermore, groundwater was not encountered in any of the test pits excavated on-site to a maximum depth of 12 feet below the existing ground surface.

Nonetheless, CBC requirements pertaining to new development and construction will minimize the potential for structural failure or loss of life during earthquakes by ensuring that structures are constructed pursuant to applicable seismic design criteria for the region. CBC requirements are applicable to all development; therefore, they are not considered mitigation for CEQA implementation purposes. In addition, the Project will be required to comply with the *Geo Investigation*.

With adherence to these standard conditions, any potential impacts to the Project from seismic-related ground failure, including liquefaction, will be reduced to less than significant level.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

13. Ground-shaking Zone.

a) Be subject to strong seismic ground shaking?

Source(s): Riverside County General Plan, Chapter 6, Safety Element, Figure S-4 Earthquake-Induced Slope Instability Map, (p. S-19), Figures S-13 through S-21 (showing General Ground Shaking Risk), December 8, 2015; *Map My County (RCIT) (Appendix A); Geotechnical Investigation and Percolation Testing – Dutch Village, Tentative Tract 37078*, prepared by Geocon West, Inc., January 27, 2017 (*Geo Investigation, Appendix E*), and Ordinance No. 457.

Findings of Fact:

a) *Would the Project be subject to strong seismic ground shaking?*

Less Than Significant Impact

The proposed Project will be subject to ground shaking impacts should a major earthquake in the area occur. Potential impacts include injury or loss of life and property damage. The Project site is subject to strong seismic ground shaking as are virtually all properties in Southern California.

The Project site is not located within an Alquist-Priolo Earthquake Fault Zone and there are no known faults (active, potentially active, or inactive) onsite (*Geo Investigation*, Section 6.2, p. 6); due to the lack of mapped faults across the site, ground rupture due to faulting is not a design consideration for the Project (*Geo Investigation* Section 6.2, p. 6); and the potential for liquefaction is considered negligible (*Geo Investigation*, Section 6.3, p. 7).

California Building Code (CBC) requirements (as implemented through Ordinance No. 457) pertaining to new development and construction will minimize the potential for structural failure or loss of life during earthquakes by ensuring that structures are constructed pursuant to applicable seismic design criteria for the region. CBC requirements are applicable to all development; therefore, they are not considered mitigation for CEQA implementation purposes. In addition, the Project will be required to comply with the *Geo Investigation*.

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

With adherence to these standard conditions, any exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking, will be reduced to less than significant level.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation 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?

Source(s): Project Site Visit – October 11, 2018 by Matthew Fagan; Riverside County General Plan, Chapter 6, Safety Element, Figure S-5 *Regions Underlain by Steep Slope*, (p. S-21), December 8, 2015; *Map My County (RCIT) (Appendix A)*, and *Geotechnical Investigation and Percolation Testing –Dutch Village, Tentative Tract 37078*, prepared by Geocon West, Inc., January 27, 2017 (*Geo Investigation, Appendix E*).

Findings of Fact:

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

No Impact

According to the *Geo Investigation*, Sections 6.5, 6.6 and 6.7 (p. 8), there are no mapped slope stability hazards within or adjacent to the Project site. Slope instability was not observed during an aerial photograph review. Landslides were determined not to be a design consideration for the Project. Natural slopes are not located near the site and the potential for rock fall hazard is not a design consideration. Therefore, the Project will not 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. There will be no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation 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?

Source(s): Riverside County General Plan, Chapter 6, Safety Element, Figure S-7 *Documented Subsidence Areas Map*, (p. S-29), December 5, 2015; *Map My County (RCIT) (Appendix A)*; and *Geotechnical Investigation and Percolation Testing – Dutch Village*,

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

Tentative Tract 37078, prepared by Geocon West, Inc., January 27, 2017 (*Geo Investigation, Appendix E*), and Ordinance No. 457.

Findings of Fact:

- a) *Would the Project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in ground subsidence?*

Less Than Significant Impact

According to the *Geo Investigation*, Section 6.4 (pp. 7 & 8), the onsite soils do not exhibit a potential for collapse upon saturation. Furthermore, remedial grading (removal of the undocumented fill and upper alluvium) is recommended to further reduce the potential effects of collapsible soils in the near surface layers. The Project will be required to comply with the recommendations contained within the *Geo Investigation*, as well as the California Building Code (CBC) requirements.

CBC requirements (as implemented through Ordinance No. 457) pertaining to new development and construction will minimize the potential for structural failure or loss of life during earthquakes by ensuring that structures are constructed pursuant to applicable seismic design criteria for the region. CBC requirements are applicable to all development; therefore, they are not considered mitigation for CEQA implementation purposes. In addition, the Project will be required to comply with the *Geo Investigation*.

With adherence to these standard conditions, should the Project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in ground subsidence, any impacts will be reduced to less than significant level.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

16. Other Geologic Hazards.

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

Source(s): *Map My County (RCIT) (Appendix A); Geotechnical Investigation and Percolation Testing – Dutch Village, Tentative Tract 37078, prepared by Geocon West, Inc., January 27, 2017 (Geo Investigation, Appendix E); and Project Site Visit – October 11, 2018 by Matthew Fagan.*

Findings of Fact:

- a) *Would the Project be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?*

No Impact

According to the *Geo Investigation*, Section 6.8 (p. 8), the site is located approximately 56 miles from the nearest coastline; therefore, the negligible risk associated with tsunamis is not a design

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

consideration. In addition, the site not located adjacent to a body of water; therefore, seiches are not a design consideration for the site. Based on this information, implementation of the proposed Project would not be subject to geologic hazards, such as tsunami, or seiche. There are no volcanic hazards in proximity of the Project site. Any mudflows associated with a tsunami, seiche, or volcanic hazards are not applicable to the Project. There will be no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

17. Slopes.

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

Source(s): *Map My County (RCIT) (Appendix A); and Geotechnical Investigation and Percolation Testing – Dutch Village, Tentative Tract 37078, prepared by Geocon West, Inc., January 27, 2017 (Geo Investigation, Appendix E), and Ordinance No. 457.*

Findings of Fact:

a) *Would the Project change topography or ground surface relief features?*

Less Than Significant Impact

As set forth in the *Geo Investigation*, Section 2 (p. 2), the Project site is 30.62 acres in size and consists of three separate parcels. Parcel 1 is located southwest of Jean Nicholas Road, just north of Elliot Road. Parcel 2 is located north of the intersection of Jean Nicholas Road and Elliot Road. Parcel 3 is located east of the intersection of Jean Nicholas Road and Elliot Road.

Topography within Parcel 1 is gently sloping to the south with elevations ranging from 1,424 feet above mean sea level (MSL) in the north corner to 1,407 MSL in the southwestern central portion of the parcel.

Parcel 2 is relatively flat, having been sheet-graded. Elevations range from 1,431 feet MSL in the north to 1,420 feet MSL in the south. The western boundary descends at a gradient of approximately 3:1 (horizontal : vertical) to Jean Nicholas Road (approximate elevation 1,415 feet MSL). Boulder stockpiles are present in the north central portion of the parcel.

Parcel 3 descends from Elliot Road to the northwest and Ron Roberts Road to the north to a relatively flat sheet-graded parcel with elevations ranging from 1,420 feet MSL in the northwest corner to 1,378 feet MSL in the southwest central portion of the site, where a storm drain inlet carries water under Winchester Road. Several stockpiles of soil and surface boulders are present on Parcel 3.

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

A review of aerial photographs shows the site originally consisted of a gabbroic bedrock hill that extended from Parcel 2 into Parcel 3 prior to grading. Each parcel was stripped and at least partially graded in 2006 as the surrounding residential developments were graded. Parcel 3 appears to have been mined between 2006 and 2009, likely for sand and gravel.

The proposed Project will be limited to Parcels 2 and 3. Parcel 1 is proposed to be a stormwater retention/infiltration basin within a park site.

Implementation of the proposed Project will change the site topography and ground surface relief features; however, these will be minimal. Any impacts will be less than significant.

b) *Would the Project create cut or fill slopes greater than 2:1 or higher than 10 feet?*

Less Than Significant Impact

No slopes greater than 2:1 are proposed. As set forth in the *Geo Investigation*, Section 6.7 (p. 8), 1) fill slopes are anticipated to be less than 10 feet in vertical height and graded to inclinations of 2:1, 2) cut slopes are anticipated to be less than 20 feet in vertical height and graded to inclinations of 2:1 or flatter, and 3) in general, the proposed cut and fill slopes comprised of gabbroic bedrock will possess adequate factors of safety for global and surficial stability.

California Building Code (CBC) requirements (as implemented through Ordinance No. 457) pertaining to new development and construction will minimize the potential for structural failure or loss of life due to geological constraints by ensuring that structures are constructed pursuant to applicable seismic design criteria for the region. CBC requirements are applicable to all development; therefore, they are not considered mitigation for CEQA implementation purposes. In addition, the Project will comply with the *Geo Investigation*.

The County of Riverside Building and Safety Department has standard conditions, as they apply to manufactured slopes, which require that the Project applicant plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance No. 457.

With adherence to these standard conditions, any impacts will be reduced to less than significant level.

c) *Would the Project result in grading that affects or negates subsurface sewage disposal systems?*

No Impact

No subsurface sewage disposal systems are located on the Project site, or in proximity to the Project site. The area in immediate proximity to the Project site is served by sewer. No portion of the proposed Project will result in grading that affects or negates subsurface sewage disposal systems. There will be no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
18. Soils.				
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): *Map My County (RCIT) (Appendix A); Geotechnical Investigation and Percolation Testing – Dutch Village, Tentative Tract 37078, prepared by Geocon West, Inc., January 27, 2017 (Geo Investigation, Appendix E); and Project Site Visit – October 11, 2018 by Matthew Fagan.*

Findings of Fact:

a) *Would the Project result in substantial soil erosion or the loss of topsoil?*

Less Than Significant Impact

Site grading will create the potential for the proposed Project to result in soil erosion or the loss of topsoil. The County of Riverside Building and Safety Department has standard conditions, as they apply to manufactured slopes, which require that the Project applicant plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance No. 457.

In addition, wind erosion will be minimized through mandated soil stabilization measures by South Coast Air Quality Management District (SCAQMD) Rule 403 (Fugitive Dust), such as daily watering.

Lastly, water erosion will be prevented through the County’s standard, mandated, erosion control practices required pursuant to the CBC, and the National Pollution Discharge Elimination System (NPDES), such as silt fencing, fiber rolls, or sandbags.

These standard conditions are applicable to all development; therefore, they are not considered mitigation for CEQA implementation purposes.

With the inclusion of these standard conditions, any impacts from implementation of the proposed Project that could result in substantial soil erosion or the loss of topsoil, will remain less than significant.

b) *Would the Project be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?*

Less Than Significant Impact

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

According to the *Geo Investigation*, Sections 8.2.3 and 8.2.4 (pp. 12 & 13), the proposed Project site is located on soils that exhibit low expansive potential.

Since the onsite soils exhibit expansion indices of 20 or less, the design of slab on grade foundations is exempt from the procedures outlined in CBC Section 1808.6.1 or 1808.6.2. Consistent with Ordinance No. 457, each building pad will be evaluated for its expansive potential and foundation design parameters will be incorporated.

California Building Code (CBC) requirements (as implemented through Ordinance No. 457) pertaining to new development and construction will minimize the potential for structural failure or loss of life during earthquakes by ensuring that structures are constructed pursuant to applicable seismic design criteria for the region. CBC requirements are applicable to all development; therefore, they are not considered mitigation for CEQA implementation purposes. In addition, the Project will be required to comply with the *Geo Investigation*.

With adherence to these standard conditions, should the Project be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property, any impacts will be reduced to less than significant level.

- c) *Would the Project have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?*

No Impact

No portion of the proposed Project proposes the use of septic tanks or alternative waste water disposal systems. The Project will tie into existing sanitary sewer facilities located in Jean Nicholas Road. Therefore, whether or not the Project has 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, is not relevant. There will be no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

19. Wind Erosion and Blowsand from Project either on or off site.

- a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

Source(s): *Map My County (RCIT) (Appendix A); and Geotechnical Investigation and Percolation Testing – Dutch Village, Tentative Tract 37078, prepared by Geocon West, Inc., January 27, 2017 (Geo Investigation, Appendix E), Project Site Visit – October 11, 2018 by Matthew Fagan, and Ordinance No. 457.*

Findings of Fact:

- a) *Would the Project directly or indirectly be impacted by or result in an increase in wind erosion and blowsand, either on or off site?*

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

Less Than Significant Impact

The proposed Project site is located in an area of “Moderate Wind Eroding” rating. Implementation of the proposed Project may be impacted by or result in an increase in wind erosion and blowsand, either on or off site. All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department. This is a standard condition for the County of Riverside and is not considered mitigation for CEQA implementation purposes.

The Project will be required to implement a Storm Water Pollution Prevention Plan (SWPPP) to address wind erosion and blow sand during the construction process. The SWPPP is required by the California Regional Water Quality Board Order 2009-0009-DWQ and the NPDES General Permit Number CAS000002. As part of the SWPPP, the Project will implement construction BMPs per the California Stormwater Quality Association (CASQA) Construction BMP Handbook that are used to control wind erosion and blow sand. This is a standard condition for the County of Riverside and is not considered mitigation for CEQA implementation purposes.

With the inclusion of these standard conditions, any impacts from implementation of the proposed Project related to an increase in wind erosion and blowsand, either on- or off-site, will remain less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

GREENHOUSE GAS EMISSIONS. Would the Project:

20. Greenhouse Gas Emissions.

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Source(s): *Tentative Tract Map No. 37078 Greenhouse Gas Analysis*, prepared by Urban Crossroads, October 27, 2016 (*GHG Analysis, Appendix B2*).

Note: Any tables or figures in this section are from the *GHG Analysis*, unless otherwise noted.

Findings of Fact:

a) *Would the Project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*

Less Than Significant Impact

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

Construction activities associated with the proposed Project will result in emissions of Carbon Dioxide (CO₂) and Methane (CH₄) from construction activities. California Emissions Estimator Model (CalEEMod) was used to estimate on-site and off-site emissions. For construction phase Project emissions, GHGs are quantified and amortized over the life of the Project. To amortize the emissions over the life of the Project, the SCAQMD recommends calculating the total greenhouse gas emissions for the construction activities, dividing it by a 30-year project life then adding that number to the annual operational phase GHG emissions.

Operational activities associated with the proposed Project will result in emissions of CO₂, CH₄, and Nitrogen Dioxide (N₂O) from the following primary sources:

- Area Source Emissions (hearths/fireplaces and landscapes, landscape maintenance equipment);
- Energy Source Emissions (combustion emissions associated with natural gas and electricity);
- Mobile Source Emissions (vehicles);
- Solid Waste; and
- Water Supply, Treatment and Distribution.

The annual GHG emissions associated with the operation of the proposed Project are estimated to be 2,836.22 Metric Tons of Carbon Dioxide Equivalent (MTCO₂e) per year as summarized in **Table 20-1, Total Project Greenhouse Gas Emissions (Annual)**.

**Table 20-1
Total Project Greenhouse Gas Emissions (Annual)**

Emissions Source	Emissions (metric tons per year)			
	CO ₂	CH ₄	N ₂ O	Total CO ₂ E
Annual construction-related emissions amortized over 30 years	25.65	4.35E-03	0.00	25.76
Area	42.15	3.43E-03	7.20-04	42.45
Energy	447.83	2.00E-02	7.05-03	450.37
Mobile Source	2,217.31	9.00E-02	0	2,219.59
Waste	15.31	0.91	0.00	37.94
Water Usage	48.71	0.35	8.8E-03	60.11
Total CO₂E (All Sources)	2,836.22			

Note: Totals obtained from CalEEMod™ and may not total 100% due to rounding. Table results include scientific notation. e is used to represent ^e (which would be written as x 10^{bn}) and is followed by the value of the exponent.

Direct and indirect operational emissions associated with the Project are compared with the County of Riverside’s threshold of significance, which is 3,000 MTCO₂e per year. As shown in **Table 20-1**, the proposed Project would not exceed this threshold. While the Project does generate greenhouse gas emissions (directly and indirectly), any Project impacts are considered less than significant.

b) *Would the Project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?*

No Impact

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

The County of Riverside CAP (December 8, 2015) was designed under the premise that the County of Riverside, and the community it represents, is uniquely capable of addressing emissions associated with sources under Riverside County's jurisdiction, and that Riverside County's emission reduction efforts should coordinate with the state strategies of reducing emissions in order to accomplish these reductions in an efficient and cost-effective manner.

The County of Riverside Climate Action Plan Update, November 2019 (CAP Update) establishes GHG emission reduction programs and regulations that correlate with and support evolving State GHG emissions reduction goals and strategies. The CAP Update includes reduction targets for year 2030 and year 2050. These reduction targets require the County to reduce emissions by at least 525,511 MT CO₂e below the Adjusted Business-As-Usual (ABAU)¹ scenario by 2030 and at least 2,982,948 MT CO₂e below the ABAU scenario by 2050 (CAP Update, p.7-1)

The purpose of the CAP Update is to provide guidance on how to analyze GHG emissions and determine significance during the CEQA review of proposed development projects within the County. To address the state's requirement to reduce GHG emissions, the County prepared its CAP Update with the goal of reducing GHG emissions within the County by 49% below "existing" 2008 levels by the year 2030. The County's target is consistent with the AB 32 target and ensures that the County will be providing GHG reductions locally that will complement state efforts to reduce GHG emissions. The County's target is also consistent with the SB 32 target that expands on AB 32 to reduce GHG emissions to 40% below the 1990 levels by 2030. Because the County's CAP Update addresses GHG emissions reductions and is consistent with the requirements of AB 32, SB 32, and international efforts to reduce GHG emissions, compliance with the CAP Update fulfills the description of mitigation found in the State CEQA Guidelines.

The CAP Update identifies a two-step approach in evaluating GHG emissions. First, a screening threshold of 3,000 MTCO₂e per year is used to determine if additional analysis is required. Projects that exceed the 3,000 MTCO₂e per year will be required to quantify and disclose the anticipated GHG emissions then either 1) demonstrates GHG emissions at project buildout year levels of efficiency and includes project design features and/or mitigation measures to reduce GHG emissions or 2) garner 100 points through the Screening Tables. Per the CAP Update, projects that emit less than 3,000 MTCO₂e per year would result in a less than significant impact with respect to GHG emissions.

As shown on **Table 20-1**, the Project will result in approximately 2,836.22 MTCO₂e per year; the proposed Project would not exceed the County's screening threshold of 3,000 MTCO₂e per year.

Therefore, the Project would not conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases. No impacts will occur.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

¹ ABAU Scenario reflects GHG emissions reductions achieved through anticipated future State actions (CAP Update, p. 2-1).

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

HAZARDS AND HAZARDOUS MATERIALS. Would the Project:				
21. Hazards and Hazardous Materials.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter (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): *Phase I Environmental Site Assessment, Dutch Village, Tentative Tract Map 37078, North of Jean Nicholas Road and Winchester Road, French Valley Area, Riverside County, California*, prepared by Geocon West, Inc., December 22, 2017 (*Phase I ESA, Appendix F*); Temecula Valley Unified School District Website, Murrieta Valley Unified School District Website; Menifee Union School District Website; Perris Union High School District Website; **Figure 21-1, Geotracker Site; Figure 21-2, Envirostor Site**; GEOTRACKER Website; and *The Department of Toxic Substances Control's Hazardous Waste and Substances Site List (Cortese List)* Website.

Findings of Fact:

a) *Would the Project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*

Less Than Significant Impact

The proposed Project could result in a significant hazard to the public if the Project includes the routine transport, use, or disposal of hazardous materials or places housing near a facility which routinely transports, uses, or disposes of hazardous materials. The Project proposes the development of 163 single-family residential units located in the unincorporated French Valley area of Riverside County. The Project's proposed residential use does not include the routine transport, use, or disposal of hazardous materials.

The Project site is located adjacent to similar single-family residential tract development that is in immediate Proximity of the site. The Project is not located in or adjacent to an industrial area. The proposed Project does not place housing near any hazardous materials facilities. The routine use, transport, or disposal of hazardous materials is primarily associated with industrial uses that require such materials for manufacturing operations or produce hazardous wastes as by-products

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

of production applications. The proposed Project does not propose or facilitate any activity involving significant use, routine transport, or disposal of hazardous substances as part of the proposed residential use.

During construction, there would be a minor level of transport, use, and disposal of hazardous materials and wastes that are typical of construction projects. This would include fuels and lubricants for construction machinery, coating materials, etc. Routine construction control measures and best management practices for hazardous materials storage, application, waste disposal, accident prevention and clean-up, etc. would be sufficient to reduce potential impacts to a less than significant level.

It is anticipated that the Storm Water Pollution Prevention Plan (SWPPP) prepared for the proposed Project can reduce such hazards to a less than significant level through best management practices (BMPs) incorporated into the SWPPP design. The SWPPP is required by the California Regional Water Quality Board Order 2009-0009-DWQ and the NPDES General Permit Number CAS000002. This is a standard condition for the County of Riverside and is not considered mitigation for CEQA implementation purposes.

With regard to Project operation, widely used hazardous materials common to single-family residential use include cleaners, pesticides, and food waste. The remnants of these and other products are disposed of as household hazardous waste that are prohibited or discouraged from being disposed of at local landfills. Regular operation and cleaning of these uses would not result in significant impacts involving use, storage, transport or disposal of hazardous wastes and substances. Use of common household hazardous materials and their disposal does not present a substantial health risk to the community.

Impacts from the Project that could create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials will be less than significant.

- b) *Would the Project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?*

Less Than Significant Impact

The *Phase I ESA* conducted for the Project site did not reveal evidence of a recognized environmental conditions or concerns in connection with the Project site.

During construction, there is a potential for accidental release of petroleum products from vehicles and equipment to pose a significant hazard to people and the environment. Impacts may occur during construction; however, with the incorporation of standard conditions, such as the SWPPP and WQMP, any impacts will remain less than significant. These standard conditions are applicable to all development; therefore, they are not considered mitigation for CEQA implementation purposes.

Hazardous materials anticipated during operations are anticipated to be those most commonly associated with residences and landscaping, which include cleaning products, petroleum products, etc. These types of hazardous materials are not potentially hazardous to large numbers of people, especially at the scale they would be stored and used with a residential use. Therefore,

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

the Project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Based on this information, any impacts will be less than significant.

- c) *Would the Project impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?*

Less Than Significant Impact

The Project will be located northerly of the signalized intersection of Winchester Road (SR-79) and Jean Nicholas Road. In 2014, this portion of Winchester Road was widened from two to four lanes as a part of the Phase 2 Winchester Road Widening Project; Jean Nicholas Road is a collector serving the existing single-family residential subdivision development adjacent south and southwest of the subject. In addition, Elliot Road is a collector road that connects with Jean Nichols Road and serves as a secondary access point to the existing residential tract development contiguous north of the subject. A limited potential exists to interfere with an emergency response or evacuation plan during construction. Control of access will ensure emergency access to the site and Project area during construction through the submittal and approval of a traffic control plan (TCP). The TCP is a standard condition and is not considered unique mitigation under CEQA.

Following construction, emergency access to the Project site and area will remain as was prior to the proposed Project. Therefore, implementation of the Project will not impair implementation of, or physically interfere, with an adopted emergency response plan or an emergency evacuation plan. Any impacts will be less than significant.

- d) *Would the Project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?*

No Impact

There are no existing or proposed schools located within one-quarter mile of the Project site.

The Project site is located at the northeast boundary of the Murrieta Valley Unified School District (MVUSD). The Menifee Union \ Perris Union High district boundary is located contiguous to the north of the Project site, and the Temecula Valley USD (TVUSD) boundary is southeast across Winchester Road from the Project site.

The closest schools to the Project site include:

- TVUSD’s Susan La Vorgna Elementary School is located approximately 1,850 feet (0.35 mile) southeast of the Project site; and
- Menifee USD’s Harvest Hill STEAM Academy (Elementary School) is located approximately 2,650 feet (0.50 mile) north of the Project site.

Based on this information, the Project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. There will be no impacts.

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

e) *Would the Project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?*

No Impact

The California State Waterboards GEOTRACKER site provides information regarding Leaking Underground Storage Tanks, Other Cleanup Sites, Land Disposal Sites, Military Sites, Waste Discharge Requirement (WDR) Sites, Permitted Underground Storage Tank (UST) Facilities, Monitoring Wells, Department of Toxic Substances Control (DTSC) Cleanup Sites and DTSC Hazardous Waste Permit Sites.

According to the GEOTRACKER site, there are no Leaking Underground Storage Tanks, Other Cleanup Sites, Land Disposal Sites, Military Sites, WDR Sites, Permitted UST Facilities, Monitoring Wells, DTSC Cleanup Sites and DTSC Hazardous Waste Permit Sites on the proposed Project site, or within 1 mile of the proposed Project site. Detailed information is shown on **Figure 21-1, Geotracker Site**.

The DTSC's Hazardous Waste and Substances Site List (Cortese List) does not show any Hazardous Waste and Substances Sites currently located within a 1-mile radius of the proposed Project site. This information was verified at the web-link cited in the sources, and shown on **Figure 21-2, Envirostor Site**.

These conclusions are supported by the information contained in the referenced Geocon *Phase I ESA*. The Project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment.

Based upon the available data, there is no evidence to support that hazardous wastes or contamination would be present on the site. There will be no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

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

This page left intentionally blank for pagination purposes.

Figure 21-2
ENVIROSTOR Site

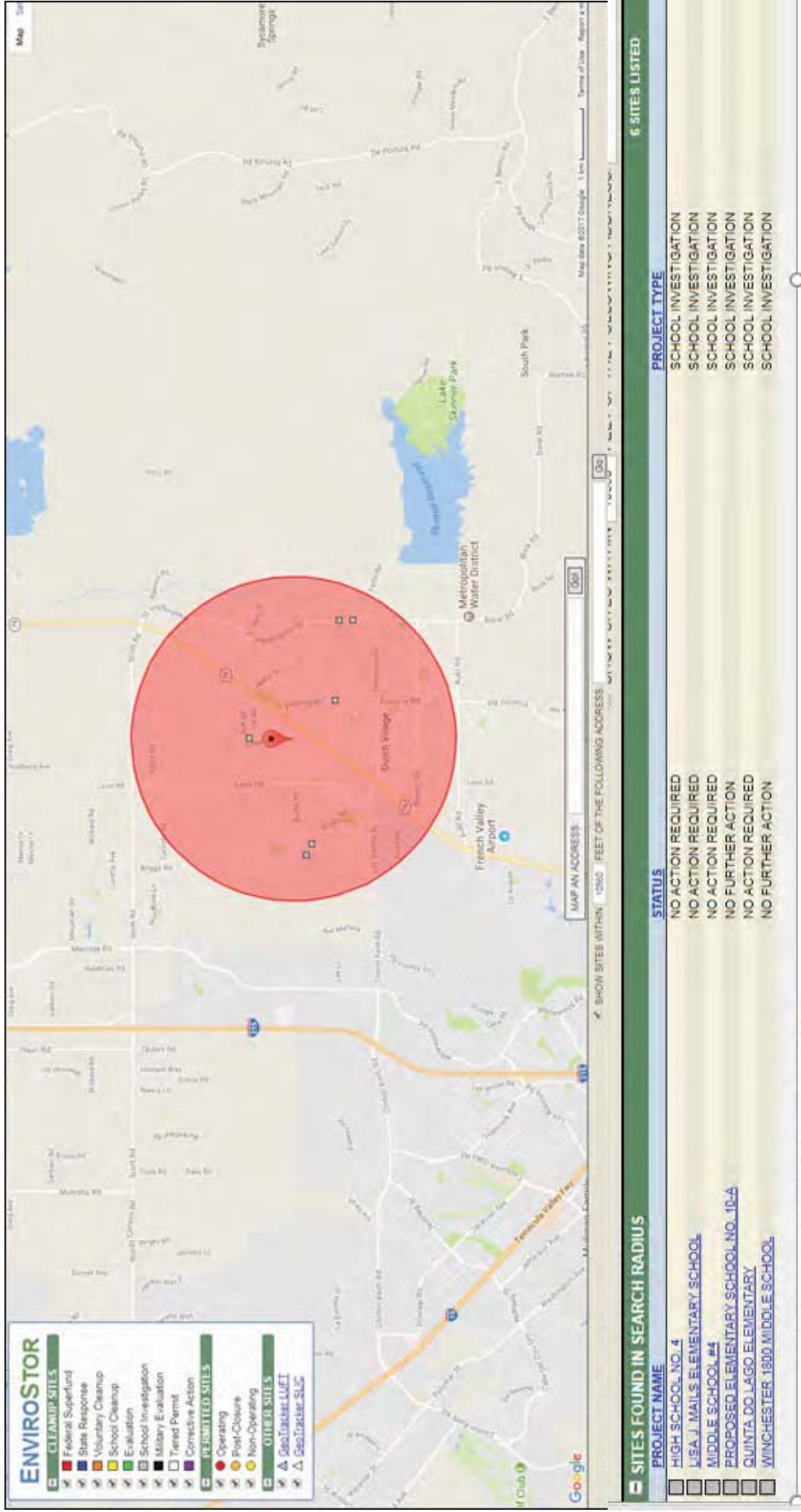
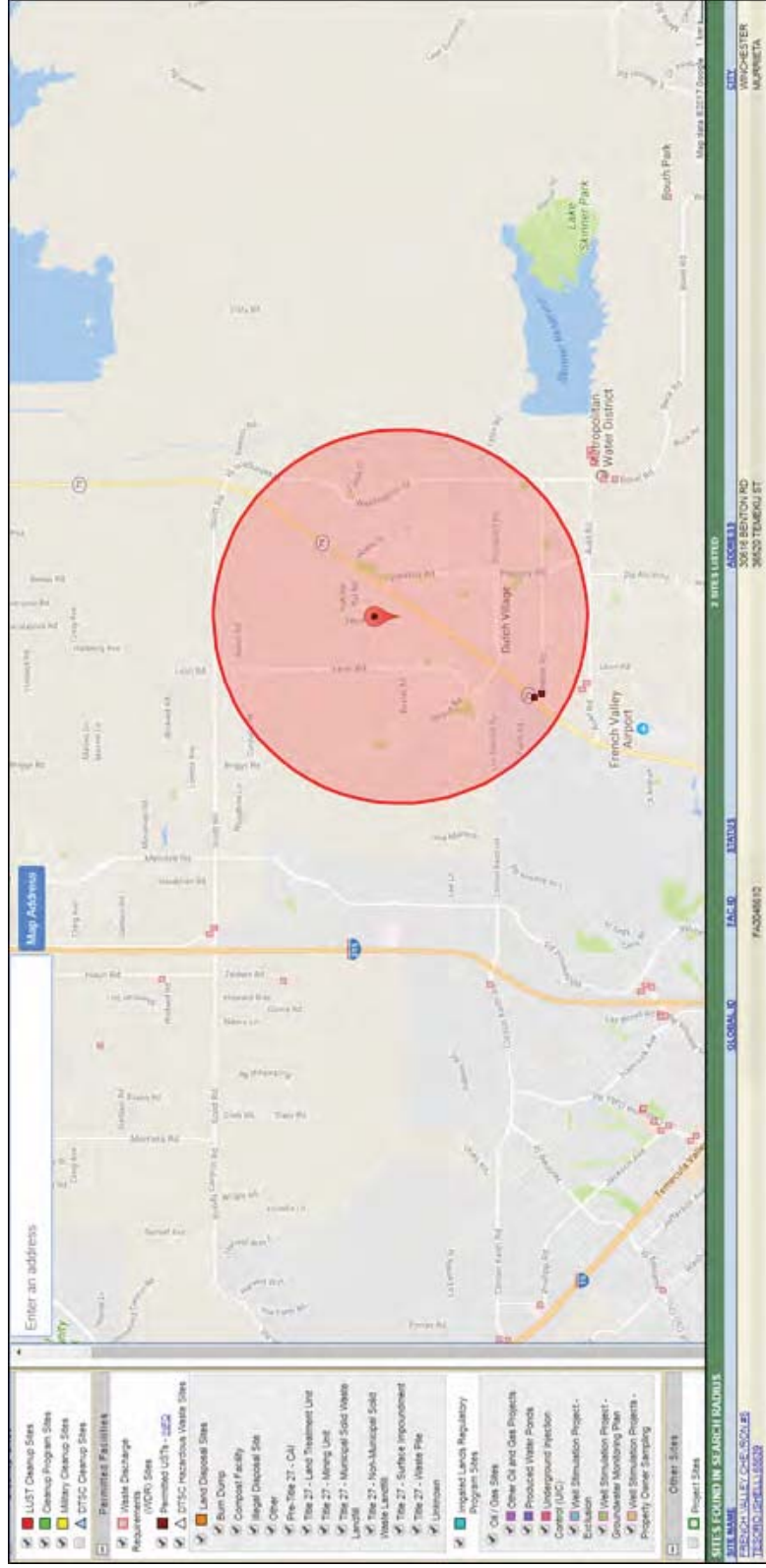


Figure 21-1
GEOTRACKER Site



French Valley Chevron #8
30616 Benton Rd
Winchester, CA 92596

PERMITTING AGENCY: Riverside County Department of Environmental Health
FACILITY ID:

PERMITTED UNDERGROUND STORAGE TANK (UST)

TESORO (SHELL) 68639
36520 Temeku St
Murrelet, CA 92563

PERMITTING AGENCY: Riverside County Department of Environmental Health
FACILITY ID: FA0048610

PERMITTED UNDERGROUND STORAGE TANK (UST)

Source: <https://geotracker.waterboards.ca.gov/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
22. Airports.				
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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): *Airport Land Use Commission (ALUC) Development Review Letter*, prepared by Riverside County Airport Land Use Commission, dated June 28, 2018 (**Appendix G1**); and *Determination of No Hazard to Air Navigation Letter*, prepared by Federal Aviation Administration, dated May 21, 2018 (**Appendix G2**).

Findings of Fact:

a) *Would the Project result in an inconsistency with an Airport Master Plan?*

Less Than Significant Impact

The Project site is located within French Valley Airport Influence Policy Area (Airport Influence Area). There are several safety zones associated with the Airport Influence Area. Properties within these zones are subject to regulations governing such issues as development intensity, density, height of structures, and noise. The Project site is located within Zone E of the French Valley Airport Land Use Compatibility Plan (2007 FVALUCP). An Airport Land Use Commission (ALUC) Development Review application was submitted to the ALUC (File No. ZAP1080FV18) and the ALUC Board found the application to be consistent with the 2007 FVALUCP on June 14, 2018. A letter was issued by the indicating that the ALUC found that project consistent with the French Valley Airport Land Use Compatibility Plan, subject to eleven (11) conditions of approval. These are standard conditions and are not considered unique mitigation under CEQA. Therefore, implementation of the Project will not result in an inconsistency with an Airport Master Plan. Any impacts are considered less than significant. The Project was also submitted to the Federal Aviation Administration (FAA). On May 21, 2018, the FAA made a "Determination of No Hazard to Air Navigation. Any impacts will be less than significant.

b) *Would the Project require review by the Airport Land Use Commission?*

Less Than Significant Impact

Implementation of the proposed Project required review by the Airport Land Use Commission. The Project was heard by the Riverside County Airport Land Use Commission (ALUC) at their June 14, 2018 hearing (File No ZAP1080FV18). The ALUC adopted the Staff recommendation that the Project be found consistent with the FVCLUP. A letter was issued by the indicating that the ALUC found that project consistent with the French Valley Airport Land Use Compatibility

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

Plan, subject to eleven (11) conditions of approval. These are standard conditions and are not considered unique mitigation under CEQA. Any impacts will be less than significant.

c) *Would the Project result in a safety hazard for people residing or working in the Project area?*

Less Than Significant Impact

The ALUC adopted the Staff recommendation that the Project be found consistent with the FVCLUP. A letter was issued by the indicating that the ALUC found that project consistent with the French Valley Airport Land Use Compatibility Plan, subject to eleven (11) conditions of approval. These are standard conditions and are not considered unique mitigation under CEQA. These conditions are imposed to reduce any risks to people working in proximity to the French Valley Airport Influence Area. Therefore, implementation of the proposed Project would not result in a safety hazard for people residing or working in the proposed Project area. Any impacts will be less than significant.

d) *For a project within the vicinity of a private airstrip, or heliport, would the Project result in a safety hazard for people residing or working in the Project area?*

No Impact

The closest private airstrip is the Billy Joe Airport - 37CA, which is located approximately 7¼ miles to the southeast of the Project site and the closest heliport is located at the Temecula Valley Hospital, located approximately 8¾ miles south of the Project site. Because of these distances, the private airstrip/heliport are out of the immediate vicinity of the Project Site and no safety hazard would be expected to occur.

Therefore, implementation of the proposed Project would not result in a safety hazard for people residing or working in the proposed Project area. There will be no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

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?

b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the Project may impede sustainable groundwater management of the basin?

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?

d) Result in substantial erosion or siltation on-site or off-site?

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

Source(s): Ordinance No. 458 (An Ordinance of the County of Riverside Regulating Special Flood Hazard Areas and Implementing the National Flood Insurance Program); *Project Specific Water Quality Management Plan – Tentative Tract Map 37078*, prepared by JLC Engineering & Consulting, Inc., April 2, 2018, Revised May 24, June 22, 2018, and July 5, 2018 (**Appendix H1, WQMP**); *Preliminary Hydrology and Hydraulics Study for Tentative Tract Map 37038, County of Riverside, California*, JLC Engineering & Consulting, Inc., prepared April 2, 2018, Revised May 24, 2018, June 22, 2018, and July 5, 2018 (**Appendix H2, Hydrology Study**); *Geotechnical Investigation and Percolation Testing – Dutch Village, Tentative Tract 37078*, prepared by Geocon West, Inc., January 27, 2017 (**Appendix E, Geo Investigation**); Metropolitan Water District 2015 *Urban Water Management Plan (2015 UWMP)*; Ordinance No. 458 (An Ordinance of the County of Riverside Regulating Special Flood Hazard Areas and Implementing the National Flood Insurance Program); *Map My County*, (**Appendix A**); and SWAP Figure 10, *SWAP Special Flood Hazard Areas*.

Findings of Fact:

a) *Would the Project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?*

Less Than Significant Impact

A project normally would have an impact on surface water quality if discharges associated with the project would create pollution, contamination, or nuisance as defined in Water Code Section 13050, or that cause regulatory standards to be violated as defined in the applicable National Pollutant Discharge Elimination System (NPDES) stormwater permit or Water Quality Control Plan for a receiving water body. For the purpose of this specific issue, a significant impact could occur if the Project would discharge water that does not meet the quality standards of the agencies which regulate surface water quality and water discharge into stormwater drainage systems. Significant impacts could also occur if the Project does not comply with all applicable regulations with regard to surface water quality as governed by the State Water Resources Control Board (SWRCB). These regulations include preparation of a Water Quality Management Plan (WQMP) to reduce potential post-construction water quality impacts.

Construction Impacts

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

Three general sources of potential short-term, construction-related stormwater pollution associated with the proposed Project include: 1) the handling, storage, and disposal of construction materials containing pollutants; 2) the maintenance and operation of construction equipment; and 3) earth-moving activities which, when not controlled, may generate soil erosion via storm runoff or mechanical equipment.

Operational Impacts

Proposed construction of the Project will increase impervious areas by replacing the vacant property with associated paving and rooftops. Landscaping is proposed as part of Project design in the form of landscaped planters containing trees, shrubs, ground covers, and vines. All wastewater associated with the Project’s advanced treatment system. The Project proponent has submitted a Water Quality Management Plan (WQMP) for review and approval. The WQMP identifies post-construction BMPs in addressing increases in impervious surfaces, methods to decrease incremental increases in off-site stormwater flows, and methods for decreasing pollutant loading in off-site discharges as required by the applicable NPDES requirements. This standard condition is applicable to all development; therefore, they are not considered mitigation for CEQA implementation purposes. Any impacts from implementation of the proposed Project such that the Project would violate any water quality standards or waste discharge requirements, will be less than significant.

- b) *Would the Project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the Project may impede sustainable groundwater management of the basin?*

Less Than Significant Impact

The Eastern Municipal Water District (EMWD) provides water to the Project site. EMWD is a public water agency formed in 1950 and annexed into the service area of the Metropolitan Water District of Southern California (MWD) in 1951. It is currently one of MWD’s 26-member agencies. EMWD presently operates its water supply system under a system permit issued by the California Department of Public Health. The proposed Project site development will connect to an existing 12” EMWD water line located in Ron Roberts Way.

Presently, EMWD has four sources of water supply: 1) Potable groundwater; 2) Desalinated groundwater; 3) Recycled water; and 4) Imported water from MWD. According to 2015 figures, imported water (treated, locally treated & raw) accounted for approximately 46 percent of the total water supply, while local potable groundwater accounted for approximately 12 percent, desalted groundwater was approximately 6 percent, and recycled water was approximately 36 percent.

The Project site is located within the Santa Margarita Watershed and the Murrieta Creek Sub-watershed. Oversight of all groundwater production within the Santa Margarita Watershed falls under the continuing jurisdiction of the United States District Court, San Diego and is administered under the auspices of a court appointed water master (the "Santa Margarita Water Master"). Most of the remaining water demands are met with imported water purchased from Metropolitan Water District of Southern California.

According to the 2015 UWMP, over 90 percent of the groundwater used in Metropolitan’s service

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

area is produced from adjudicated or managed groundwater basins.

As set forth in Table 7.1 (Infiltration Test Rates) of the Project *Geo Investigation* (p. 10), the Project site has infiltration rates ranging from 0.0 to 5.3 inches per hour. The Project will preserve the natural infiltration capacity that currently exists through the implementation of the *WQMP* which proposes two infiltration basins (Infiltration Basin “A” and Infiltration Basin “B”). In addition, the proposed Project plan utilizes a minimum impervious area design.

The *WQMP* delineates two Drainage Management Areas (DMA’s), DMA-A and DMA-B:

- DMA-A consists of 961,805 square feet (22.08 acres) comprising all of the proposed 163 residential building units, asphalt/paving and landscaping. DMA-A will be served by Infiltration Basin “A;”
- DMA-B consists of 125,453 square feet (2.88 acres) of existing impervious area identified as Elliot Road and nine existing off-site single-family residences along the west side of Elliot Road contiguous north of the Project site. DMA-B will be served in lieu by Infiltration Basin “B” due to construction of the site and the required improvements along Winchester Road which cannot feasibly be intercepted per the *WQMP*.

As a part of the minimum impervious area Project design, driveways and access roadways will be constructed to the minimum widths required and on-site parking is being held to minimum requirements. Paved walkways are being limited to those areas in the vicinity of the proposed residential buildings. Where feasible, the runoff from the building roof will be directed to landscaped areas prior to entering the on-site storm drain system.

No component of the proposed Project will deplete groundwater supplies. The Project design, as depicted on the Project plans and *WQMP*, will allow for water to percolate back into the ground and allow for groundwater recharge. This will offset any impacts from the other non-pervious elements contained in the proposed Project. This standard condition is applicable to all development; therefore, it is not considered mitigation for CEQA implementation purposes.

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

- c) *Would the Project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces?*

Less Than Significant Impact

The Project site is currently vacant and undeveloped. Topography is flat-lying and featureless, the result of the mass grading to construct Jean Nicholas and Elliot Roads and also reflects the prior use of the site as a construction staging area. Topography is now characteristic of an abandoned construction site with manmade elevations and depressions.

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

The existing terrain generally drains from west to east and is a tributary to the French Valley Creek system (which is a tributary to Murrieta Creek). The existing terrain has an elevation of 1430± AMSL at the northwest corner and an elevation of 1380± along the easterly property line; an overall elevation change of approximately 50 feet.

The existing terrain slopes downward toward the easterly property line where flows are collected by an existing 84-inch Corrugated Metal Pipe (CMP) Culvert that crosses State Route 79 (Winchester Road). The 84-inch CMP Culvert delivers the flows from the area to French Valley Creek. The Project site is not part of a Master Drainage Plan.

There are no streams or rivers located on the Project site; however, it is noted, a natural water course (French Valley Creek) identified as a seasonal blue-line stream on the USGS topography map is located across Winchester Road from the Project site.

The Project site currently accepts offsite flows from the north through an existing storm drain system crossing Ron Roberts Way and from Winchester Road (SR 79 North). The proposed Project development will install a storm drain system to collect the flows outletting the existing storm drain. These flows will be conveyed to the existing 84-inch CMP Culvert. The flows that are generated by the existing and proposed improvement of State Route 79 will be captured by an existing catch basin located at the Intersection of Jean Nicholas Road and State Route 79.

The Project is proposing an infiltration basin (Infiltration Basin “A”) along the easterly/southeasterly property line contiguous to SR 79 North. The onsite area drainage will be collected by a series of catch basins and a storm drain system that will deliver the flows to the proposed infiltration basin (Infiltration Basin “A”). The proposed infiltration basin has been designed to treat the runoff from the Project to meet the water quality criteria for residential projects. A second infiltration basin (Infiltration Basin “B”) will accept flows from Elliot Road and a series of nine offsite residences located on the west side of Elliot Road adjacent north of the Project site.

As previously mentioned, the onsite area will be collected by catch basins and a storm drain system. As a result, the Project development area consists of a single drainage area that is designed to convey flows to the infiltration basin. The *WQMP* identifies the drainage management area (DMA) that was used to perform a water quality volume assessment in order to determine the size of the infiltration basin. Onsite flows generated by the proposed Project will be collected and conveyed using a combination of surface flow, catch basins, and sub-surface storm drains to deliver the runoff to the infiltration basin. Flows in excess of the infiltration basin capacity will be discharged into the existing 84-inch CMP Culvert.

The proposed storm drain and water quality infrastructure systems proposed for the Project meet the requirements and criteria established by the County of Riverside. The proposed storm drain and water quality infrastructure system will provide flood control protection for the Project site and proposed street improvements. Moreover, the storm drain and water quality system will provide the necessary Best Management Practices (BMPs) to treat the runoff generated by the Project in a manner that meet the requirements outlined in the Water Quality Management Plan Guidance Document.

Figure 13a, Hydrology Existing Conditions (Located in Section I of this IS), identifies the proposed on-site drainage system for the Project site.

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

After development the drainage pattern will remain essentially the same with the inclusion of more inlets on the existing storm drain system and two Infiltration Basins - BMPs. The inclusion of the BMPs will limit the runoff from the developed portions of the Project to no more than 110% of the runoff from the Project site in its natural condition for all storms up to the 10-year storm event.

The Project site will utilize infiltration as the treatment mechanism, as well as addressing hydromodifications.

BMP – Infiltration Basin “A”

- Identified as Lot 5 on TTM 37078, BMP-Infiltration Basin “A” is a proposed 0.86 net acre earthen basin located contiguous west/northwest of the existing SR-79 right-of-way and contiguous north of proposed future “E” Drive of the Project;
- This earthen basin is irregular in shape extending a maximum of 135 feet wide (from SR-79) and over 260 feet long from future “E” Drive north/northeast to the future “F” Drive;
- Proposed Infiltration Basin “A” has a storage capacity of 188,047.98 cubic feet (188,047.98 FT³). The basin depth is nine (9) feet with a top elevation of 1387 AMSL, and a bottom elevation of 1378 AMSL;
- The infiltration rate for the Project at the location of Infiltration Basin “A” is 5 inch/hour, which is sufficient for infiltration based BMPs;
- Direct access for maintenance purposes is available from the contiguous private roadway system (“E” Drive and “F” Drive); and
- Infiltration Basin “A” will serve all of the onsite Project Area consisting of 22.08 acres (i.e. DMA-A; 961,805 SF) including Project related roof, asphalt/concrete and landscaping areas.

BMP - Infiltration Basin “B”

- Identified as Lot 1 on TTM 37078, BMP-Infiltration Basin “B” is a proposed 1.52 net acre earthen basin located contiguous southwest of Jean Nicholas Road opposite of Elliot Road and extending northwest to the Project site’s west boundary line;
- This earthen basin is somewhat wedge shaped; Lot 1 has a maximum width of 162.57 feet along its west boundary, by 540.98 feet along its south/southwest boundary, and extending 616.14 feet along its Jean Nicholas Road frontage;
- Proposed Infiltration Basin “B” has a storage capacity of 70,858.21 cubic feet (FT³). The basin depth is five (5) feet with a top elevation of 1414 AMSL, and a bottom elevation of 1409 AMSL;
- The infiltration rate results for the Project at the location of Infiltration Basin “B” were relatively low (0.2 inch/hour and 1.0 inch/hour). An average of these two rates was utilized in the basin sizing design. It is noted, even though the rates are less than the recommended rates for infiltration basins, Basin B is significantly large enough to meet the criteria per the Infiltration Basin Design Spreadsheet. Additionally, this basin is used to treat area drainage in-lieu due to the construction of the site and the required improvements along Winchester Road which cannot feasibly be intercepted per the *WQMP*;
- Direct access for maintenance purposes is available from the Jean Nicholas Road / Elliot Road “T” intersection; and
- Infiltration Basin “B” will serve the existing off-site impervious area consisting of 2.88 acres (DMA-B; 125,453 SF) including Elliot Road and nine single-family residences along the west side of Elliot Road contiguous north of the Project site (asphalt/concrete, landscaping).

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

The *WQMP* states that the two proposed BMPs will be maintained by a Homeowners' Association (HOA) or Property Owners Association (POA).

The proposed Project has been reviewed and conditioned by the RCFC&WCD, the County Building Department, and the County Transportation Department, to mitigate any potential impacts as listed above through site design and the preparation of a Water Quality Management Plan (WQMP) and adherence to the requirements of the National Pollutant Discharge Elimination System (NPDES). These are standard conditions for the County of Riverside and are not considered mitigation for CEQA implementation purposes. At Project completion, the Project site will be covered with structures, roadways and landscaping. This will also ensure that there will be no erosion or siltation on- or off-site.

With the inclusion of these standard conditions, any impacts from implementation of the proposed Project related to substantially altering the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site, will be less than significant.

d) *Would the Project result in substantial erosion or siltation on-site or off-site?*

Less Than Significant Impact

The Project site is currently vacant and undeveloped. Topography is flat-lying and featureless, the result of the mass grading to construct Jean Nicholas and Elliot Roads and also reflects the prior use of the site as a construction staging area. Topography is now characteristic of an abandoned construction site with manmade elevations and depressions.

The existing terrain generally drains from west to east and is a tributary to the French Valley Creek system (which is a tributary to Murrieta Creek). The existing terrain has an elevation of 1430± AMSL at the northwest corner and an elevation of 1380± along the easterly property line; an overall elevation change of approximately 50 feet.

The existing terrain slopes downward toward the easterly property line where flows are collected by an existing 84-inch Corrugated Metal Pipe (CMP) Culvert that crosses State Route 79 (Winchester Road). The 84-inch CMP Culvert delivers the flows from the area to French Valley Creek. The Project site is not part of a Master Drainage Plan.

The Project site clearing and grading phases would disturb surface soils, potentially resulting in erosion and sedimentation. If left exposed and with no vegetative cover, the Project site's bare soil would be subject to wind and water erosion.

Since the Project involves more than one acre of ground disturbance, it is subject to NPDES permit requirements for the preparation and implementation of a Project-specific SWPPP. Adherence to NPDES permit requirements and the measures established in the SWPPP are routine actions conditioned by the County and will ensure applicable water quality standards are appropriately maintained during construction of the proposed Project.

The proposed Project has been reviewed and conditioned by the RCFC&WCD, the County Building Department, and the County Transportation Department, to mitigate any potential impacts as listed above through site design and the preparation of a WQMP and adherence to the

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

requirements of the NPDES. These are standards conditions for the County of Riverside and are not considered mitigation for CEQA implementation purposes. At Project completion, the Project site will be covered with structures, asphalt paved access drives and automobile parking areas, landscaping, and a drainage system. The Project is proposing an infiltration basin (Infiltration Basin "A") along the easterly/southeasterly property line contiguous to SR 79 North. The onsite area drainage will be collected by a series of catch basins and a storm drain system that will deliver the flows to the proposed infiltration basin (Infiltration Basin "A"). The purposed infiltration basin has been designed to treat the runoff from the Project to meet the water quality criteria for residential projects. A second infiltration basin (Infiltration Basin "B") will accept flows from Elliot Road and a series of nine offsite residences located on the west side of Elliot Road adjacent north of the Project site.

As previously mentioned, the onsite area will be collected by catch basins and a storm drain system. As a result, the Project development area consists of a single drainage area that is designed to convey flows to the infiltration basin. The *WQMP* identifies the drainage management area (DMA) that was used to perform a water quality volume assessment in order to determine the size of the infiltration basin. Onsite flows generated by the proposed Project will be collected and conveyed using a combination of surface flow, catch basins, and sub-surface storm drains to deliver the runoff to the infiltration basin. Flows in excess of the infiltration basin capacity will be discharged into the existing 84-inch CMP Culvert. This will also ensure that there will be no erosion or siltation on- or off-site.

The Project will not result in substantial erosion or siltation on-site or off-site. Any impacts will be less than significant.

- e) *Would the Project substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?*

Less Than Significant Impact

A detailed description of the post-Project storm drain system design is included in Sections 23.b and 23.c. The Project will not substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site. Any impacts from implementation of the Project will be less than significant.

- f) *Would the Project 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?*

Less Than Significant Impact

Please reference the discussions included in Sections 23.b and 23.c. The Project will not 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. Any impacts from implementation of the Project will be less than significant.

- g) *Would the Project impede or redirect flood flows?*

No Impact

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

The Project site is not located within a “Special Flood Hazard Area,” or within the 100-year flood hazard area. The Project site is located in Zone D, which is used for areas where there are possible but undetermined flood hazards. As has been analyzed in the *Hydrology Study*, no flood hazards exist on the Project site. Therefore, implementation of the proposed Project will not place within a 100-year flood hazard area, structures which would impede or redirect flood flows. There will be no impacts.

h) *In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to Project inundation?*

No Impact

The Project site is not located within a “Special Flood Hazard Area,” or within the 100-year flood hazard area. The Project site is located in Zone D, which is used for areas where there are possible but undetermined flood hazards. As has been analyzed in the *Hydrology Study*, no flood hazards exist on the Project site.

Figure 10, *Southwest Area Plan Special Flood Hazard Areas*, of the SWAP indicates that Murrieta Creek, Temecula Creek, Santa Gertrudis Creek, and Tualota Creek pose significant flood hazards within the SWAP. Dam failure of the Lake Skinner and Vail Lake would cause flooding in the SWAP, but not on the Project site. The Project is not within a 100-year flood hazard area, or a Dam Inundation Area. Therefore, no flood hazards exist that would expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area).

According to the *Geo Investigation*, tsunami and seiches are not design considerations for the Project site.

In summary, the Project site development area is not located within a flood hazard, tsunami, or seiche zone, this criterion is not applicable to the Project site. There will be no impact.

i) *Would the Project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?*

Less Than Significant Impact

Reference the description of the planned stormwater drainage system described in 24.a, and 24.c, above.

All of these facilities shall meet County requirements to capture and manage the discharge of surface runoff without any substantial change in the rate or amount, which will minimize the amount of potential impacts to create additional polluted runoff.

The proposed Project has been reviewed and conditioned by the RCFC&WCD, County Building Department, and County Transportation Department, to mitigate any potential impacts as listed above through site design and the preparation of a *WQMP* and adherence to the requirements of the NPDES, particularly BMPs. These standard conditions are applicable to all development; therefore, they are not considered mitigation for CEQA implementation purposes.

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

These are standard conditions for the County of Riverside and are not considered mitigation for CEQA implementation purposes. With the inclusion of these standard conditions, any impacts from implementation of the proposed Project that would create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff, will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation 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; City of Murrieta General Plan; *Map My County (Appendix A)*; Ordinance No. 348; *Southwest Area Plan*; and Project application materials.

Findings of Fact:

a) *Would the Project 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?*

Less Than Significant Impact

Southwest Area Plan (SWAP) – Highway 79 Policy Area

The Project site is located in the Highway 79 Policy Area. The purpose of this Policy Area is to address transportation infrastructure capacity in the policy area.

- **Policy SWAP 9.1** Accelerate the construction of transportation infrastructure in the Highway 79 corridor between Temecula, Hemet, San Jacinto and Banning. The County of Riverside shall require that all new development projects demonstrate adequate transportation infrastructure capacity to accommodate the added traffic growth. The County of Riverside shall coordinate with cities in the Highway 79 corridor to accelerate the usable revenue flow of existing funding programs, thus expediting the development of the transportation.
- **Policy SWAP 9.2** Maintain a program in the Highway 79 Policy Area to ensure that overall trip generation does not exceed system capacity and that the system operation continues to meet Level of Service standards. In general, the program would establish guidelines to be incorporated into individual Traffic Impact Analyses that would monitor overall trip generation from residential development to ensure that overall within the Highway 79 Policy Area development projects produce traffic generation at a level that is 9% less than the trips

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

projected from the General Plan traffic model residential land use designations. Individually, projects could exceed the General Plan traffic model trip generation level, provided it can be demonstrated that sufficient reductions have occurred on other projects in order to meet Level of Service standards.

As discussed in Section 37.a (Transportation) of this Environmental Assessment:

“The Project will not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit. With the payment of TUMF and DIF, any impacts will be less than significant.”

In addition, **Policy SWAP 9.2** states:

“In general, the program would establish guidelines to be incorporated into individual Traffic Impact Analyses that would monitor overall trip generation from residential development to ensure that overall within the Highway 79 Policy Area development projects produce traffic generation at a level that is 9% less than the trips projected from the General Plan traffic model residential land use designations. Individually, projects could exceed the General Plan traffic model trip generation level, provided it can be demonstrated that sufficient reductions have occurred on other projects in order to meet Level of Service standards.”

The Project is estimated to generate a net total of 1,562 trip-ends per day on a typical weekday with approximately 123 AM peak hour trips and 164 PM peak hour trips. As it currently stands, under the existing land use designations, there would be 6,704 trip-ends per day on a typical weekday with approximately 362 AM peak hour trips and 638 PM peak hour trips. The proposed Project would result in 5,142 less overall trip-ends per day. Therefore, the Project is consistent with the 9% reduction requirement from the basis that the Project would reduce the overall number of trips from the site and the policy area from the existing non-residential land use designations and for purposes of avoiding or mitigating an environmental impact from traffic generation.

The County’s General Plan Land Use Map designations on the Project site are:

- Commercial Retail (CR);
- Commercial Office (CO);
- Open Space-Conservation (OS-C); and
- Light Industrial (LI).

The proposed General Plan Amendment (GPA #170001) would change the General Plan Land Use designations from CR, CO, OS-C, and LI to Medium High Density Residential (MHDR).

The current zoning for the Project site is Specific Plan (SP), and a specific plan amendment application (Specific Plan No. 106, Amendment No. 17) is proposed to make the Specific Plan Land use classification consistent with the proposed General Plan Land Use Designation.

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

While this presents a substantive change in terms of land uses, the Project, as proposed, will be consistent with the existing and proposed residential development in proximity to the Project site in terms of use and intensity of use. Therefore, implementation of the proposed Project will 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 mitigating an environmental effect. Any impacts will be less than significant.

b) *Would the Project disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?*

Less Than Significant Impact

With the approval of General Plan Amendment No. 170001, Specific Plan No. 106, Amendment No. 17, Tentative Parcel Map No. 37078, and Plot Plan No. 170003 the Project is consistent with the existing and proposed General Plan land use designations, zoning, developed uses and physical arrangement of the surrounding, established community. There is no low-income or minority community on the Project site; therefore, this is not applicable. Any impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation 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, *Multipurpose Open Space Element*, Figure OS-6, "Mineral Resources Area" (p. OS-41); *Map My County (RCIT) (Appendix A)*; Mindat.org (Mineral Data Base, Riverside County); and Project Site Visit – October 11, 2018 by Matthew Fagan.

Findings of Fact:

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

No Impact

The State Mining and Geology Board (SMGB) has established Mineral Resources Zones (MRZ) using the following classifications:

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

- MRZ-1: Areas where the available geologic information indicates no significant mineral deposits or a minimal likelihood of significant mineral deposits.
- MRZ-2a: Areas where the available geologic information indicates that there are significant mineral deposits.
- MRZ-2b: Areas where the available geologic information indicates that there is a likelihood of significant mineral deposits.
- MRZ-3a: Areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined.
- MRZ-4: Areas where there is not enough information available to determine the presence or absence of mineral deposits.

As shown on Riverside County General Plan, *Multipurpose Open Space Element*, Figure OS-6, "Mineral Resources Area," the Project site is designated MRZ-3a (areas where the available geologic information indicates that mineral deposits are likely to exist, however, the significance of the deposits is undetermined). The Project site has not been used for mining. The Project will include residential uses in an area where these uses currently exist, and will be the predominant future uses in the area. Therefore, the Project is not expected to result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. There will be no impacts.

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

No Impact

According to the *RCIT*, the existing zoning designations for properties adjacent to, and surrounding the Project site are:

- North: One family Dwellings (R-1) and Rural Residential (R-R);
- South: Industrial Park (I-P) and Specific Plan (SP);
- East: Specific Plan (SP); and
- West: One family Dwellings (R-1).

Therefore, implementation of the proposed Project will not result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. There will be no impacts.

c) *Would the Project expose people or property to hazards from proposed, existing or abandoned quarries or mines?*

No Impact

Based on a site visit, it was observed that the Project is not located adjacent to an existing surface mine or a quarry. Therefore, implementation of the proposed Project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines. There will be no impacts.

Mitigation: No mitigation measures are required.

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

Monitoring: No mitigation 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 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): SWAP Figure 5, *Southwest Area Plan French Valley Airport Influence Area*; Riverside County General Plan Chapter 7, *Noise Element, Map My County (Appendix A)*; AirNav.com website; and Google Maps.

Findings of Fact:

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

No Impact

The Project site is located within Zone E of the French Valley Airport Land Use Compatibility Plan. According to Figure 5, *Southwest Area Plan French Valley Airport Influence Area* of the SWAP, the Project site is located below the 60 dB CNEL Noise Contour of the Airport. Residential uses are considered sensitive receptors and the threshold for noise attenuation is 65 dB CNEL. The County of Riverside has a maximum 65 A-weighted decibel critical noise equivalent level (dBA CNEL) exterior noise level standard and a maximum 45 dBA CNEL interior noise level criteria for single-family residential development. Since the Project site is located in an area that is below those thresholds, the Project will not expose people residing or working in the Project area to excessive noise levels. There will be no impacts.

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

No Impact

The Project site is not located within the vicinity of a private airstrip, or heliport. The closest private airstrip is the Billy Joe Airport (Federal Aviation Administration Identifier 37CA), which is located at 33800 Linda Rosea Road approximately 7¼ miles to the southeast of the Project site and the closest heliport is located at the Temecula Valley Hospital, located approximately 8¾ miles south of the Project site. Therefore, implementation of the proposed Project would not expose people residing or working in the Project area to excessive noise levels in association with a private airstrip, or heliport. There will be no impacts.

Mitigation: No mitigation measures are required.

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

Monitoring: No mitigation 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): *Tentative Tract Map No. 37078 Noise Impact Analysis County of Riverside*, prepared by Urban Crossroads, January 11, 2017 (*NIA, Appendix I*).

Note: Any tables or figures in this section are from the *NIA*, unless otherwise noted.

Findings of Fact:

Fundamentals of Sound and Environmental Noise

Noise can be defined as unwanted sound. Sound (and therefore noise) consists of energy waves that people receive and interpret. Sound pressure levels are described in logarithmic units of ratios of sound pressures to a reference pressure, squared. These units are called bels. In order to provide a finer description of sound, a bel is subdivided into ten decibels, abbreviated dB. To account for the range of sound that human hearing perceives, a modified scale is utilized known as the A-weighted decibel (dBA). Since decibels are logarithmic units, sound pressure levels cannot be added or subtracted by ordinary arithmetic means. For example, if one automobile produces a sound pressure level of 70 dBA when it passes an observer, two cars passing simultaneously would not produce 140 dBA. In fact, they would combine to produce 73 dBA. This same principle can be applied to other traffic quantities as well. In other words, doubling the traffic volume on a street or the speed of the traffic will increase the traffic noise level by 3 dBA. Conversely, halving the traffic volume or speed will reduce the traffic noise level by 3 dBA. A 3 dBA change in sound is the beginning at which humans generally notice a barely perceptible change in sound and a 5 dBA change is generally readily perceptible.

Noise consists of pitch, loudness, and duration; therefore, a variety of methods for measuring noise have been developed. According to the California General Plan Guidelines for Noise Elements, the following are common metrics for measuring noise:

LEQ (Equivalent Energy Noise Level): The sound level corresponding to a steady-state sound level containing the same total energy as a time-varying signal over given sample periods and is commonly used to describe the “average” noise levels in the environment. LEQ is typically computed over 1-, 8-, and 24-hour sample periods.

CNEL (Community Noise Equivalent Level): The average equivalent A-weighted sound level during a 24-hour day, obtained after addition of five decibels to sound levels in the evening from 7:00pm to 10:00pm and after addition of ten decibels to sound levels in the night from 10:00pm to 7:00am.

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

L_{DN} (Day-Night Average Level): The average equivalent A-weighted sound level during a 24-hour day, obtained after the addition of ten decibels to sound levels in the night after 10:00pm and before 7:00am.

CNEL and LDN are utilized for describing ambient noise levels because they account for all noise sources over an extended period of time and account for the heightened sensitivity of people to noise during the night. LEQ is better utilized for describing specific and consistent sources because of the shorter reference period.

- a) *Would the Project result in the 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?*

Less Than Significant Impact

Off-Site Noise Analysis – Temporary/Construction

Due to the proximity of adjacent residences, immediately west of the Project site, the potential exists for significant temporary noise impacts from the proposed Project. Temporary increases in ambient noise levels will occur during the construction phase only. These impacts will be of short duration and will cease once the construction phase of the Project is completed. Precautions are taken to ensure the safety of construction workers. No substantial temporary or periodic increase in ambient noise levels in the Project vicinity above levels existing without the Project will occur during operations.

To control noise impacts associated with the construction of the proposed Project, the County has established limits to the hours of operation. The County’s Noise Ordinance (Ordinance No. 847) indicates that noise associated with any private construction activity located within one-quarter of a mile from an inhabited dwelling is considered exempt between the hours of 6:00 a.m. and 6:00 p.m., during the months of June through September, and 7:00 a.m. and 6:00 p.m., during the months of October through May. Neither the County’s General Plan nor Zoning Code establish numeric maximum acceptable construction source noise levels at potentially affected receivers, which would allow for a quantified determination of what CEQA constitutes a substantial temporary or periodic noise increase.

To evaluate whether the Project will generate a substantial periodic increase in short-term noise levels at off-site sensitive receiver locations, a construction-related noise level threshold is adopted from the Criteria for Recommended Standard: Occupational Noise Exposure prepared by the National Institute for Occupational Safety and Health (NIOSH). NIOSH identifies a noise level threshold based on the duration of exposure to the source. The construction related noise level threshold starts at 85 dBA for more than eight hours per day, and for every 3 dBA increase, the exposure time is cut in half. This results in noise level thresholds of 88 dBA for more than four hours per day, 92 dBA for more than one hour per day, 96 dBA for more than 30 minutes per day, and up to 100 dBA for more than 15 minutes per day. For this analysis, the lowest, more conservative construction noise level threshold of 85 dBA Leq is used as an acceptable threshold for construction noise at the nearby sensitive receiver locations. Since this construction-related noise level threshold represents the energy average of the noise source over a given time period, they are expressed as Leq noise levels. Therefore, the noise level threshold of 85 dBA Leq over a

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

period of eight hours or more is used to evaluate the potential Project-related construction noise level impacts at the nearby sensitive receiver locations.

Noise generated by the Project construction equipment will include a combination of trucks, power tools, concrete mixers and portable generators that when combined can reach high levels. The number/mix of construction equipment is expected to occur in the following stages:

- Site Preparation;
- Grading;
- Building Construction;
- Paving; and
- Architectural Coating.

To describe the Project construction noise levels, measurements were collected for similar activities at several construction sites. **Table 27-1, Construction Reference Noise Levels**, below, provides a summary of construction reference noise level measurements. Since the reference noise levels were collected at varying distances, all construction noise level measurements presented in **Table 27-1** have been adjusted to describe a common reference distance of 50 feet (reference Noise Levels @ 50 Feet (dBA Leq)).

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

**Table 27-1
Construction Reference Noise Levels**

ID	Noise Source	Reference Noise Levels @ 50 Feet (dBA Leq) ⁶
1	Truck Pass-Bys & Dozer Activity ¹	59.2
2	Dozer Activity ¹	64.2
3	Construction Vehicle Maintenance Activities ²	67.5
4	Foundation Trenching ²	68.2
5	Rough Grading Activities ²	73.5
6	Residential Framing ³	62.3
7	Water Truck Pass-By & Backup Alarm ⁴	71.9
8	Dozer Pass-By ⁴	79.6
9	Two Scrapers & Water Truck Pass-By ⁴	79.0
10	Two Scrapers Pass-By ⁴	79.3
11	Scraper, Water Truck, & Dozer Activity ⁴	75.3
12	Concrete Mixer Truck Movements ⁵	71.2
13	Concrete Paver Activities ⁵	65.6
14	Concrete Mixer Pour & Paving Activities ⁵	65.9
15	Concrete Mixer Backup Alarms & Air Brakes ⁵	71.6
16	Concrete Mixer Pour Activities	67.7

- ¹ As measured by Urban Crossroads, Inc. on 10/14/15 at a business park construction site located at the northwest corner of Barranca Parkway and Alton Parkway in the City of Irvine.
- ² As measured by Urban Crossroads, Inc. on 10/20/15 at a construction site located in Rancho Mission Viejo.
- ³ As measured by Urban Crossroads, Inc. on 10/20/15 at a residential construction site located in Rancho Mission Viejo.
- ⁴ As measured by Urban Crossroads, Inc. on 10/30/15 during grading operations within an industrial construction site located in the City of Ontario.
- ⁵ Reference noise level measurements were collected from a nighttime concrete pour at an industrial construction site, located at 27334 San Bernardino Avenue in the City of Redlands, between 1:00 a.m. to 2:00 a.m. on 7/1/15.
- ⁶ Reference noise levels are calculated at 50 feet using a drop off rate of 6 dBA per doubling of distance (point source).

Table 27-2, Site Preparation Equipment Noise Levels, Table 27-3, Grading Equipment Noise Levels, Table 27-4, Building Construction Equipment Noise Levels, Table 27-5, Paving Equipment Noise Levels, and Table 27-6, Architectural Coating Equipment Noise Levels list the Project construction stages and the reference construction noise levels used for each stage. **Figure 27-1, Construction Activity and Receiver Locations** provides a summary of the noise levels from each stage of construction at each of the sensitive receiver locations. Based on the reference construction noise levels, when the peak reference noise level is occurring at the sensitive receiver location closest to the center of construction activity Project construction noise will range from 52.2 to 70.1 dBA Leq at the sensitive receiver locations.

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

**Table 27-2
Site Preparation Equipment Noise Levels**

Reference Construction Activity ¹	Reference Noise Level @ 50 Feet (dBA Leq)
Truck Pass-Bys & Dozer Activity	59.2
Rough Grading Activities	73.5
Dozer Pass-By	79.6
Two Scrapers & Water Truck Pass-By	79.0
Peak Reference Noise Level at 50 Feet (dBA Leq)	79.6

Receiver Location	Distance to Construction Activity (Feet) ²	Distance Attenuation (dBA Leq) ³	Estimated Noise Barrier Attenuation (dBA Leq) ⁴	Construction Noise Level (dBA Leq)
R1	84'	-4.5	-5.0	70.1
R2	138'	-8.8	-5.0	65.7
R3	656'	-22.4	-5.0	52.2
R4	193'	-11.7	-5.0	62.8
R5	227'	-13.1	-5.0	61.4

¹ Reference construction noise level measurements taken by Urban Crossroads, Inc.

² Distance from the nearest point of construction activity to the nearest receiver.

³ Point (stationary) source drop off rate of 6.0 dBA per doubling of distance.

⁴ Estimated barrier/berm attenuation from existing barriers/berms in the Project study area.

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

**Table 27-3
Grading Equipment Noise Levels**

Reference Construction Activity ¹	Reference Noise Level @ 50 Feet (dBA Leq)
Truck Pass-Bys & Dozer Activity	59.2
Rough Grading Activities	73.5
Dozer Pass-By	79.6
Two Scrapers & Water Truck Pass-By	79.0
Peak Reference Noise Level at 50 Feet (dBA Leq)	79.6

Receiver Location	Distance to Construction Activity (Feet) ²	Distance Attenuation (dBA Leq) ³	Estimated Noise Barrier Attenuation (dBA Leq) ⁴	Construction Noise Level (dBA Leq)
R1	84'	-4.5	-5.0	70.1
R2	138'	-8.8	-5.0	65.7
R3	656'	-22.4	-5.0	52.2
R4	193'	-11.7	-5.0	62.8
R5	227'	-13.1	-5.0	61.4

¹ Reference construction noise level measurements taken by Urban Crossroads, Inc.

² Distance from the nearest point of construction activity to the nearest receiver.

³ Point (stationary) source drop off rate of 6.0 dBA per doubling of distance.

⁴ Estimated barrier/berm attenuation from existing barriers/berms in the Project study area.

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

**Table 27-4
Building Construction Equipment Noise Levels**

Reference Construction Activity ¹	Reference Noise Level @ 50 Feet (dBA Leq)
Construction Vehicle Maintenance Activities	67.5
Foundation Trenching	68.2
Residential Framing	62.3
Peak Reference Noise Level at 50 Feet (dBA Leq)	68.2

Receiver Location	Distance to Construction Activity (Feet) ²	Distance Attenuation (dBA Leq) ³	Estimated Noise Barrier Attenuation (dBA Leq) ⁴	Construction Noise Level (dBA Leq)
R1	84'	-4.5	-5.0	58.7
R2	138'	-8.8	-5.0	54.3
R3	656'	-22.4	-5.0	40.8
R4	193'	-11.7	-5.0	51.4
R5	227'	-13.1	-5.0	50.0

¹ Reference construction noise level measurements taken by Urban Crossroads, Inc.

² Distance from the nearest point of construction activity to the nearest receiver.

³ Point (stationary) source drop off rate of 6.0 dBA per doubling of distance.

⁴ Estimated barrier/berm attenuation from existing barriers/berms in the Project study area.

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

**Table 27-5
Paving Equipment Noise Levels**

Reference Construction Activity ¹	Reference Noise Level @ 50 Feet (dBA Leq)
Concrete Mixer Truck Movements	71.2
Concrete Paver Activities	65.6
Concrete Mixer Pour & Paving Activities	65.9
Concrete Mixer Backup Alarms & Air Brakes	71.6
Concrete Mixer Pour Activities	67.7
Peak Reference Noise Level at 50 Feet (dBA Leq):	71.6

Receiver Location	Distance to Construction Activity (Feet) ²	Distance Attenuation (dBA Leq) ³	Estimated Noise Barrier Attenuation (dBA Leq) ⁴	Construction Noise Level (dBA Leq)
R1	84'	-4.5	-5.0	62.1
R2	138'	-8.8	-5.0	57.8
R3	656'	-22.4	-5.0	44.2
R4	193'	-11.7	-5.0	54.9
R5	227'	-13.1	-5.0	53.5

¹ Reference construction noise level measurements taken by Urban Crossroads, Inc.

² Distance from the nearest point of construction activity to the nearest receiver.

³ Point (stationary) source drop off rate of 6.0 dBA per doubling of distance.

⁴ Estimated barrier/berm attenuation from existing barriers/berms in the Project study area.

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

**Table 27-6
Architectural Coating Equipment Noise Levels**

Reference Construction Activity ¹	Reference Noise Level @ 50 Feet (dBA Leq)
Construction Vehicle Maintenance Activities	67.5
Peak Reference Noise Level at 50 Feet (dBA Leq):	67.5

Receiver Location	Distance to Construction Activity (Feet) ²	Distance Attenuation (dBA Leq) ³	Estimated Noise Barrier Attenuation (dBA Leq) ⁴	Construction Noise Level (dBA Leq)
R1	84'	-4.5	-5.0	58.0
R2	138'	-8.8	-5.0	53.6
R3	656'	-22.4	-5.0	40.1
R4	193'	-11.7	-5.0	50.7
R5	227'	-13.1	-5.0	49.3

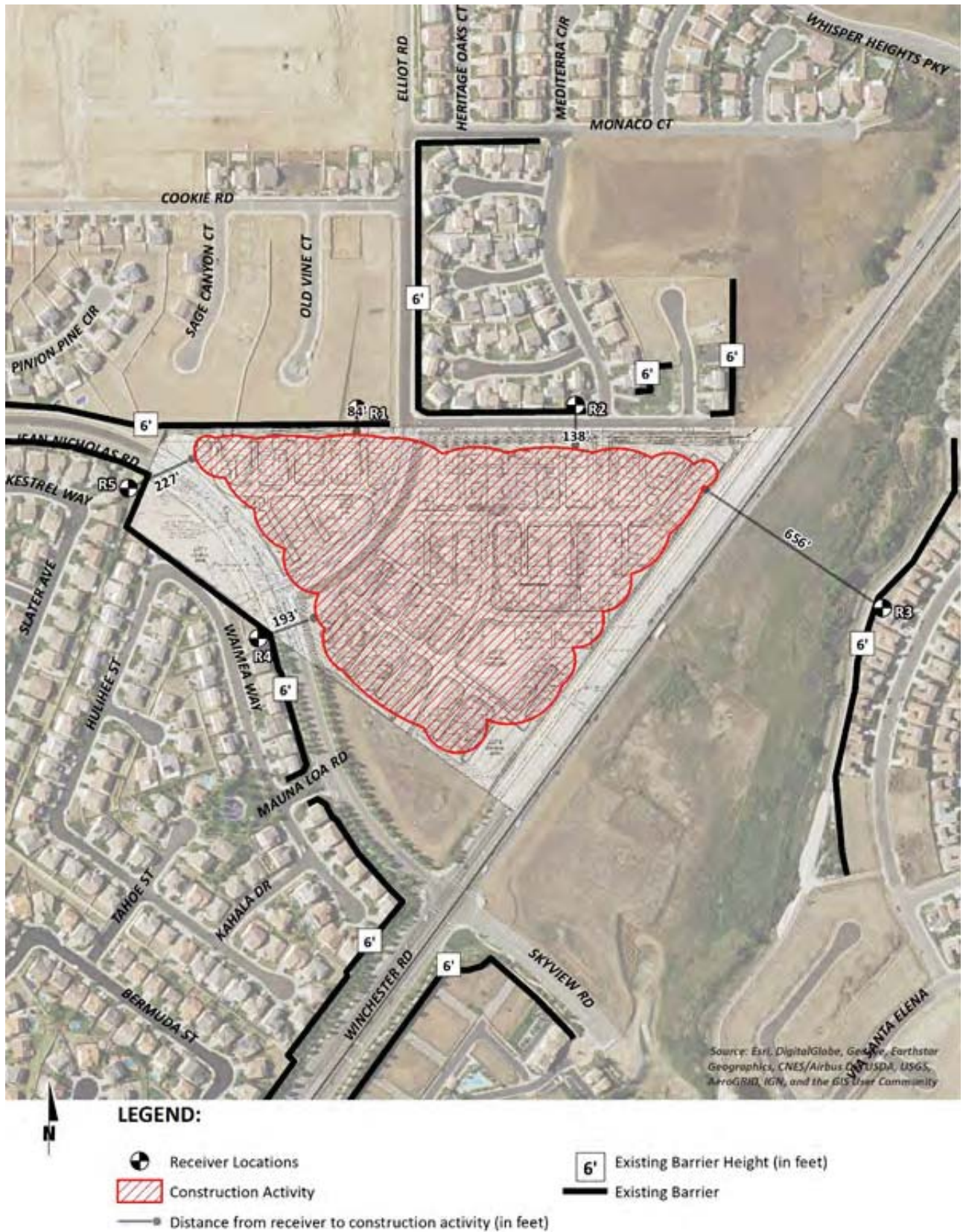
¹ Reference construction noise level measurements taken by Urban Crossroads, Inc.

² Distance from the nearest point of construction activity to the nearest receiver.

³ Point (stationary) source drop off rate of 6.0 dBA per doubling of distance.

⁴ Estimated barrier/berm attenuation from existing barriers/berms in the Project study area.

**Figure 27-1
Construction Activity and Receiver Locations**



Source: NIA (Appendix I)

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

This page left intentionally blank for pagination purposes.

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

The highest construction noise levels will occur when construction activities take place at the edge of the Project site. **Table 27-7, Construction Noise Level Compliance (Dba Leq)**, shows the peak construction noise levels at the potentially impacted receiver locations approaching 70.1 dBA Leq will satisfy the 85 dBA Leq significance threshold during temporary Project construction activities.

**Table 27-7
Construction Noise Level Compliance (Dba Leq)**

Receiver Location ¹	Construction Noise Levels (dBA Leq)		
	Peak Activity ²	Threshold ³	Threshold Exceeded? ⁴
R1	70.1	85	No
R2	65.7	85	No
R3	52.2	85	No
R4	62.8	85	No
R5	61.4	85	No

¹ Noise receiver locations are shown on **Figure 34-1, Construction Activity and Receiver Locations**.

² Estimated construction noise levels during peak operating conditions, as shown on Tables 8-2 through 8-6 of the *NIA*.

³ Construction noise level threshold as shown on Table 4-2 of the *NIA*.

⁴ Do the estimated Project construction noise levels meet the construction noise level thresholds?

Off-Site Noise Analysis – Permanent/Operational

Traffic generated by the operation of the proposed Project is not expected to meaningfully influence the traffic noise levels in surrounding off-site areas. The expected Project traffic represents an incremental increase to the existing roadway volumes, which is not expected to generate a barely perceptible noise level increase of 3 dBA CNEL at nearby sensitive land uses adjacent to study area roadways, since a doubling of the existing traffic volumes would be required to generate a 3 dBA CNEL increase. Due to the low traffic volumes generated by the Project that would not result in a doubling of existing traffic volumes on any nearby roadway, the off-site traffic noise levels generated by the Project are considered less than significant and no further analysis is required.

The Project is not expected to include any specific type of operational noise (stationary source) levels beyond the typical noise sources associated with typical residential land use, such as people moving around the site, parking lot vehicle movements, air conditioning units, trash collection, etc. and is considered a noise-sensitive receiving land use. Therefore, the potential operational noise impacts originating from the residential land use are analyzed in the *NIA*. Further, the existing background ambient noise levels from Winchester Road and Jean Nicolas Road are expected to largely overshadow the typical low noise-generating activities associated with the Project residential uses.

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

On-Site Exterior Noise Analysis

As stated above, due to the residential nature of the land use, the Project is not expected to generate any off-site traffic or operational noise level impacts.

An on-site exterior noise impact analysis was completed to determine the traffic noise exposure and to identify potential necessary noise abatement measures for the proposed Project. It is expected that the primary source of noise impacts to the Project site will be traffic noise from Winchester Road and Jean Nicholas Road. The Project will also experience some background traffic noise impacts from Elliot Road and the Project’s internal local streets; however, due to the low traffic volume/speeds, traffic noise from these roads will not make a significant contribution to the noise environment beyond of the right-of-way of the roadways.

Table 27-8, Exterior Noise Levels (CNEL), presents a summary of future exterior noise level impacts in the outdoor living areas (backyards) of lots facing Winchester Road and Jean Nicholas Road. The on-site traffic noise level impacts indicate that the lots facing Winchester Road and Jean Nicholas Road will experience unmitigated exterior noise levels ranging from 55.1 to 76.0 dBA CNEL.

**Table 27-8
Exterior Noise Levels (CNEL)**

Lot Number	Roadway	Unmitigated Noise Level (dBA CNEL)	Mitigated Noise Level (dBA CNEL)	Barrier Height (Feet)	Top of Barrier Elevation (Feet)
Northeast	Winchester Rd.	76.0	65.0	6.0	1395.8
East	Winchester Rd.	76.0	65.0	6.0	1395.0
Northwest	Jean Nicholas Rd.	68.6	61.4	6.0	1423.8
West	Jean Nicholas Rd.	69.1	61.1	6.0	1423.1
Southwest	Jean Nicholas Rd.	55.1	-1	-1	-1

To satisfy the County of Riverside 65 dBA CNEL exterior noise level standards for residential land use, the construction of the following exterior noise barriers for outdoor living areas (backyards) is required as a Project design feature:

- A minimum 6-foot high noise barriers for lots adjacent to Winchester Road;
- A minimum 6-foot high noise barrier for lots adjacent to Jean Nicholas Road.

The recommended noise control barriers shall be constructed so that the top of each wall and/or berm combination extends to the recommended height above the pad elevation of the lot it is shielding. When the road is elevated above the pad elevation, the barrier shall extend to the recommended height above the highest point between the residential home and the road. The barrier shall provide a weight of at least 4 pounds per square foot of face area with no decorative cutouts or line-of-sight openings between shielded areas and the roadways, and a minimum transmission loss of 20 dBA.

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

The noise barrier shall be constructed using the following materials:

- Masonry block;
- Stucco veneer over wood framing (or foam core), or 1-inch-thick tongue and groove wood of sufficient weight per square foot;
- Glass (1/4-inch-thick), or other transparent material with sufficient weight per square foot capable of providing a minimum transmission loss of 20 dBA;
- Earthen berm; and/or
- Any combination of these construction materials.

The barrier shall consist of a solid face from top to bottom. Unnecessary openings or decorative cutouts shall not be made. All gaps (except for weep holes) should be filled with grout or caulking.

With the recommended noise barriers as Project design features, the future exterior noise levels will range from 55.1 to 65.0 dBA CNEL. The recommended noise barriers will satisfy the County of Riverside 65 dBA CNEL exterior noise level standards for residential land use.

On-Site Interior Noise Analysis

To satisfy the County of Riverside 45 dBA CNEL interior noise level criteria, lots adjacent Winchester Road and Jean Nicholas Road will require a Noise Reduction (NR) of up to 31.0 dBA and a windows-closed condition requiring a means of mechanical ventilation (e.g. air conditioning). To meet the County of Riverside 45 dBA CNEL interior noise standards for residential land use the Project shall provide the following or equivalent noise attenuation measures as Project design features:

- Windows:
 - All windows and sliding glass doors shall be well fitted, well weather-stripped assemblies and shall have the following minimum sound transmission class (STC) ratings:
 - Second floor windows of lots with windows facing Winchester Road require upgraded minimum STC ratings of 34;
 - All other windows require standard windows with a minimum STC rating of 27.
- Doors: All exterior doors shall be well weather-stripped solid core assemblies at least one and three-fourths-inch thick.
- Walls: At any penetrations of exterior walls by pipes, ducts, or conduits, the space between the wall and pipes, ducts, or conduits shall be caulked or filled with mortar to form an airtight seal.
- Roof: Roof sheathing of wood construction shall be well fitted or caulked plywood of at least one-half inch thick. Ceilings shall be well fitted, well-sealed gypsum board of at least one-half inch thick. Insulation with at least a rating of R-19 shall be used in the attic space.
- Ventilation: Arrangements for any habitable room shall be such that any exterior door or window can be kept closed when the room is in use and still receive circulated air. A forced air circulation system (e.g. air conditioning) or active ventilation system (e.g. fresh air supply) shall be provided which satisfies the requirements of the Uniform Building Code.
- Furnishings: All bedrooms, when in use, are expected to contain furniture or other materials that absorb sound equivalent to the absorption provided by wall-to-wall carpeting over a conventional pad.

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

With the interior noise attenuation measures incorporated as Project design features, the proposed Project will satisfy the County of Riverside 45 dBA CNEL interior noise level standards for residential development. While not required, this noise study recommends an interior noise level design goal of 40 dBA CNEL which can be achieved using upgraded STC ratings of 33 for first floor and STC 38 for second-floor windows facing Winchester Road in lots adjacent to Winchester Road.

Based on the preceding analysis, the Project will not result in the exposure of persons to or generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the Project. Any impacts will be less than significant with interior and exterior noise attenuation measures incorporated as Project design features.

b) *Would the Project result in the generation of excessive ground-borne vibration or ground-borne noise levels?*

Less Than Significant Impact

Temporary increases in ground-borne vibration or ground-borne noise levels will occur during the construction phase only. These impacts will be of short duration and will cease once the construction phase of the Project is completed.

Construction activity can result in varying degrees of ground vibration, depending on the equipment and methods used, distance to the affected structures and soil type. It is expected that ground-borne vibration from Project construction activities would cause only intermittent, localized intrusion.

The proposed Project’s construction activities most likely to cause vibration impacts are:

- **Heavy Construction Equipment:** Although all heavy mobile construction equipment has the potential of causing at least some perceptible vibration while operating close to building, the vibration is usually short-term and is not of sufficient magnitude to cause building damage. It is not expected that heavy equipment such as large bulldozers would operate close enough to any residences to cause a vibration impact; and
- **Trucks:** Trucks hauling building materials to construction sites can be sources of vibration intrusion if the haul routes pass through residential neighborhoods on streets with bumps or potholes. Repairing the bumps and potholes generally eliminates the problem.

Ground-borne vibration levels resulting from construction activities occurring within the Project site were estimated by data published by the Federal Transit Administration (FTA). Construction activities that would have the potential to generate low levels of ground-borne vibration within the Project site include grading. Using the vibration source level of construction equipment provided on **Table 27-9, *Vibration Source Levels for Construction Equipment***, and the construction vibration assessment methodology published by the FTA, it is possible to estimate the Project vibration impacts. **Table 27-10, *Construction Equipment Vibration Levels***, presents the expected Project related vibration levels at each of the sensitive receiver locations.

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

**Table 27-9
Vibration Source Levels for Construction Equipment**

Equipment	PPV (in/sec) at 25 feet
Small bulldozer	0.003
Jackhammer	0.035
Loaded Trucks	0.076
Large bulldozer	0.089

Based on the reference vibration levels provided by the FTA, a large bulldozer represents the peak source of vibration with a reference velocity of 0.089 in/sec Peak Particle Velocity (PPV) at a distance of 25 feet. At distances ranging from 84 to 656 feet from the Project site, construction vibration velocity levels are expected to approach 0.014 in/sec PPV, as shown on **Table 27-10**. In order to assess the human perception of vibration levels in PPV, the velocities are converted to RMS vibration levels based on the Caltrans *Transportation and Construction Vibration Guidance Manual* conversion factor of 0.71. **Table 27-10** shows the construction vibration levels in RMS are expected to approach 0.010 in/sec RMS at the nearby receiver locations.

Based on the County vibration standard of 0.01 in/sec RMS, the proposed Project construction activities will not include or require equipment, facilities, or activities that would result in a barely perceptible human response (annoyance), and therefore, the construction-related vibration impacts will be less than significant.

The vibration levels due to Project construction do not represent vibration levels capable of causing building damage to nearby residential homes. The FTA identifies construction vibration levels capable of building damage ranging from 0.12 to 0.5 in/sec PPV. The peak Receiver Location R3 analysis will represent the worst-case scenario for construction vibration associated with the roadway extension components of the Project. Further, the impacts at the site of the closest sensitive receivers are unlikely to be sustained during the entire construction period but will occur rather only during the times that heavy construction equipment is operating adjacent to the Project site perimeter. Construction at the Project site will be restricted to daytime hours consistent with County requirements thereby eliminating potential vibration impact during the sensitive nighttime hours.

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

**Table 27-10
Construction Equipment Vibration Levels**

Receiver ¹	Distance to Const. Activity (Feet)	Receiver PPV Levels (in./sec.) ²					RMS Velocity Levels (in./sec.) ³	Threshold Exceeded? ⁴
		Small Bulldozer	Jack-hammer	Loaded Trucks	Large Bulldozer	Peak Vibration		
R1	84'	0.000	0.006	0.012	0.014	0.014	0.010	No
R2	138'	0.000	0.003	0.006	0.007	0.007	0.005	No
R3	656'	0.000	0.000	0.001	0.001	0.001	0.000	No
R4	193'	0.000	0.002	0.004	0.004	0.004	0.003	No
R5	227'	0.000	0.001	0.003	0.003	0.003	0.002	No

¹ Receiver locations are shown on **Figure 27-1, Sensitive Receptor Locations.**

² Based on the Vibration Source Levels of Construction Equipment included on **Table 27-1, Construction Reference Noise Levels.**

³ Vibration levels in PPV are converted to RMS velocity using a 0.71 conversion factor identified in the Caltrans Transportation and Construction Vibration Guidance Manual, September 2013.

⁴ Does the peak vibration exceed the maximum acceptable vibration threshold?

Therefore, based on this information, the Project will result in the exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels; however, these impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

PALEONTOLOGICAL RESOURCES. Would the Project:

28. Paleontological Resources.

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

Source(s): Riverside County General Plan Figure OS-8, *Paleontological Sensitivity; Map My County (RCIT) (Appendix A)*; and County Geologist.

Findings of Fact:

a) *Would the Project directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature?*

Less Than Significant Impact

According to *Map My County*, the proposed Project site is mapped in the County's General Plan as having a "Low Potential" for paleontological resources (fossils). This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this Project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during the site grading phase, standard paleontological resources conditions, shall be implemented.

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

These standard paleontological resources conditions are not considered unique mitigation under CEQA. Therefore, with adherence to standard paleontological resources conditions, any Project impacts that could directly or indirectly destroy a unique paleontological resource, or site, or unique geologic features will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation 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?

b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?

c) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Source(s): Project Site Visit – October 11, 2018 by Matthew Fagan; *Map My County*, (**Appendix A**); and SWAP Table 2, *Statistical Summary of Southwest Area Plan*.

Findings of Fact:

a) *Would the Project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?*

No Impact

The proposed Project site is currently vacant. There are no structures or housing on the site. Therefore, implementation of the proposed Project will not displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere. There will be no impacts.

b) *Would the Project create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?*

No Impact

The proposed Project is a residential subdivision and, as such, supplies housing and does not create any additional demand for housing. Based on the setting for the Project, type of development, and size of units proposed, it is anticipated that the proposed Project would contribute to the supply of homes for those with above moderate income. It would not provide housing affordable to those with lower income. Therefore, implementation of the proposed Project will not create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income. There will be no impacts.

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

c) *Would the Project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?*

Less Than Significant Impact

The Project proposes 163 single-family residences and would have a build-out population of approximately 499 persons (based on 3.06 persons per single-family residential household). Direct impacts from people moving to the area were determined to be incremental, yet less than significant. All roadways in the area will developed per County standards to provide adequate facilities to meet the already planned growth for the area. Utilities and other infrastructure are available to the Project site. The current General Plan and Use Designations on the site are Commercial Retail (CR), Commercial Office (CO), Light Industrial (LI), and Open Space-Conservation (OS-C). Therefore, development was anticipated on the site under the General Plan. The General Plan amendment to Medium High Density Residential (MHDR) would not result in a substantial change in terms of directly inducing substantial population growth in the area.

The addition of 499 new residents into the SWAP would be approximately 0.44 percent of the SWAPs anticipated population of 112,254 persons at buildout. While this represents a potential increase in the buildout potential of the area, it would not be substantial enough relative to the total buildout currently anticipated to be determined as an inducement of substantial population growth. This change in land use designation alone would not necessarily induce substantial population growth elsewhere since other locations would have to comply with the General Plan and there are no facilities proposed that would accommodate additional growth that isn't already anticipated by the General Plan.

Winchester Road will be developed in accordance with the General Plan Circulation Element. Since this roadway was anticipated under the General Plan, the Project will not indirectly induce substantial population growth in an area.

Based on this, implementation of the Project will not induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes, and businesses, road extensions, etc.) or indirectly (for example, through extension of roads or other infrastructure). Any impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

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

30. Fire Services.

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

Source(s): Ordinance No. 659 (An Ordinance of the County of Riverside Amending Ordinance No. 659 Establishing a Development Impact Fee Program); Google Maps Website; and Officer Lassig, Public Information Officer, California Highway Patrol, Temecula Office (951-506-2000, January 12, 2018).

Findings of Fact:

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

Less Than Significant Impact

The Project site is served by the Riverside County Fire Department/CAL Fire. The closest station to the Project site is Fire Station #83 located at 37500 Sky Canyon Dr.# 401, Murrieta, CA 92563. This station is located approximately 2½ miles south-southwest of the Project site.

As part of the Project approval(s), standard conditions are assessed on the proposed Project to reduce impacts from the proposed Project to fire services. This is reflected in Ordinance No. 659. The single-family residential Project site is located in Area Plan 19 – Southwest Area Plan. DIF for single-family residential for fire protection will be required prior to the issuance of a certificate of occupancy.

The Project applicant shall comply with the provisions of Ordinance No. 659, which requires payment of the appropriate fees set forth in the Ordinance. Adherence to Ordinance No. 659 is a standard condition of approval and is not considered unique mitigation pursuant to CEQA.

Impacts from implementation of the proposed Project that would result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire services, will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

31. Sheriff Services.

Source(s): Ordinance No. 659 (An Ordinance of the County of Riverside Amending Ordinance No. 659 Establishing a Development Impact Fee Program); and Google Maps Website.

Findings of Fact:

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

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

Less Than Significant Impact

The proposed Project would have law enforcement services available from the County Sheriff's Department and the California Highway Patrol. The California Highway Patrol has jurisdiction along the Interstate 15 and Interstate 215 freeways. In addition, the California Highway Patrol has jurisdiction over both the north bound and south bound sides of Winchester Road (SR-79) at the Project site and as it extends through the unincorporated French Valley area from Thompson Road to Domenigoni Parkway (jurisdiction is shared between the CHP (North Bound) and the City of Murrieta (South Bound) between Thompson Rd/Max Gillis Blvd and south of Murrieta Hot Springs Rd as it extends along the City of Murrieta boundary). The closest station is the main Temecula Police/Sheriff Station located approximately 2.0 miles south/southwest of the Project site at 30755 Auld Road, Suite A, Murrieta, CA 92563.

As part of the Project approval(s), standard conditions are assessed on the proposed Project to reduce impacts from the proposed Project to sheriff services. This is reflected in Ordinance No. 659. The proposed single-family residential Project site is located in Area Plan 19 – Southwest Area Plan. DIF's applicable to single-family residential use for sheriff services will be required prior to the issuance of a certificate of occupancy.

The Project applicant shall comply with the provisions of Ordinance No. 659, which requires payment of the appropriate fees set forth in the Ordinance. Adherence to the Ordinance No. is a standard condition of approval and is not considered unique mitigation pursuant to CEQA.

Impacts from implementation of the proposed Project that would result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for sheriff services, will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

32. Schools.

Source(s): MVUSD Residential Development School Fee Justification Study (2-25-2016) Page 9, sent from Lori Noonigan on January 12, 2018 (**Appendix N**); and MVUSD Website.

Findings of Fact:

Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for schools?

Less Than Significant Impact

Implementation of the proposed Project will result in an incremental impact on the demand for school services. The proposed Project is located with the Murrieta Valley Unified School District (MVUSD). According to the MVUSD website, the Murrieta Valley Unified School District is a K-12 unified school

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

district. The District was established July 1, 1989 and has grown to a 2017/18 enrollment of approximately 23,385 students.

The following student generation factors are utilized by MVUSD for single-family residential units:

- Elementary school: 0.2845/dwelling unit
- Middle school: 0.1643/dwelling unit
- High school: 0.2612/dwelling unit

Based on 163 single-family residential units, the Project will generate the following number of students, below. In practical terms, these numbers would be added to other projects; since you cannot have a “fraction” of a student.

- Elementary school: 46.4
- Middle school: 26.8
- High school: 42.6

Impacts to MVUSD facilities will be offset through the payment of impact fees to the MVUSD, prior to the issuance of a building permit. According to the “Developer Fees” page of the MVUSD website, residential rates are currently \$3.48 per square foot. This fee is subject to change, and the applicable fees, at time of building permit issuance, shall apply. This is a standard condition for any similar project, and not considered unique mitigation under CEQA. After payment of the impact fee, any impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

33. Libraries.

Source(s): Ordinance No. 659 (An Ordinance of the County of Riverside Amending Ordinance No. 659 Establishing a Development Impact Fee Program).

Findings of Fact:

Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for libraries?

Less Than Significant Impact

Library impacts are typically attributed to residential development as reflected in Ordinance No. 659.

The Project applicant shall comply with the provisions of Ordinance No. 659, which requires payment of the appropriate fees set forth in the Ordinance. Adherence to the Ordinance No. 659 is a standard condition of approval and is not considered unique mitigation pursuant to CEQA.

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

With payment of the DIF, any impacts from implementation of the proposed Project that would result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for library services, will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

34. Health Services.

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

Source(s): *Riverside County General Plan EIR No. 441.*

Findings of Fact:

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

Less Than Significant Impact

The Project proposes 163 detached residential condominium units on 30.62 acres and would have a build-out population of approximately 499 persons (based on 3.06 persons per single-family residential household). The proposed General Plan Land Use Plan designation of Community Development: Medium High Density Residential (CD: MHDR), 5-8 dwelling units/acre could allow a population ranging from approximately 244 people (at the bottom of the density range), up to 428 people (at the top of the density range). This increase in population to the Project area will create a need for additional health and medical services.

The Riverside County General Plan EIR states that impacts to medical facilities will be significant as a result of population increase. The following General Plan EIR Mitigation Measure (4.15.7A) was adopted with the County's General Plan in 2003 to aid in the reduction of significant impacts: Mitigation Measure (4.15.7A):

Riverside County shall perform a periodic medical needs assessment to evaluate the current medical demand and level of medical service provided within each Area Plan. A periodic medical needs assessment shall be conducted every three years.

As the County's population grows, new medical facilities will be required to provide health and medical services for an expanded population. Since the Project proposes to change the existing County's General Plan Land Use Plan designation of Light Industrial (LI), Commercial Retail (CR), Commercial Office (CO), and Open-Space Conservation (OS-C) to Medium High Density Residential (MHDR), the proposed Project would impact the County-wide health and medical facilities to a modestly greater degree than was anticipated in the Riverside County General Plan.

Medical offices, urgent care clinics, local medical services, hospital beds and major facilities, such as trauma units and emergency rooms are available within proximity of the Project site. There are three

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

major medical center/hospitals proximate to the Project site including:

- Loma Linda University Medical Center – Murrieta located approximately 3¼ miles west/northwest of the Project site;
- Rancho Springs Medical Center located approximately 5½ miles southwest of the Project site;
- Temecula Valley Hospital located approximately 9.0 miles south of the Project site.

This fact, coupled with the Periodic Medical Needs Assessment, which is required by Mitigation Measure 4.15.7A of the County General Plan EIR, can ensure that adequate health and medical services are available to the Project residents. Based on this analysis, the potential impacts related to health services will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

RECREATION.

35. Parks and Recreation.

a) Would the Project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

b) Would the Project 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?

c) Is the Project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

Source(s): Ordinance No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications); Ordinance No. 659 (An Ordinance of the County of Riverside Establishing a Development Impact Fee Program); and Parks and Open Space Department Review.

Findings of Fact:

a) *Would the Project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?*

Less Than Significant Impact

The Project proposes 163 single-family residences on 30.62 acres and would have a build-out population of approximately 499 persons (based on 3.06 persons per single-family residential household). This increase in population to the Project area will have a direct impact upon recreational facilities. Private recreational facilities (on 2 parcels totaling 0.96 acres) are provided on-site and are included in the analysis for the Project. Section 10.35 A, B, and C of Ordinance No. 460 state the following as it pertains to parkland dedication:

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

- A. This section is adopted pursuant to Section 66477 of the Government Code which provides for the dedication of land or the payment of fees in lieu thereof for park and recreational facilities as a condition of approval of a tentative map or parcel map;
- B. Whenever land that is proposed to be divided for residential use lies within the boundaries of a public agency designated to receive dedications and fees pursuant to this section, a fee and/or the dedication of land shall be required as a condition of approval of the division of land;
- C. It is hereby found and determined by the Board of Supervisors that the public interest, convenience, health, welfare, and safety requires that three acres of land for each 1,000 persons residing within the County of Riverside shall be devoted to neighborhood and community park and recreational facilities unless a Community Parks and Recreation Plan, as approved by the Board of Supervisors, determines that the amount of existing neighborhood and community park area exceeds that limit, in which case the Board determines that the public interest, convenience, health, welfare and safety requires that a higher standard, not to exceed five acres of land per 1,000 persons residing within the County, shall be devoted to neighborhood and community park and residential purposes.”

The Project would generate the need for approximately 2.49 acres of parkland (at 5 acres per 1,000 persons). Since only private facilities are provided on-site, the payment of Quimby Fees will be required. These Quimby Fees can be used for acquisition of land and construction of park facilities to help offset the incremental impact this Project has. Such future parks would be required to be analyzed based on the specifics of that project on location and design when it is proposed. Payment of the Quimby Fees is required under State law and would be applicable to any similar project and is, therefore, not considered unique mitigation under CEQA.

As part of the Project approval(s), standard conditions are assessed on the proposed Project to reduce impacts from the proposed Project to parks. This is reflected in Ordinance No. 659. The Project site is located in Area Plan 19 – Southwest Area. Prior to the issuance of a certificate of occupancy, the Project applicant shall comply with the provisions of Ordinance No. 659, which requires payment of the appropriate fees set forth in the Ordinance. Payment of the DIF is required and is not considered unique mitigation under CEQA.

Impacts from implementation of the proposed Project that would require construction or expansion of recreational facilities which might have an adverse physical effect on the environment, will be less than significant after payment of Quimby Fees and the DIF.

- b) *Would the Project 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?*

Less Than Significant Impact

The Project would generate the need for approximately 2.49 acres of parkland (at 5 acres per 1000 residents). Since only private facilities are provided on-site, the payment of Quimby Fees will be required. The Project is located in County Service Area 152 (CSA 152) and is subject to

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

Quimby Fees. Project impacts would be incremental to existing and proposed facilities. Quimby Fee payment will offset incremental impacts of the Project on existing facilities by partially funding construction of new parks. Payment of the Quimby Fees is required and is not considered unique mitigation under CEQA.

Prior to the issuance of a certificate of occupancy, the Project applicant shall comply with the provisions of Ordinance No. 659, which requires payment of the appropriate fees set forth on the Ordinance. Ordinance No. 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development.

With payment of the DIF, and Quimby Fees, any impacts from implementation of the proposed Project, that would 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, will be less than significant.

- c) *Is the Project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?*

Less Than Significant Impact

The Project is located in County Service Area 152 (CSA 152). County Service Areas (CSAs) are an alternative method of providing governmental services by the County within unincorporated areas to provide extended services such as sheriff protection, fire protection, local park maintenance services, water and sewer services, ambulance services, streetlight energy services, landscape services and street sweeping. The governing body, which is established by law to administer the operation of CSAs, is the Riverside County Board of Supervisors.

The Project would generate the need for approximately 2.49 acres of parkland (at 5 acres per 1000 residents). Since only private facilities are provided on-site, the payment of Quimby Fees will be required.

Since the Project is located in a CSA and is subject to Quimby Fees, any impacts will be less than significant after payment of Quimby Fees.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

36. Recreational Trails.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Include the construction or expansion of a trail system?				

Source(s): SWAP Figure 8, *Southwest Area Plan Trails and Bikeway System* (p. 54).

Findings of Fact:

- a) *Does the Project include the construction or expansion of a trail system?*

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

No Impact

A Combination Trail (Regional Trail / Class I Bike Path) is required on Winchester Road in proximity to the Project site pursuant to the Southwest Area Plan. It is anticipated that this trail will be installed on the easterly side of Winchester Road, across the street from the Project. Therefore, the Project will include the construction or expansion of a trail system. However, implementation of the proposed Project will not impact recreational trails. There will be no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

TRANSPORTATION. Would the Project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
37. Circulation.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): *General Plan; SWAP Figure 8, Southwest Area Plan Trails and Bikeway System; Ordinance No. 348 (Providing for Land Use Planning and Zoning Regulations and Related Functions of the County Of Riverside); TTM No. 37078 Traffic Impact Analysis, prepared by Urban Crossroads, October 17, 2016 (TIA, Appendix J); General Plan Figure S-20, Airport Locations, (p. S-73); Map My County, (Appendix A); SWAP Figure 5, Southwest Area Plan French Valley Airport Influence Area; Figure 3, Aerial Photo; Riverside Transit Agency (RTA) website; Riverside County Transportation Commission website; Ordinance No. 659 (An Ordinance of the County of Riverside Establishing a Development Impact Fee Program); Ordinance No. 824 (An Ordinance of the County of Riverside Authorizing Participation in the Western Riverside County Transportation Uniform Mitigation Fee Program); and Ordinance No. 461 (County of Riverside, State of California Road Improvement Standards and Specifications).*

Note: Any tables or figures in this section are from the TIA, unless otherwise noted.

Findings of Fact:

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

a) *Would the Project conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?*

Less Than Significant Impact

Potential impacts to traffic and circulation have been evaluated for each of the following conditions:

- Existing (2016) Conditions
- Existing plus Project (E+P) Conditions
- Existing plus Ambient Growth Plus Project (EAP) (2021) Conditions
- Existing plus Ambient Growth Plus Project Plus Cumulative (EAPC) (2021) Conditions

Existing (2016) Conditions

Area Roadway System

Roadways that will be utilized by the development or included in the study area include: Winchester Road, Jean Nicholas Road (North/South), and Elliot Road.

Figure 37-1, Existing Number of Through Travel Lanes and Intersection Controls, identifies the existing roadway conditions for Project study area roadways. The number of through lanes for existing roadways and the existing intersection controls are identified.

Existing Average Daily Traffic Volumes

Figure 37-2, Existing (2016) Traffic Volumes, depicts the Existing average daily traffic volumes. Existing ADT volumes are based upon factored intersection peak hour counts collected, using the following formula for each intersection leg:

$$\text{Weekday PM Peak Hour (Approach Volume + Exit Volume)} \times 9.67 = \text{Leg Volume}$$

For those roadway segments which have 24-hour tube count data available in proximity to the study area, a comparison between the PM peak hour and daily traffic volumes indicated that the peak-to-daily relationship of approximately 10.34 percent would sufficiently estimate ADT volumes for planning-level analyses. As such, the above equation utilizing a factor of 9.67 estimates the ADT volumes on the study area roadway segments assuming a peak-to-daily relationship of approximately 10.34 percent (i.e., $1/0.1034 = 9.67$). Existing weekday AM and PM peak hour intersection volumes are also shown on **Figure 37-2**.

Existing Intersection Delay

The existing delay and Level of Service for intersections in the vicinity of the Project are shown in **Table 37-1, Intersection Analysis for Existing (2016) Conditions**. The Project study area intersections currently operate within acceptable Levels of Service during the peak hours for Existing traffic conditions.

The definition of an intersection deficiency has been obtained from the *General Plan*. The *General Plan* states that peak hour intersection operations of Level of Service C or better are generally

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

acceptable along all County maintained roads and conventional state highways. As an exception, Level of Service D may be allowed in Community Development areas, only at intersections of any combination of Secondary Highways, Major Highways, Arterial Highways, Urban Arterial Highways, Expressways, conventional state highways or freeway ramp intersections.

**Table 37-1
Intersection Analysis for Existing (2016) Conditions**

#	Intersection	Traffic Control ³	Intersection Approach Lanes ¹												Delay ² (secs.)		Level of Service	
			Northbound			Southbound			Eastbound			Westbound			AM	PM	AM	PM
			L	T	R	L	T	R	L	T	R	L	T	R				
1	Leon Rd. / Baxter Rd./Jean Nicholas Rd.	TS	1	2	d	1	2	1	1	2	0	1	2	0	18.3	16.2	B	B
2	Elliot Rd. / Jean Nicholas Rd. (North)	CSS	0	1	0	0	1	0	0	0	0	0	1	0	11.2	9.3	B	A
3	Elliot Rd. / Street "A"		Future Intersection															
4	Elliot Rd. / Jean Nicholas Rd. (South)	CSS	0	0	0	0	1	0	1	2	0	0	1	0	11.6	9.6	B	A
5	Street "B"/Mauna Loa Rd. / Jean Nicholas Rd.	CSS	0	1	0	0	0	0	0	2	0	1	1	0	10.7	10.0	B	B
6	Lava Tree Ln./Street "D" / Jean Nicholas Rd.	CSS	0	0	0	0	1	0	0	1	0	0	1	0	8.4	8.4	A	A
7	Winchester Rd. (SR-79) / Jean Nicholas Rd. / Skyview Rd.	TS	1	2	1	1	2	1	1	2	0	1	1	1	18.4	17.2	B	B

¹ When a right turn lane is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes. L = Left; T = Through; R = Right; d = De Facto Right Turn; > = Right Turn Overlap; >> = Free Right Turn.

² Per the 2010 Highway Capacity Manual, overall average intersection delay and level of service are shown for intersections with traffic signal or all way stop control. For intersections with cross street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown.

³ CSS = Cross Street Stop; AWS = All-Way Stop; TS = Traffic Signal.

Figure 37-1
Existing Number of Through Travel Lanes and Intersection Controls



<p>1 Leon Rd. & Baxter Rd./ Jean Nicholas Rd.</p>	<p>2 Jean Nicholas Rd. (North)</p>	<p>3 Elliot Rd. & Street A</p>	<p>4 Elliot Rd. & Jean Nicholas Rd.</p>	<p>5 Mauna Loa Rd./ Street B & Jean Nicholas Rd.</p>
<p>Future Intersection</p>				
<p>6 Lava Street Ln./ Street D & Jean Nicholas Rd. (North)</p>	<p>7 Winchester Rd. (SR-79) & Jean Nicholas Rd./ Skyview Rd.</p>			

- LEGEND:**
- TRAFFIC SIGNAL
 - STOP SIGN
 - 4** - NUMBER OF LANES
 - D** - DIVIDED
 - U** - UNDIVIDED
 - DEF** - DEFACTO RIGHT TURN
 - SPEED LIMIT (MPH)

Figure 37-2
Figure 43-2, Existing (2016) Traffic Volumes



1	2	3	4	5
Leon Rd. & Baxter Rd. / Jean Nicholas Rd.	Elliot Rd. & Jean Nicholas Rd. (North)	Elliot Rd. & Street A	Elliot Rd. & Jean Nicholas Rd.	Mauna Loa Rd. / Street B & Jean Nicholas Rd.
36(2) ← 139(152) ← 98(57) ← 88(149) → 53(74) → 98(16) → 101(35) → 36(10) →	172(49) ← 137(74) ← 4(15) ← 2(0) ← 10(10) ←	Future Intersection	130(28) ← 52(31) ← 15(45) ← 198(207) ←	39(9) ← 21(12) ← 9(22) ← 186(158) ← 29(9) ←
6	7			
Lava Street Ln. / Street D & Jean Nicholas Rd. (North)	Winchester Rd. (SR-79) & Jean Nicholas Rd. / Skyview Rd.			
10(9) ← 0(1) ← 2(1) → 6(12) → 1(3) →	85(59) ← 123(819) ← 4(0) ← 4(2) ← 98(206) → 708(1258) → 3(4) →			

LEGEND:
 10.0 = ACTUAL (COUNT-BASED) VEHICLES PER DAY (1000'S)
 10.0 = ESTIMATED VEHICLES PER DAY (1000'S)
 10(10) = AM(PM) PEAK HOUR INTERSECTION VOLUMES

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

Project Trip Generation

Table 37-2a, Project Trip Generation Rates, and **Table 37-2b, Project Trip Generation Summary**, shows the Project trip generation rates and a trip generation summary, respectively. The trip generation rates are based upon data collected by the Institute of Transportation Engineers (ITE) for Single Family Residential (ITE Land Use Code 210) in their published *Trip Generation* manual, 9th Edition, 2012. The Project is estimated to generate a net total of 1,561 trip-ends per day on a typical weekday with approximately 123 AM peak hour trips and 164 PM peak hour trips.

**Table 37-2a
Project Trip Generation Rates¹**

Land Use	ITE Code	Units ²	Weekday AM Peak Hour			Weekday PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
Single Family Detached	210	DU	0.19	0.56	0.75	0.63	0.37	1.00	9.52

**Table 37-2b
Project Trip Generation Summary¹**

Land Use	Quantity	Units ²	Weekday AM Peak Hour			Weekday PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
TTM No. 37078	164	DU	31	92	123	103	61	164	1,561
Project Total			31	92	123	103	61	164	1,561

¹ ITE = Institute of Transportation Engineers, Trip Generation Manual, 9th Edition, 2012; Land Use Code 210.

² DU = Dwelling Units.

Trip Distribution

Trip distribution patterns for the residential uses proposed as part of the Project are illustrated on **Figure 37-3, Project Trip Distribution**. This trip distribution pattern has been utilized for E+P, EAP (2021), and EAPC (2021) traffic conditions as it assumes the existing roadway network only (i.e., no Keller Road interchange at the I-215 Freeway, etc.). However, the trip distribution does take into account the Clinton Keith Road extension, which is anticipated to be in place by Year 2021.

Trip Assignment

The assignment of traffic from the Project area to the adjoining roadway system is based upon the Project trip generation, trip distribution, and the arterial highway and local street system improvements that would be in place by the time of initial occupancy of the Project. Based on the identified Project traffic generation and trip distribution patterns, Project ADT and peak hour intersection turning movement volumes are shown on **Figure 37-4, Project Only Traffic Volumes**.

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

This page left intentionally blank for pagination purposes.

Figure 37-3
Project Trip Distribution



Figure 37-4
Project Only Traffic Volumes



1	2	3	4	5	6	7
Leon Rd. & Baxter Rd./ Jean Nicholas Rd.	Elliot Rd. & Jean Nicholas Rd. (North)	Elliot Rd. & Street A	Elliot Rd. & Jean Nicholas Rd.	Mauna Loa Rd./ Street B & Jean Nicholas Rd.	Lava Street Ln./ Street D & Jean Nicholas Rd. (North)	Winchester Rd. (SR-79) & Jean Nicholas Rd. & Skyview Rd.
18(12) 9(6) 6(21) 0(0) 0(0) 3(10) 0(0)	2(1) 0(1) 9(29) 1(1)	0(1) 26(17) 1(1) 17(12)	32(21) 1(7) 4(12) 18(12)	18(12) 0(0) 28(18) 9(31) 4(12) 0(0)	0(0) 0(0) 0(0) 0(0) 0(0) 0(0) 9(31)	0(0) 0(0) 6(19) 0(0) 0(0) 17(11) 0(0) 22(15)
0(0) 0(0) 0(0) 0(0)	0(0) 0(0) 0(0) 0(0)	6(20) 9(29)	11(36) 6(21)	6(21) 11(7) 0(0)	0(0) 0(0) 0(0) 0(0)	28(18) 0(0) 0(0) 0(0) 0(0)

LEGEND:
 10(10) = AM(PM) PEAK HOUR INTERSECTION VOLUMES
 10.0 = VEHICLES PER DAY (1000'S)

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

Background Traffic

Future year traffic forecasts have been based upon a background (ambient) growth factor of 2% per year. The ambient growth factor is intended to approximate traffic growth. The total ambient growth is 10.41% for 2021 traffic conditions (compounded growth of two percent per year over 5 years). This ambient growth rate is added to existing traffic volumes to account for area-wide growth not reflected by cumulative development projects. Ambient growth has been added to daily and peak hour traffic volumes on surrounding roadways, in addition to traffic generated by the development of future projects that have been approved but not yet built and/or for which development applications have been filed and are under consideration by governing agencies.

The adopted Southern California Association of Governments (SCAG) 2016 Regional Transportation Plan (RTP) /Sustainable Communities Strategy (SCS) (April 2016) growth forecasts for Riverside County identifies projected growth in population of 359,000 in 2012 to 499,200 in 2040, or a 39.05% increase over the 28-year period. The change in population equates to roughly a 1.18 percent growth rate, compounded annually. Similarly, growth over the same 28-year period in households is projected to increase by 45.06 percent, or 1.34 percent growth rate, compounded annually. Finally, growth in employment over the same 28-year period is projected to increase by 122.13 percent, or a 2.89 percent growth rate, compounded annually. Therefore, the annual growth rate of 2% in conjunction with cumulative project traffic would appear to be conservative and tend to overstate as opposed to understate future traffic growth.

Cumulative Development Traffic

California Environmental Quality Act (CEQA) guidelines require that other reasonably foreseeable development projects which are either approved or being processed concurrently in the study area also be included as part of a cumulative analysis scenario. A cumulative project list was developed for the purposes of this analysis through consultation with planning and engineering staff from the County of Riverside. Cumulative projects located within the neighboring jurisdictions of Menifee, Murrieta, and Temecula have also been included where these projects were anticipated to contribute 50 or more peak hour trips to the study area intersections.

Figure 37-5, Cumulative Development Location Map, illustrates the cumulative development location map. A summary of cumulative development projects and their proposed land uses are shown on Table 4-2 of the TIA. Where applicable, the traffic generated by individual cumulative projects has been manually added to the EAPC (2021) (where applicable) forecasts to ensure that traffic generated by the listed cumulative development projects in Table 4-2 are reflected as part of the background traffic.

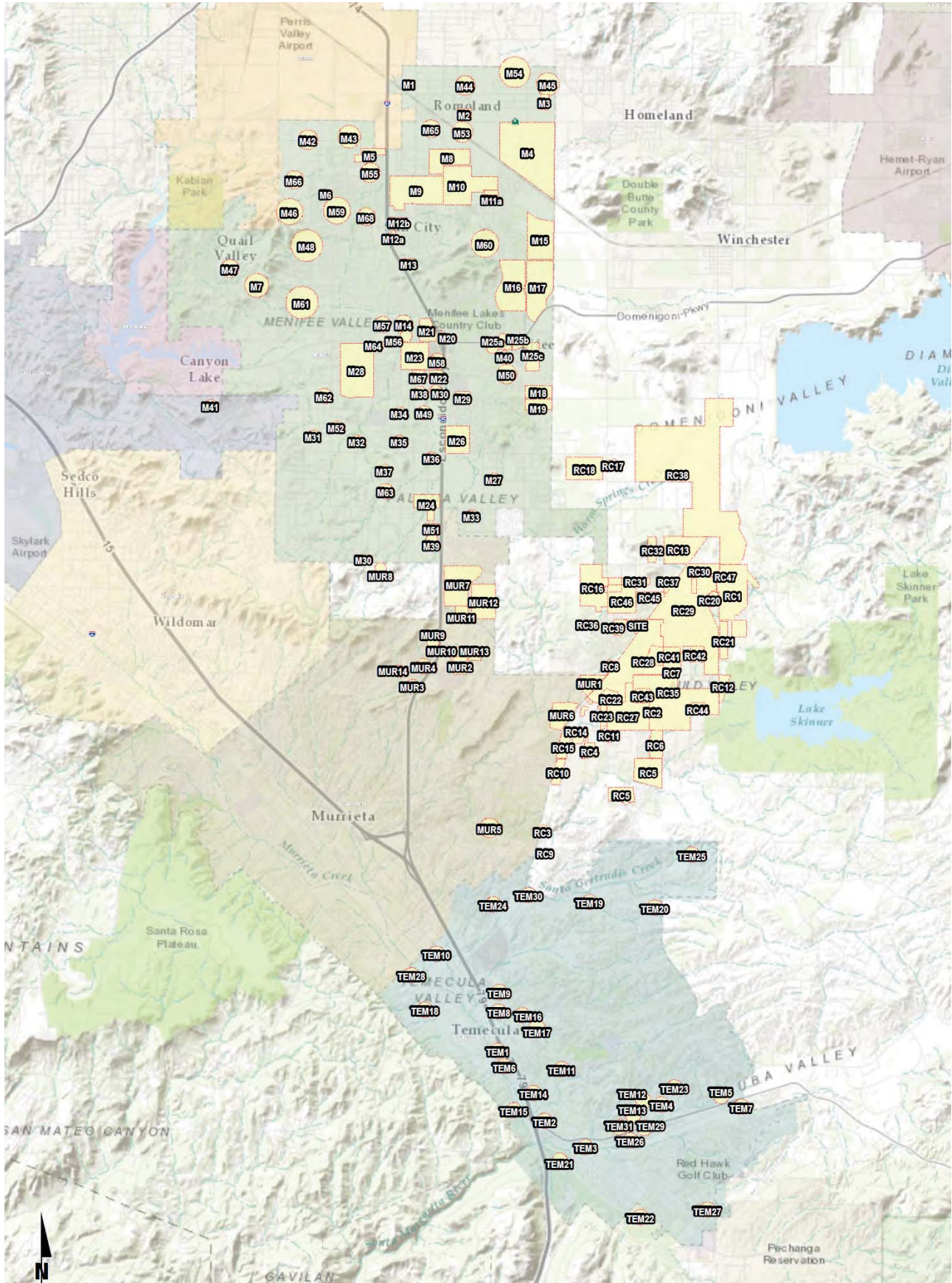
Traffic Forecast

To provide a comprehensive assessment of the deficiencies, “buildup” analysis methodology was utilized in support of this work effort. The “buildup” method was used to approximate E+P, EAP, and EAPC traffic conditions, and is intended to identify the near-term deficiencies on both the existing and planned near-term circulation system. The EAPC traffic condition includes background traffic, traffic generated by other cumulative development projects within the study area, and traffic generated by the proposed Project.

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

This page left intentionally blank for pagination purposes.

**Figure 37-5
Cumulative Development Location Map**



Source: TIA (Appendix J)

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

This page left intentionally blank for pagination purposes.

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

Near Term Conditions

The “buildup” approach combines existing traffic counts with a background ambient growth factor to forecast the EAP (2021) and EAPC (2021) traffic conditions. An ambient growth factor of 10.41% accounts for background (area-wide) traffic increases that occur over time up to the year 2021 from the year 2016 (compounded two percent per year growth over a 5-year period). Project traffic is added to assess EAP (2021) and EAPC (2021) traffic conditions, respectively. Traffic volumes generated by cumulative development projects are then added to assess the EAPC (2021) traffic conditions. The 2021 roadway network is similar to the existing conditions roadway network with the exception of future roadways and intersections proposed to be developed by the Project and the Clinton Keith Road extension between its existing western terminus and Leon Road.

The near-term traffic analysis includes the following traffic conditions, with the various traffic components:

- EAP (2021)
 - Existing 2016 counts
 - Ambient growth traffic (10.41%)
 - Project traffic
- EAPC (2021)
 - Existing 2016 counts
 - Ambient growth traffic (10.41%)
 - Cumulative Development Project traffic
 - Project traffic

Existing plus Project (E+P) Conditions

The following discusses the traffic forecasts for Existing plus Project (E+P) conditions and the resulting intersection operations and traffic signal warrant analyses. This analysis scenario has been provided for informational purposes only as Project impacts have been discerned from a comparison of Existing (2016) to EAP (2021) traffic conditions (per the County’s traffic study guidelines).

The lane configurations and traffic controls assumed to be in place for E+P conditions consist of the following:

- Project driveways and those facilities assumed to be constructed by the Project to provide site access are also assumed to be in place for E+P conditions only (e.g., intersection and roadway improvements at the Project’s frontage and driveways). These include the Project site adjacent roadways of Jean Nicholas Road (North), Elliot Road, Jean Nicholas Road (South), and Winchester Road (SR-79).

Figure 37-6, E+P Traffic Volumes, shows the ADT volumes which can be expected for E+P traffic conditions. E+P weekday AM and weekday PM peak hour intersection turning movement volumes are also shown on **Figure 37-6**. The intersection analysis results indicate that the study area intersections are anticipated to continue to operate at acceptable LOS with the addition of Project traffic, consistent with Existing (2016) traffic conditions. **Table 37-3, Intersection Analysis for E+P Conditions**, below, summarizes the weekday AM and PM peak hour study area intersection LOS under E+P traffic conditions.

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

This page left intentionally blank for pagination purposes.

**Figure 37-6
E+P Traffic Volumes**



Point	Leon Rd. & Baxter Rd./ Jean Nicholas Rd.	2 Jean Nicholas Rd. (North)	3 Elliot Rd. & Street A	4 Elliot Rd. & Jean Nicholas Rd.	5 Mauna Loa Rd. / Street B & Jean Nicholas Rd.
1	19(16) ↓ 104(45) ↑ 36(10) ↓ 36(2) ↓ 139(152) ↓ 104(78) ↓ 88(16) ↓ 88(149) ↓ 141(107) ↓ 186(43) ↓ 86(70) ↓	4(1) ↓ 36(27) ↓ 138(75) ↓ 13(44) ↓ 4(2) ↓ 172(50) ↓	1(1) ↓ 17(12) ↓ 6(20) ↓ 150(118) ↓ 0(1) ↓ 208(76) ↓	162(49) ↓ 63(38) ↓ 19(57) ↓ 216(219) ↓ 137(80) ↓ 169(157) ↓	18(12) ↓ 0(0) ↓ 28(18) ↓ 39(9) ↓ 27(12) ↓ 9(31) ↓ 178(255) ↓ 9(22) ↓ 6(21) ↓ 197(165) ↓ 29(9) ↓
6	10(9) ↓ 0(0) ↓ 0(0) ↓ 0(0) ↓ 6(12) ↓ 1(3) ↓ 9(31) ↓	91(78) ↓ 1213(819) ↓ 4(2) ↓ 0(0) ↓ 0(0) ↓ 1(6) ↓ 98(84) ↓ 2(1) ↓ 146(111) ↓	105(231) ↓ 708(1258) ↓ 3(4) ↓	28(18) ↓ 0(0) ↓ 0(0) ↓ 0(0) ↓ 2(1) ↓ 146(111) ↓	28(18) ↓ 39(9) ↓ 27(12) ↓ 9(31) ↓ 178(255) ↓ 9(22) ↓ 6(21) ↓ 197(165) ↓ 29(9) ↓
7	28(18) ↓ 0(0) ↓ 0(0) ↓ 0(0) ↓ 6(12) ↓ 1(3) ↓ 9(31) ↓	91(78) ↓ 1213(819) ↓ 4(2) ↓ 0(0) ↓ 0(0) ↓ 1(6) ↓ 98(84) ↓ 2(1) ↓ 146(111) ↓	105(231) ↓ 708(1258) ↓ 3(4) ↓	28(18) ↓ 39(9) ↓ 27(12) ↓ 9(31) ↓ 178(255) ↓ 9(22) ↓ 6(21) ↓ 197(165) ↓ 29(9) ↓	28(18) ↓ 39(9) ↓ 27(12) ↓ 9(31) ↓ 178(255) ↓ 9(22) ↓ 6(21) ↓ 197(165) ↓ 29(9) ↓

LEGEND:
 10(10) = AM(PM) PEAK HOUR INTERSECTION VOLUMES
 10.0 = VEHICLES PER DAY (1000'S)

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

This page left intentionally blank for pagination purposes.

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

**Table 37-3
Intersection Analysis for E+P Conditions**

#	Intersection	Traffic Control ²	Existing (2016)				E+P			
			Delay ¹ (secs.)		Level of Service		Delay ¹ (secs.)		Level of Service	
			AM	PM	AM	PM	AM	PM	AM	PM
1	Leon Rd. / Baxter Rd./Jean Nicholas Rd.	TS	18.3	16.2	B	B	18.8	17.1	B	B
2	Elliot Rd. / Jean Nicholas Rd. (North)	CSS	11.2	9.3	B	A	12.0	9.5	B	A
3	Elliot Rd. / Street "A"	<u>CSS</u>	Future Intersection				9.6	8.8	A	A
4	Elliot Rd. / Jean Nicholas Rd. (South)	CSS	11.6	9.6	B	A	12.9	10.2	B	B
5	Street "B"/Mauna Loa Rd. / Jean Nicholas Rd.	CSS	10.7	10.0	B	B	11.5	12.0	B	B
6	Lava Tree Ln./Street "D" / Jean Nicholas Rd.	CSS	8.4	8.4	A	A	8.9	9.2	A	A
7	Winchester Rd. (SR-79) / Jean Nicholas Rd. / Skyview Rd.	TS	18.4	17.2	B	B	22.9	19.7	C	B

¹ When a right turn lane is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes. L = Left; T = Through; R = Right; d = De Facto Right Turn; > = Right Turn Overlap; >> = Free Right Turn.

² Per the 2010 Highway Capacity Manual, overall average intersection delay and level of service are shown for intersections with traffic signal or all way stop control. For intersections with cross street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown.

³ CSS = Cross Street Stop; AWS = All-Way Stop; TS = Traffic Signal.

Traffic signal warrants have been performed on unsignalized intersections for E+P traffic conditions. There are no study area intersections anticipated to warrant a traffic signal for E+P traffic conditions. All study area intersections are anticipated to operate at acceptable LOS for E+P traffic conditions. As such, no intersection improvements have been recommended. There will be no impacts under the E+P traffic conditions.

Existing plus Ambient Growth Plus Project (EAP) (2021) Conditions

The following discusses the methods used to develop EAP traffic forecasts, and the resulting intersection operations and traffic signal warrant analyses.

The lane configurations and traffic controls assumed to be in place for EAP conditions are consistent with the following:

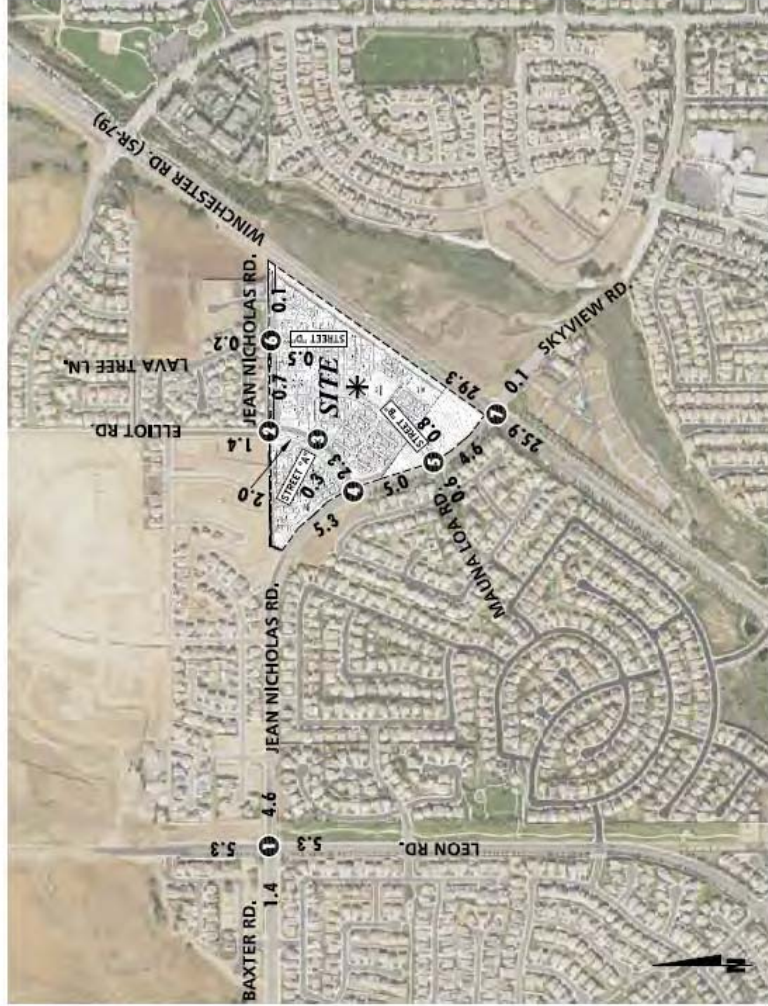
- Project driveways and those facilities assumed to be constructed by the Project to provide site access are also assumed to be in place for EAP conditions only (e.g., intersection and roadway improvements at the Project's frontage and driveways). These include the Project site adjacent roadways of Jean Nicholas Road (North), Elliot Road, Jean Nicholas Road (South), and Winchester Road (SR-79).
- Although not evaluated, the Clinton Keith Road extension between its existing terminus east of Whitewood Road and Leon Road is assumed to be in place starting with EAP (2021) traffic conditions and has been taken into account with respect to the anticipated travel patterns for the proposed Project.

This scenario includes Existing traffic volumes plus an ambient growth factor of 10.41% and the addition of Project traffic. The weekday ADT, weekday AM, and PM peak hour volumes which can be expected for EAP (2021) traffic conditions are shown on **Figure 37-7, EAP (2021) Traffic Volumes**.

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

This page left intentionally blank for pagination purposes.

Figure 37-7
EAP (2021) Traffic Volumes



Intersection	AM (PM)	PM (AM)	Peak Hour	Intersection	AM (PM)	PM (AM)	Peak Hour
1 Leon Rd. & Baxter Rd./ Jean Nicholas Rd.	154(117) 97(165) 204(47) 93(76)	108(18) 97(165) 204(47) 93(76)	40(2) 133(168) 114(84)	2 Leon Rd. & Jean Nicholas Rd.	190(55) 133(94) 100(84)	152(83) 133(94) 100(84)	4(2) 4(0) 4(0)
3 Elliot Rd. & Street A	165(127)	17(12)	0(1)	4 Elliot Rd. & Jean Nicholas Rd.	176(52) 68(41)	150(85) 186(171)	21(62) 237(241)
6 Lava Street Ln./ Street D & Jean Nicholas Rd. (North)	7(13) 1(3) 9(31)	0(0) 0(0) 0(0)	11(10)	5 Elliot Rd. & Mauna Loa Rd./ Street B & Jean Nicholas Rd.	18(12) 0(0) 28(18) 9(31) 196(280) 10(24)	6(21) 219(181) 32(10)	18(12) 0(0) 28(18) 9(31) 196(280) 10(24)
7 Winchester Rd. (SR-79) & Jean Nicholas Rd./ Skyview Rd.	115(252) 782(1389) 3(4)	159(121) 2(1) 4(2) 0(0) 1(7)	106(82)				

LEGEND:
10(10) = AM(PM) PEAK HOUR INTERSECTION VOLUMES
10.0 = VEHICLES PER DAY (1000'S)

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

This page left intentionally blank for pagination purposes.

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

The intersection analysis results are summarized in **Table 37-4, Intersection Analysis for EAP Conditions**, which indicates that the study area intersections are anticipated to continue to operate at an acceptable LOS under EAP (2021) traffic conditions.

**Table 37-4
Intersection Analysis for EAP Conditions**

#	Intersection	Traffic Control ²	Existing (2016)				EAP (2021)			
			Delay ¹ (secs.)		Level of Service		Delay ¹ (secs.)		Level of Service	
			AM	PM	AM	PM	AM	PM	AM	PM
1	Leon Rd. / Baxter Rd./Jean Nicholas Rd.	TS	18.3	16.2	B	B	19.1	17.3	B	B
2	Elliot Rd. / Jean Nicholas Rd. (North)	CSS	11.2	9.3	B	A	12.5	9.6	B	A
3	Elliot Rd. / Street "A"	CSS	Future Intersection				9.8	8.9	A	A
4	Elliot Rd. / Jean Nicholas Rd. (South)	CSS	11.6	9.6	B	A	14.1	10.4	B	B
5	Street "B"/Mauna Loa Rd. / Jean Nicholas Rd.	CSS	10.7	10.0	B	B	11.9	12.4	B	B
6	Lava Tree Ln./Street "D" / Jean Nicholas Rd.	CSS	8.4	8.4	A	A	8.9	9.3	A	A
7	Winchester Rd. (SR-79) / Jean Nicholas Rd. / Skyview Rd.	TS	18.4	17.2	B	B	25.9	22.0	C	C

¹ Per the 2010 Highway Capacity Manual, overall average intersection delay and level of service are shown for intersections with traffic signal or all way stop control. For intersections with cross street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown.

² CSS = Cross Street Stop; AWS = All-Way Stop; TS = Traffic Signal.

For EAP (2021) traffic conditions, the intersection of Elliot Road and Jean Nicholas Road (South) is anticipated to warrant a traffic signal. All study area intersections are anticipated to operate at acceptable LOS for EAP (2021) traffic conditions. As such, no intersection improvements have been recommended. Any impacts will be less than significant under the EAP (2021) traffic conditions.

Existing plus Ambient Growth Plus Project Plus Cumulative (EAPC) (2021) Conditions

The following discusses the methods used to develop EAPC traffic forecasts, and the resulting intersection operations and traffic signal warrant analyses.

The lane configurations and traffic controls assumed to be in place for EAPC conditions are consistent with the following improvements discussed below.

- Project driveways and those facilities assumed to be constructed by the Project to provide site access are also assumed to be in place for EAPC conditions only (e.g., intersection and roadway improvements at the Project's frontage and driveways). These include the Project site adjacent roadways of Jean Nicholas Road (North), Elliot Road, Jean Nicholas Road (South), and Winchester Road (SR-79).
- Driveways and those facilities assumed to be constructed by cumulative developments to provide site access are also assumed to be in place for EAPC conditions only (e.g., intersection and roadway improvements along the cumulative development's frontages and driveways).
- The Clinton Keith Road extension between its existing terminus east of Whitewood Road and Leon Road is assumed to be in place.

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

This scenario includes Existing traffic volumes plus an ambient growth factor of 10.41% plus traffic from pending and approved but not yet constructed known development projects in the area and the addition of Project traffic. The weekday ADT, weekday AM, and PM peak hour volumes which can be expected for EAPC (2021) traffic conditions are shown on **Figure 37-8, EAPC (2021) Traffic Volumes**.

The intersection analysis results are summarized in **Table 37-5, Intersection Analysis for EAPC Conditions**, which indicates that the study area intersections are anticipated to continue to operate at an acceptable LOS under EAPC (2021) traffic conditions.

**Table 37-5
Intersection Analysis for EAPC Conditions**

#	Intersection	Traffic Control ²	EAPC (2021)			
			Delay ¹ (secs.)		Level of Service	
			AM	PM	AM	PM
1	Leon Rd. / Baxter Rd./Jean Nicholas Rd.	TS	25.5	20.3	C	C
2	Elliot Rd. / Jean Nicholas Rd. (North)	CSS	15.2	11.0	C	B
3	Elliot Rd. / Street "A"	CSS	10.6	9.3	B	A
4	Elliot Rd. / Jean Nicholas Rd. (South)	CSS	24.1	13.0	C	B
5	Street "B"/Mauna Loa Rd. / Jean Nicholas Rd.	CSS	13.7	14.9	B	B
6	Lava Tree Ln./Street "D" / Jean Nicholas Rd.	CSS	8.9	9.3	A	A
7	Winchester Rd. (SR-79) / Jean Nicholas Rd. / Skyview Rd.	TS	41.5	37.7	D	D

¹ Per the 2010 Highway Capacity Manual, overall average intersection delay and level of service are shown for intersections with traffic signal or all way stop control. For intersections with cross street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown.

² CSS = Cross Street Stop; AWS = All-Way Stop; TS = Traffic Signal.

Traffic signal warrants have been performed on unsignalized intersections for EAPC (2021) traffic conditions. For EAPC (2021) traffic conditions, there are no additional traffic signals that are anticipated to be warranted in addition to those previously warranted under E+P traffic conditions. All study area intersections are anticipated to operate at acceptable LOS for EAPC (2021) traffic conditions. As such, no intersection improvements have been recommended. Any impacts will be less than significant under the EAPC (2021) traffic conditions.

The Project traffic impacts are consistent with and implement the General Plan Circulation Element requirements. Therefore, the Project does not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system.

In addition, the developer will be required to pay the County of Riverside's Development Impact Fee (DIF) and the regional Transportation Uniform Mitigation Fee (TUMF) to address the direct and cumulative environmental effects generated by new development projects. These are standard conditions and are not considered mitigation for CEQA implementation purposes.

Figure 37-8
EAPC (2021) Traffic Volumes



Intersection	1 Leon Rd. & Baxter Rd./ Jean Nicholas Rd.	2 Jean Nicholas Rd. (North)	3 Elliot Rd. & Street A	4 Elliot Rd. & Jean Nicholas Rd.	5 Mauna Loa Rd./ Street B & Jean Nicholas Rd.	
AM (10)	66(43) 325(354) 138(112) 131(102) 83(146) 178(146) 232(82) 120(107)	292(18) 4(2) 197(185) 4(1) 3(28)	0(1) 329(145) 6(20) 210(229)	226(80) 120(76) 43(118) 266(309)	18(12) 0(0) 0(0) 28(18) 9(31) 247(404) 10(24)	
PM (10)	11(10) 0(0) 0(0) 0(0) 0(0) 0(0) 0(0) 0(0)	134(145) 1626(1190) 4(0) 4(2) 132(316) 1755(944) 5(7)	17(12) 1(1) 17(12)	173(131) 231(226)	6(21) 34(271) 32(110)	43(10) 0(0) 0(0) 23(13)
Daily Total	77(53) 325(354) 138(112) 131(102) 83(146) 178(146) 232(82) 120(107)	296(20) 4(2) 197(185) 4(1) 3(28)	17(12) 1(1) 17(12)	226(80) 120(76) 43(118) 266(309)	24(12) 0(0) 0(0) 28(18) 9(31) 247(404) 10(24)	
6 Lava Street Ln./ Street D & Jean Nicholas Rd. (North)	7(13) 1(3) 9(31)	151(143) 2(1) 212(159)	17(12) 1(1) 17(12)	173(131) 231(226)	6(21) 34(271) 32(110)	
7 Winchester Rd. (SR-79) & Jean Nicholas Rd./ Skyview Rd.	0(0) 0(0) 0(0) 0(0) 0(0) 0(0) 0(0) 0(0)	132(316) 1755(944) 5(7)	17(12) 1(1) 17(12)	173(131) 231(226)	6(21) 34(271) 32(110)	

LEGEND:

10(10) = AM(PM) PEAK HOUR INTERSECTION VOLUMES
10.0 = VEHICLES PER DAY (1000'S)

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

This page left intentionally blank for pagination purposes.

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

Southwest Area Plan (SWAP) – Highway 79 Policy Area

“The Project will not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit. With the payment of TUMF and DIF, any impacts will be less than significant.”

In addition, **Policy SWAP 9.2** states:

“In general, the program would establish guidelines to be incorporated into individual Traffic Impact Analyses that would monitor overall trip generation from residential development to ensure that overall within the Highway 79 Policy Area development projects produce traffic generation at a level that is 9% less than the trips projected from the General Plan traffic model residential land use designations. Individually, projects could exceed the General Plan traffic model trip generation level, provided it can be demonstrated that sufficient reductions have occurred on other projects in order to meet Level of Service standards.”

The Project is estimated to generate a net total of 1,562 trip-ends per day on a typical weekday with approximately 123 AM peak hour trips and 164 PM peak hour trips. As it currently stands, under the existing land use designations, there would be 6,704 trip-ends per day on a typical weekday with approximately 362 AM peak hour trips and 638 PM peak hour trips. The proposed Project would result in 5,142 less overall trip-ends per day. Therefore, the Project is consistent with the 9% reduction requirement from the basis that the Project would reduce the overall number of trips from the site and the policy area from the existing non-residential land use designations.

Therefore, the Project will not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit. With the payment of TUMF and DIF, any impacts will be less than significant.

- b) *Would the Project conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?*

Less Than Significant Impact

Every county in California is required to develop a Congestion Management Program (CMP) that looks at the links between land use, transportation, and air quality. In its role as Riverside County’s Congestion Management Agency, the Riverside County Transportation Commission (RCTC) prepares and periodically updates the county’s CMP to meet federal Congestion Management System guidelines as well as state CMP legislation. The Southern California Association of Governments (SCAG) is required under federal planning regulations to determine that CMPs in the region are consistent with the Regional Transportation Plan. The RCTC’s

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

current Congestion Management Program was adopted in March 2011. Interstate 15 and State Route 79 South (Temecula Parkway) are included in the CMP.

The Riverside County Transportation Commission (RCTC) CMP does not require traffic impact assessments for development proposals. However, local agencies are required to maintain the minimum level of service (LOS) thresholds included in their respective general plans. If a street or highway segment included as part of the CMP falls below the adopted minimum level of service of E, a deficiency plan is required. The Project could conflict with the CMP if the Project were to cause the CMP facility to operate at an unacceptable LOS. The Project's is located approximately 6.7 miles from Interstate 15 and 9.1 miles from State Route 79 South (Temecula Parkway) at its closest point.

Some of the vehicle trips generated by the development on the Project site will connect to the CMP network at Interstate 15 and SR-79S; and development associated with the proposed Project may add an additional increment of traffic to the designated CMP network. While the Project does represent an increase in trips, the County has determined that this increase is not considered cumulatively considerable due to the small percentage increase. The Project will be required to pay its TUMF and DIF fees assessed against all residential projects, which collectively work towards reducing the overall impact to the transportation system to less than significant. Any impacts will be less than significant.

- c) *Would the Project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?*

Less Than Significant Impact

Minor Project roadway improvements are proposed as part of the Project. Jean Nicholas and Elliot Roads are fully improved, and Ron Roberts Roads and Winchester Road will be improved to County and/or Caltrans standards. The Project use that is proposed is consistent with the General Plan and Zoning (as amended). Therefore, implementation of the proposed Project will not create any roadways or road improvements that could increase hazards to a circulation system geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). Therefore, any impacts from the Project will be less than significant.

- d) *Would the Project cause an effect upon, or a need for new or altered maintenance of roads?*

Less Than Significant Impact

The Project will result in an incremental impact for additional roadway maintenance; however, it will not result in any impact to new, roadway maintenance. Because the Project results in practically a de minimis increase in traffic, the increase will be negligible. The Project is located off of Jean Nicholas, Elliot and Ron Roberts Roads and adjacent to Winchester Road, all of which existing roadways, assigned by the County of Riverside's roadway maintenance list, which requires maintenance to be continuing and on-going on an annual basis. Therefore, any impacts from the Project will be less than significant.

- e) *Would the Project cause an effect upon circulation during the Project's construction?*

Less Than Significant Impact

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

Construction of the proposed Project may temporarily affect the operation of the immediate circulation network during the construction phase of the Project. The Project will be required to obtain an encroachment permit prior to commencing any construction within the public right-of-way. This will also include the submittal and approval of a traffic control plan (TCP) which is designed to mitigate any construction circulation impacts. The TCP is a standard condition and is not considered unique mitigation under CEQA. Lastly, any impacts will be short-term and will cease once the construction phase is completed. Therefore, any impacts upon circulation during the Project's construction will be less than significant.

f) *Would the Project result in inadequate emergency access or access to nearby uses?*

No Impact

The Project will take access from an existing, improved roadways that will connect into part of an adopted emergency response plan/emergency evacuation plan, as implemented by the County of Riverside. None of the Project components will create impacts that would result in inadequate emergency access or access to nearby uses. There will be no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

38. Bike Trails.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Include the construction or expansion of a bike system or bike lanes?				

Source(s): SWAP Figure 8, *Southwest Area Plan Trails and Bikeway System*, (p. 54).

Findings of Fact:

a) *Would the Project include the construction or expansion of a bike system or bike lanes?*

No Impact

According to SWAP Figure 8, Southwest Area Plan Trails and Bikeway System, A Combination Trail (Regional Trail / Class I Bike Path) is required on Winchester Road in proximity to the Project site pursuant to the Southwest Area Plan. It is anticipated that this trail will be installed on the easterly side of Winchester Road, across the street from the Project. Therefore, the Project will include the construction or expansion of a bike system or bike lanes. There will be no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

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

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

Source(s): *A Phase One Cultural Resources Assessment Tentative Parcel Map 33817*, prepared by Jean A. Keller, Ph.D., July 2006 (2006 CRA, **Appendix D1**); *Tentative Tract Map 37078, Archaeological site CA-RIV-8008 (33-15047) Update*, prepared by Jean A. Keller, Ph.D., February 5, 2018 (CR Update, **Appendix D2**); *Assembly Bill 52 (AB 52) Formal Notification (GPA 170001, TR 37078)*, prepared by County of Riverside, May 10, 2018 (County AB52 Letters, **Appendix D3**); *Native American Senate Bill (SB) 18 Consultation Request for General Plan Amendment No. 170001*, prepared by County of Riverside, May 17, 2018 (County SB 18 Letters, **Appendix D4**).

Findings of Fact:

- (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)?*

Less Than Significant with Mitigation Incorporated

Assembly Bill (AB) 52 specifies that a project that may cause a substantial adverse change to a defined Tribal Cultural Resource (TCR) may result in a significant effect on the environment. AB 52 requires tribes interested in development projects within a traditionally and culturally affiliated geographic area to notify a lead agency of such interest and to request notification of future projects subject to CEQA prior to determining if a negative declaration, mitigated negative declaration, or environmental impact report is required. The lead agency is then required to notify the requesting tribe within 14 days of deeming complete a development application subject to CEQA, as an invitation to consult on the project. AB 52 identifies examples of mitigation measures that will avoid or minimize impacts to a TCR. The bill makes the above provisions applicable to projects that have a notice of preparation or a notice of intent to adopt a negative declaration/mitigated negative declaration circulated on or after July 1, 2015.

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

The Project is in the traditional use area provided to the County by the following nine tribes. The County sent AB 52 Notices to these tribes on May 10, 2018:

- Cahuilla Band of Indians
- Colorado River Indian Tribes
- Morongo Cultural Heritage Program
- Pala Band of Mission Indians
- Pechanga Cultural Resources Department
- Quechan Indian Nation
- Ramona Band of Cahuilla Indians
- Rincon Band of Luiseño Indians
- Soboba Band of Luiseño Indians

The Pechanga Cultural Resources Department and the Soboba Band of Luiseño Indians requested consultations.

The County provided the Project report to the Soboba Band of Luiseño Indians on June 11, 2018. A face-to-face consultation with the Soboba Band of Luiseño Indians was held on July 30, 2018. Although no Tribal cultural resources were identified within the Project site, the Soboba Band of Luiseño Indians asked that monitoring be included as a condition of approval. The final conditions of approval were sent to the Soboba Band of Luiseño Indians on August 10, 2018, concluding consultation.

The County provided the Pechanga Cultural Resources Department with the cultural and geology reports for the Project on June 11, 2018, and they met to discuss the Project at a consultation meeting on June 25, 2018. Although no physical Tribal cultural resources were identified within the proposed Project area, the Pechanga Cultural Resources Department indicated that the Tribe considers the area to be very sensitive and asked that monitors be present during ground disturbing activities. The final conditions of approval were provided to the Pechanga Cultural Resources Department on August 10, 2018, concluding consultation.

In compliance with Senate Bill 18 (SB18), the County asked the Native America Heritage Commission (NAHC) to conduct a search the Sacred Lands file for information on the Project site, and to provide a Consultation List of Tribes whose historical extent included the Project area. NAHC provided the County with a list of twenty-seven Tribes on May 9, 2018. On May 17, 2018, the County mailed Project notifications to each Tribe on the Consultation List. Five Tribes responded.

The Soboba Band of Luiseño Indians and the Pechanga Cultural Resources Department requested consultations. The Augustine Band of Cahuilla Mission Indians responded on May 22, 2018. They did not request consultation and responded that they are unaware of any specific cultural resources that may be affected by the proposed Project. The Viejas Band of Kumeyaay Indians responded on May 29, 2018. They did not request consultation and advised that the proposed Project site has little cultural significance or ties to the Viejas. The Rincon Cultural Resources Department responded on June 12, 2018. They did not request a consultation and responded that they have no knowledge of any cultural resources in the Project area. There was no response from the other 22 tribes.

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

The Soboba Band of Luiseño Indians requested consultation on June 21, 2018 and met with the County to discuss the Project on July 30, 2018. The Soboba Band of Luiseño Indians did not identify any Sacred Sites. The Pechanga Cultural Resources Department requested a consultation on May 31, 2018 and met with the County to discuss the Project on June 11, 2018 and on June 25, 2018. Pechanga did not identify any Sacred Sites during these meetings.

CEQA defines the term “tribal cultural resource” and delineates restrictions on the meaning of the term “cultural landscape.” Pursuant to Public Resources Code section 21074(a), “tribal cultural resources” consist of either of the following:

(1) Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following:

(A) Included or determined to be eligible for inclusion in the California Register of Historical Resources,

(B) Included in a local register of historical resources as defined in subdivision (k) of [Public Resources Code] Section 5020.1;

(2) At the discretion of the lead agency, and if supported by substantial evidence, a tribal cultural resource may also be determined 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 Section 5024.1 for the purposes of this paragraph, *the lead agency shall consider the significance of the resource to a California Native American tribe. (Emphasis added.)*

Regarding the term “cultural landscape”, above, Public Resources Code section 21074(b), limits its definition such that “[a] cultural landscape that meets the definition of [Public Resources Code section 21074] subsection (a) is a tribal cultural resource *to the extent that the landscape is geographically defined in terms of the size and scope of the landscape.*” (Emphasis added.) Accordingly, if an area that may potentially be considered a “cultural landscape” is *not* geographically defined in terms of the size and scope of the landscape, it cannot be found to be a “tribal cultural resource” even if it otherwise meets the qualifications for such in Public Resources code section 21074(a).

Regarding the lead agency’s consideration of whether a resource is significant to a California Native American Tribe in (2) above, Section 5024.1(c), provides the criteria to be considered:

If [the resource] meets any of the following National Register of Historic Places criteria:

- (1) Is [the resource] associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage.
- (2) Is [the resource] associated with events that have made a significant contribution to the broad patters of California’s history and cultural heritage.
- (3) [Does the resource] (e)mbod(y) the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
- (4) Has [the resource] yielded, or may be likely to yield, information important in prehistory or history.

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

Public Resources Code section 5024.1(c) clarifies: [a] historical resource described in Section 21084.1, a unique archaeological resource as defined in subdivision (g) of Section 21083.2, or a “nonunique archaeological resource” as defined in subdivision (h) of Section 21083.2 may also be a tribal cultural resource if it is included or determined to be eligible for inclusion in the California Register of Historical Resources.

In this case, the County did not receive any evidence, from the Pechanga Cultural Resources Department or from any other Tribe that a tribal cultural resource exists on the proposed Project. However, the Pechanga Cultural Resources Department considers the proposed Project area to be “sensitive” and has asked the County to require a monitor for all subsurface disturbances.

Due to the overall sensitivity of the Project site with respect to potential buried archaeological resources **Mitigation Measures MM-TCR-1** through **MM-TCR-4**, below, shall be implemented to reduce potentially significant impacts to previously unknown archaeological resources (that are unexpectedly discovered during Project implementation) to a less than significant level.

- 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 Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)*

Less Than Significant with Mitigation Incorporated

Please reference the discussion in Section 45.a, above. With the implementation of **Mitigation Measures MM-TCR-1** through **MM-TCR-4**, above, the proposed Project would not cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a Cultural Native American tribe, and that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. Impacts to tribal cultural resources will be less than significant.

Mitigation Measures:

- MM-TCR-1** Prior to the issuance of grading permits, developer/permit holder shall retain and enter into a Monitoring and Mitigation service contract with a qualified Archaeologist. The Project Archaeologist (Cultural Resources Professional) shall develop a Cultural Resources Monitoring Plan which must be approved by the County Archaeologist prior to issuance of the first grading permit for the Project. The Project Archaeologist shall be included in the pre-grade meetings to provide Construction Worker Cultural Resources Sensitivity Training (including the establishment of set guidelines for ground disturbance in sensitive areas) with the grading contractors and Native America monitor(s). A sign-in sheet for attendees of this training shall be include 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,

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

trenching, stockpiling of materials, rock crushing, structure demolition, etc. The Project Monitor shall have the authority to temporarily divert, redirect, or halt the ground disturbance activities to allow for 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 conditional of approval.

MM-TCR-2 The developer/permit holder shall retain a Native American Monitor who shall be present during construction excavations (e.g., grading, trenching, or clearing/grubbing) associated with the proposed Project.

MM-TCR-3 In the event archaeological resources are unearthed, ground-disturbing activities shall be halted or diverted away from the vicinity of the find so that the find can be evaluated. A buffer area of at least 25 feet shall be established around the find where construction activities shall not be allowed to continue. Work shall be allowed to continue outside of the buffer area. All archaeological resources unearthed by Project construction activities shall be evaluated by a qualified archaeologist. The developer/permit holder shall coordinate with the County Archaeologist and a Native American monitor (if the resources are prehistoric in origin) to develop an appropriate treatment plan for the resources. If avoidance and/or preservation is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. The developer/permit holder, in consultation with the County Archaeologist, shall designate a final repository and curate any archaeological material recovered from the Project site.

MM-TCR-4 The Project Archaeologist shall prepare a final Phase IV Monitoring Report at the conclusion of the archaeological monitoring using information from the Native American monitor. The Monitoring Report shall meet the County guidelines for Phase IV reports. The Project Archaeologist shall submit the report to the County, the Eastern Information Center, and representatives of other appropriate or concerned agencies within 60 days of completion of the Project grading to signify the satisfactory completion of the Project and the required mitigation measures. The report shall describe the resources unearthed, if any, the treatment of the resources, and evaluate the resources with respect to the criteria in the California Register of Historical Resources. The report shall also include the Cultural Sensitivity Training sign-in sheet, the daily monitoring logs, and shall include any comments or concerns expressed by the Native American Monitor during the monitoring program.

Monitoring: A copy of all agreements required to comply with **Mitigation Measures MM-TCR-1** through **Mitigation Measure MM-TCR-4**, above, shall be submitted to the County for retention. County Staff shall conduct field inspections to verify that by the developer/project applicant and the Tribal monitor(s) are implementing all aspects of the Cultural Resources Monitoring Plan.

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

UTILITY AND SERVICE SYSTEMS. Would the Project:

40. Water.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems, whereby the construction or relocation would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Eastern Municipal Water District Will Serve Letter dated June 1, 2018 (**Appendix K**); Eastern Municipal Water District *2015 Urban Water Management Plan (2015 UWMP)*; and *TTM 37078 Greenhouse Gas Analysis, County of Riverside*, prepared by Urban Crossroads, October 27, 2016 (*GHG Analysis, Appendix B2*).

Findings of Fact:

a) *Would the Project 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?*

Less Than Significant Impact

Water service will be provided by the Eastern Municipal Water District (EMWD). EMWD serves an area of 555 square miles of western Riverside County, including the Project site. The proposed Project will tie into an existing 12" EMWD water line located in Ron Roberts Way.

EMWD is a public water agency formed in 1950 and annexed into the service area of the Metropolitan Water District of Southern California (MWD) in 1951. It is currently one of MWD's 26-member agencies. EMWD presently operates its water supply system under a system permit issued by the California Department of Public Health.

Initially, EMWD's primary role was to deliver imported water to supplement local groundwater to serve mostly agricultural demand. Over time, EMWD's services have expanded to include delivery of treated imported water for domestic use, ground water production, groundwater basin management, desalination, water filtration, wastewater collection and treatment, and regional recycled water service for agricultural and non-potable domestic applications. Presently, EMWD has four sources of water supply: 1) Potable groundwater; 2) Desalinated groundwater; 3) Recycled water; and 4) Imported water from MWD. According to 2015 figures, imported water (treated, locally treated & raw) accounted for approximately 46 percent of the total water supply, while local potable groundwater accounted for approximately 12 percent, desalted groundwater was approximately 6 percent, and recycled water was approximately 36 percent.

The EMWD Board of Directors adopted an updated 2015 Urban Water Management Plan (UWMP) in June 2016. The 2015 UWMP plan details EMWD's demand projections and provides information regarding EMWD's supply. Demand for EMWD included in the UWMP is calculated across EMWD's service area and is not project-specific. The majority of EMWD's existing and planned demand is and will be met through imported water delivered by the MWD. As such,

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

EMWD’s 2015 UWMP relies heavily on information and assurances included in the 2015 MWD Regional Urban Water Management Plan (2015 RUWMP) when determining supply reliability.

EMWD’s 555-square mile service area currently (2015) has an estimated population of 761,221 persons (includes a retail population of 546,146 people and a wholesale population of 215,075 people). The population in EMWD’s service area over the 25-year forecast period (2015 – 2040) is projected to increase by more 500,000 people, a 67% increase over the current (2015) population. To ensure that planning efforts for future growth are comprehensive, EMWD incorporates regional projections in its UWMP. Projections for the remainder of the planning period (2020 – 2040) were prepared based on EMWD’s proposed development projects and land uses within EMWD’s borders as well as current demographic information such as household size. A significant amount of EMWD’s service area is currently undeveloped.

EMWD plans to meet increases in projected demands through a combination of local supply development and ongoing water conservation. Future supply projects described in the 2015 UMWP include: continuing full utilization of recycled water, expansion of the desalter program, increasing local groundwater banking, and developing additional regional water transfers and exchanges.

It is emphasized, as stated above, MWD has determined it is able to meet the demands of all member agencies, inclusive of EMWD and the proposed Project, through 2040.

EMWD has issued a signed Will Serve letter for the proposed Project site, dated June 1, 2018.

Implementation of the proposed Project will not require, or result in, the construction of new treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. Any impacts will be less than significant.

- b) *Would the Project have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry, and multiple dry years?*

Less Than Significant Impact

The proposed Project will tie into an existing 12” EMWD water line, which is located in Ron Roberts Way.

Chapter 7 (Water Supply Reliability Assessment) of *EMWD’s 2015 UWMP states:*

- The majority of EMWD’s current and projected water supplies are imported through MWD. MWD’s resource management strategy depends on improving the reliability and availability of imported water supplies, increasing local storage and developing local resources. In MWD’s 2015 UWMP, MWD evaluated challenges to supply reliability, including drought conditions, environmental regulations, water quality concerns, infrastructure vulnerabilities to natural disaster, and responses to variations in water supply availability from year to year.

MWD is facing significant challenges in providing adequate, reliable and high-quality supplemental water for Southern California. Dry conditions have impacted water supply reliability on both the State Water Project (SWP) and the Colorado River

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

Aqueduct (CRA) requiring MWD to make significant withdrawals from its storage reserves. MWD has progressively taken action to address these challenges including; increasing incentives for conservation and recycled water conversion, augmenting supplies through transfers and exchanges, and modifying its distribution system to increase CRA delivery capabilities. In 2015, MWD also implemented Level 3 (15 percent regional reduction) of its Water Supply Allocation Plan (WSAP) allocating water to its member agencies to preserve limited storage. MWD’s forecast shows that under multiple-dry year hydrology, MWD could face reduced supply capabilities during the next three years. EMWD will respond to any potential shortages by reducing demand through its Water Shortage Contingency Plan (WSCP).

Moving forward, flexible and adaptive regional planning strategies are required. MWD’s continued progress in developing a diverse resource will allow it to meet the region’s water supply needs. MWD’s 2015 UWMP detailed its planning initiatives and based on these efforts concluded that with the storage and transfer programs developed, MWD has sufficient supply capabilities to meet the expected demands of its member agencies from 2020 through 2040 under normal, historic single-dry and historic multiple dry year conditions. EMWD is relying on MWD’s 2015 UWMP to evaluate the reliability of imported supplies and the amount of imported water which will be available in EMWD’s service area during normal, single dry, and multiple dry water year periods.

EMWD’s water supply reliability analysis shows that with implementation of local projects and conservation measures and Metropolitan’s storage capacity and implementation of conservation programs, available supplies can meet demands under normal, single-dry year, and multiple-dry year hydrologic conditions.

The *GHG Analysis* estimates the Project would consume a total of 10.7 million gallons of water per year which is 29,315 gallons per day or 0.03 million gallons per day (mgd). This is equivalent to 291 gallons per unit per day. EMWD has issued a signed Will Serve letter for the proposed Project site, dated June 1, 2018.

Based on available information, sufficient water supplies are available to serve the Project have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry, and multiple dry years. No new or expanded entitlements needed. Any impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation 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

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

projected demand in addition to the provider's existing commitments?

Source(s): Eastern Municipal Water District (EMWD) Will Serve Letter dated June 1, 2018 (**Appendix K**); *EMWD 2015 UWMP*, EMWD Newsletter – Temecula Valley Regional Water Reclamation Facility, October 2016; *TTM 37078 Greenhouse Gas Analysis, County of Riverside*, prepared by Urban Crossroads, October 27, 2016 (*GHG Analysis, Appendix B2*); and EMWD Capital Improvement Program Progress Report – 2017/18 Q1 & Q2, March 5, 2018, by Joe Mouawad, P.E..

Findings of Fact:

- a) *Would the Project 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?*

Less Than Significant Impact

The Project site is located within the Eastern Municipal Water District (EMWD) service boundary. EMWD is divided into five sewer service areas for the purposes of transmission, treatment, and disposal of wastewater: 1) Hemet/San Jacinto, 2) Moreno Valley, 3) Sun City (the Sun City RWRf is inactive with all flows being diverted to the recently expanded [April 2014] Perris Valley RWRf), 4) Temecula Valley, and 5) Perris Valley. Each service area is served by a single regional water reclamation facility (RWRf) linked through a network of 1,790 miles of pipeline and 46 active lift stations are capable of treating 69 mgd of wastewater (currently treating 43 to 46 mgd) and serve an existing population of approximately 816,000 people (approximately 239,000 customer accounts).

The *GHG Analysis* estimates the Project would consume a total of 10.7 million gallons of water per year. Given the proportion of water utilized for landscaping, based on a reasonable, worst-case assumption that approximately half of the water consumed would become wastewater, the Project is expected to generate up to 0.015 million gallons per day (mgd) of wastewater. This is equivalent to a generation rate of about 145 gallons per unit per day and represents 0.06 percent of the Temecula Valley RWRf's current capacity of 23 mgd.

The system also includes two (2) water filtration facilities (Henry J. Mills Filtration Plant; Robert A. Skinner Filtration Plant), two (2) desalination facilities (Menifee Desalter; Perris I Desalter; Perris II Desalter scheduled post 2020) and uses 100% of the treated wastewater for beneficial purposes. The Project site is located within the Temecula Valley service area.

Inter-connections between the local collection systems serving each treatment plant allow for operational flexibility, improved reliability, and expanded deliveries of recycled water. All of EMWD's RWRfs produce tertiary effluent, suitable for all Department of Health Services permitted uses, including irrigation of food crops and full body contact.

The four operational RWRfs have a combined wastewater treatment capacity of 81,800 acre-feet per year (AFY), and in 2015 collected a total of 48,665 acre-feet (AF) of wastewater (59% system wide capacity).

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

Wastewater generated by the proposed project will be treated at the Temecula Valley RWRf (TVRWRf). The TVRWRf is a 95-acre facility located in the commercial area of Temecula; while it is the smallest of the EMWD reclamation facilities, its capacity is the second largest. The TVRWRf is currently being expanded from a current capacity of 18 mgd to 23 mgd. In 2016, the typical daily flows were 14 mgd and were projected to reach 18 mgd in 2018. The TVRWRf Expansion accounts for largest single expenditure in the 2017-2022 EMWD capital improvement budget. The TVRWRf facility has an ultimate design capacity of 28 mgd.

The proposed Project will connect into an existing EMWD sewer line located in Ron Roberts Way currently serving the master planned single-family residential subdivision contiguous north of the Project site.

EMWD has issued a signed Will Serve letter for the proposed Project site, dated June 1, 2018.

Implementation of the proposed Project will not require or result in the construction of new wastewater treatment facilities or expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects. No septic facilities are proposed. Any impacts will be less than significant.

- b) *Would the Project 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?*

Less Than Significant Impact

The Project site is located within the EMWD service area and will connect into an existing EMWD sewer line located in Ron Roberts Way for treatment at the Temecula Valley Regional Water Reclamation Facility (TVRWRf). The TVRWRf is currently being expanded from a capacity of 18 mgd to 23 mgd to accommodate the increased demand from expanding development in the EMWD service area, inclusive of the Project site. Sufficient wastewater capacity is available to serve the Project from existing resources.

EMWD has issued a signed Will Serve letter for the proposed Project site, dated June 1, 2018.

Any impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation 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?

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

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

Source(s): *RivCo General Plan EIR; CalRecycle, Solid Waste Information System (SWIS) Facility Detail, Lamb Canyon Sanitary Landfill (33-AA-007), and Solid Waste Facility Permit 33-AA-00; Lamb Canyon Sanitary Landfill, Enforcement Agency Notification Application for Food Waste Composting Research Project, December 2015; El Sobrante Landfill Annual Monitoring Report, Jan 1, 2016 through Dec 31, 2016, by USA Waste of CA, Inc., dated December, 2017 (Final); El Sobrante Landfill Fact Sheet, issued by Waste Management of California; EIR; CalRecycle, SWIS Facility Detail, El Sobrante Landfill (33-AA-0217).*

Findings of Fact:

a) *Would the Project 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?*

Less Than Significant Impact

The Project site is located approximately 19½ miles south/southwest of the Lamb Canyon Landfill and 24 miles southeast of the El Sobrante Landfill.

Lamb Canyon Landfill

The Lamb Canyon Landfill is a municipal solid waste facility owned and operated by the Riverside County Department of Waste Resources (RCDWR). It is located in the unincorporated Badlands/Lamb Canyon area of Riverside County, south of Interstate 10 (I-10) and the City of Beaumont, and north of the City of San Jacinto at 16411 Lamb Canyon Road (State Route 79). The landfill encompasses a total of approximately 1,189 acres, including a 580.5-acre permit area of which 144.6 acres are permitted for solid waste disposal. The landfill is currently permitted (July 2018; Facility No. 33-AA-007) to receive 5,000 tons of refuse per day with a permitted Traffic Volume of 913 vehicle per day. The landfill has a maximum elevation of 2,460' AMSL and a maximum depth of 350' below the ground surface.

The most recent figures, published monthly, for the Lamb Canyon Landfill show that a total of 53,386 tons of refuse was collected during April 2018, indicating an average of 2,135 tons per day with an average of 411 vehicle trips per day. This is well below the maximum 5,000 tons per day and 913 vehicle trips per day allowed pursuant to the current permit. The remaining maximum permitted capacity is 38,953,653 cubic yards as of January 8, 2015 (most recent published date available) providing capacity and continued operations through April 1, 2029 (estimated closure date).

El Sobrante Landfill

The El Sobrante Landfill is located in the unincorporated Temescal Canyon area of Riverside County between the City of Lake Elsinore and the City of Corona, east of Interstate 15 and Temescal Canyon Road, and south of Cajalco Road, at 10910 Dawson Canyon Road. The landfill, which is owned and operated by USA Waste of California (a subsidiary of Waste Management, Inc.) started disposal operations in 1986. From 1986 to 1998, the landfill was operated pursuant to the original El Sobrante Landfill Agreement and its Amendments and one Addendum. On September 1, 1998, the Riverside County Board of Supervisors (BOS) approved the El Sobrante Landfill Expansion Project, a vertical and lateral expansion of the landfill, and

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

entered into a Second Agreement, which became effective on September 17, 1998. The Second Agreement represents a public/private relationship between the owner/operator of the landfill and the County of Riverside and provides for the Riverside County Department of Waste Resources (RCDWR) to operate the landfill gate, to set the County rate for disposal at the gate with BOS approval, and to operate the Hazardous Waste Inspection Program.

The El Sobrante Landfill facility currently comprises a total area of 1,322 acres which includes a 468-acre footprint permitted for landfill operations, and a 688-acre wildlife preserve. The operating permit allows a maximum of 16,054 tons per day of waste to be accepted at the landfill, due to limitations on the number of vehicle trips per day. As of January 2011, the landfill had a remaining in-County disposal capacity of approximately 38.506 million tons. In 2010, the El Sobrante Landfill accepted a total of 694,963 tons, or approximately 0.695 million tons of waste generated within Riverside County. The daily average for in-County waste was 2,235 tons during 2010. The landfill is expected to reach capacity in approximately 2036.

The El Sobrante Landfill Expansion Project included the following major elements:

- An increase in landfill disposal capacity to approximately 196.11 million cubic yards or approximately 109 million tons of municipal solid waste;
- An increase in the daily disposal capacity up to 10,000 tons (pursuant to the Second Amendment of the Expansion Agreement, approved by the BOS in march 2007, and subsequently implemented on August 31, 2009, the daily capacity was increased to 70,000 tons per week, not exceeding 16,054 tons per day [limited in part due to the number of vehicle trips per day], and a continuous 24-hour disposal);
- An increase in the landfill area to a total of 1,322 acres;
- An increase in the landfill footprint to 495 acres;
- An increase in the hours of operation, allowing 24-hour continuous operations, 7 days a week, for non-waste functions (i.e. application of daily cover, stockpiling of daily cover, site maintenance, grading, and vehicle maintenance) and allowing disposal operations from 4:00 AM to Midnight.

The landfill is open 24 hours per day, six days a week (closed Sundays and Major Holidays). Commercial customers have access 4:00 am to 6:00 pm, while the general public hours are 6:00 am to 6:00 pm.

During calendar year 2016, a total of 2,652,941 tons of municipal solid waste was disposed at the El Sobrante Landfill. Of this amount, 852,987 tons originated from Riverside County sources, and 1,799,954 tons originated from out-of-County sources. El Sobrante received 123,068 tons of Alternate Daily Cover in the form of cement treated incinerator ash.

Based on 309 working days (362 days minus Sundays and Major Holidays), an average of 8,596 (rounded to the nearest whole number) tons of waste were received at the landfill on a daily basis in 2016. The estimated 2017 total tonnage figure is projected to have increased slightly over the 2016 figure, to approximately 2,700,000 tons or an average amount of approximately 8,738 tons per day (2,700,000 tons ÷ 309 days). This indicates a year over year increase of 1.65% and is substantially below the allowable disposal capacity of 16,054 tons per day permitted pursuant to the current agreement/operating permit, as amended.

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

As of the 2007 Second Amendment date, the landfill had a projected 50-year remaining life through 2036; however, based on 2016 figures, there was 141,192,896 tons of remaining capacity, indicating an approximate 54-year remaining life before the facility reaches capacity. The County evaluates solid waste generation based on a per capita generation rate. A residential solid waste generation rate of 13 lbs./residential unit per day was selected to forecast the daily and annual capacity of solid waste generation at full development, 163 detached single-family residential condominium units. Average daily solid waste generation would be approximately 2,132 lbs. per day (1.07 tons). Annual average solid waste generation would be approximately 778,180 lbs. or 389 tons per year. Assuming a mandatory 50% recycling rate, daily solid waste generation is forecast to be approximately 0.535 tons per day for disposal at either the El Sobrante Landfill or the Lamb Canyon Landfill. This is approximately one quarter per day or an increase in solid waste disposal of about 0.024% at either landfill.

Development of the proposed Project would not 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. Impacts will be less than significant.

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

Less Than Significant Impact

As discussed in Section 47.a, there is adequate capacity at the area landfills to accommodate the solid waste generated by the proposed Project, and the Project will comply with all laws and regulations in managing solid waste. Compliance with these laws and regulations are standard conditions and are not considered unique mitigation pursuant to CEQA. The proposed Project would be consistent with the County Integrated Waste Management Plan. Any impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation 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; the construction of which could cause significant environmental effects?

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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; *Tentative Tract Map No. 37078 Air Quality Impact Analysis*, prepared by Urban Crossroads, October 27, 2016 (AQ Analysis, **Appendix B1**); *Tentative Tract Map No. 37078 Greenhouse Gas Analysis*, prepared by Urban Crossroads, October 27, 2016 (GHG Analysis, **Appendix B2**); Ordinance No. 461

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

(County of Riverside, State of California Road Improvement Standards and Specifications); and Ordinance No. 659 (An Ordinance of the County of Riverside Establishing a Development Impact Fee Program); Riverside County Network of Care website, and *County of Riverside General Plan EIR No. 521, Sec. 4.10 Energy Resources*.

Findings of Fact:

- a) *Would the Project impact electricity facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?*

Less Than Significant Impact

The proposed Project site development (Tentative Tract Map No. 37078) consists of 163 single-family residential units that will consume electricity. The electrical service provider is Southern California Edison. Electrical services are currently in place to similar single-family residential tract developments located contiguous to the north and southwest of the Project site.

SCE provides electrical service to customers within a 50,000-square mile area covering nearly 14 million people in 11 counties in the southern half of California, including western Riverside County. It provides electricity to users via 16 utility interconnections and nearly 5,000 different transmission and distribution circuits. In total, SCE reported a total energy consumption of approximately 85,850 GWh in 2009, the most recent year for which data is available from the CEC. An additional 4,531 GWh were also “self-generated” within the SCE’s planning area in 2009. SCE has declared itself the nation’s largest purchaser of renewable energy, buying and delivering approximately 13.6 million MWh in 2009.

Adequate commercial electricity supplies are presently available in southern California to meet this forecast demand. Any impacts will be less than significant.

- b) *Would the Project impact natural gas facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?*

Less Than Significant Impact

The proposed Project will be connected to The Gas Company’s natural gas distribution system. Connections are available in adjacent roadways and natural gas service is in place to existing single-family residential tract development located adjacent to the north and southwest of the Project site.

The proposed Project natural gas usage has been anticipated under the adopted Southwest Area Plan (SWAP) Land Use Designation and zoning classification. Adequate commercial natural gas supplies are available to meet this forecast demand. Any impacts will be less than significant.

- c) *Would the Project impact communications systems facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?*

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

Less Than Significant Impact

The communication system is provided by Verizon. Verizon is a private company that provides connection to the communication system on an as needed basis. No expansion of facilities will be necessary to connect the Project to the communication system located adjacent to the Project site. Any impacts will be less than significant.

- d) *Would the Project impact street lighting facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?*

Less Than Significant Impact

New streetlights will be installed by the proposed Project in accordance with standard requirements and County Ordinance No. 655. The installation of these lighting improvements is part of the proposed Project and, in compliance with Ordinance No. 655, the installation and future operation of these street lights can be accomplished without causing significant adverse environmental impact. Any impacts from light and glare are discussed in Section 2 (Mt. Palomar Observatory) and Section 3 (Other Lighting Issues), above. Impacts will be less than significant.

- e) *Would the Project impact maintenance of public facilities, including roads requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?*

Less Than Significant Impact

The proposed Project will have a less than significant impact on public facilities. Riverside County Ordinance No. 659 establishes a developer impact fee to mitigate the cost of public facilities, including roads. The Project includes the construction of new facilities (on-site road system) and the expansion of existing facilities (off site extension of Street B northeast from Jean Nicolas Road, and Winchester Road frontage improvements). The Project is consistent with the General Plan and the, Southwest Area Plan (SWAP). As a result, the County has determined that the Project will be required to improve the ingress and egress to the Project. In addition, the developer will be required to pay the County of Riverside’s Development Impact Fee (DIF) and the regional Transportation Uniform Mitigation Fee (TUMF) to address the direct and cumulative environmental effects generated by new development projects.

As part of the Project approval(s), standard conditions are assessed on the proposed Project to reduce impacts from the proposed Project to transportation/traffic resources. This is reflected in Ordinance No. 659. The Project site is located in Area Plan 19 – Southwest Area. Prior to the issuance of a certificate of occupancy, the Project applicant shall comply with the provisions of Ordinance No. 659, which requires payment of the appropriate fees set forth in the Ordinance. Any impacts will be less than significant.

- f) *Would the Project impact other governmental services, requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?*

Less Than Significant Impact

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

Regional Multi-Service Centers impacts are typically attributed to residential development. This is reflected in Ordinance No. 659. Regional Multi-Service Centers are located throughout the County and provide a variety of services on a regional basis with events ranging from: athletic programs, wellness programs, senior citizen activities, arts and crafts, etc. The Project site proposes the addition of 163 single-family residential units and will be assessed accordingly.

Prior to the issuance of a certificate of occupancy for each residential unit, the Project applicant shall comply with the provisions of Ordinance No. 659, which requires payment of the appropriate DIF set forth in the Ordinance.

Payment of the DIF is required and is not considered unique mitigation under CEQA. Impacts from implementation of the proposed Project that would result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for regional multi-service centers, will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation 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:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
44. Wildfire Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): *Map My County (Appendix A)*; Riverside County General Plan; Ordinance No. 787 (An Ordinance of the County of Riverside Adopting the 2016 California Fire Code as Amended); and Ordinance No. 659 (An Ordinance of the County of Riverside Amending Ordinance No. 659 Establishing a Development Impact Fee Program).

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

Findings of Fact:

- a) *Would the Project substantially impair an adopted emergency response plan or emergency evacuation plan?*

Less Than Significant Impact

The Project site is not located within a fire hazard zone. The Project will take access from existing roadways, and roadways that will be improved. These roadways will connect into part of an adopted emergency response plan/emergency evacuation plan, as implemented by the County of Riverside. The Project will be constructing residential uses, drainage facilities, sewer lines and roadways. A limited potential exists to interfere with an emergency response or evacuation plan during construction. Control of access will ensure emergency access to the site and Project area during construction through the submittal and approval of a Traffic Management Plan. As part of the plan review process, the City would require the developer to submit a Traffic Management Plan that would provide appropriate measures to facilitate the passage of persons and vehicles through/around any required road closures.

Following construction, emergency access to the Project site and area will remain as was prior to the proposed Project. Therefore, implementation of the Project will not substantially impair an adopted emergency response plan or emergency evacuation plan. Any impacts will be less than significant.

- b) *Would the Project, 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?*

Less Than Significant Impact

Site topography consists of a large hillside landform, including a prominent hilltop. The longest axis of the site slopes downward in a northwest-to-southeast direction from the top of the hill, with a change of elevation of approximately 70 feet. The hillside slope is very gentle and rolling. It appears smooth in profile after the number of years it has been plowed. The hilltop is still rocky, but the other rock outcrops and any other kinds of topographic irregularities have all been removed. Natural watercourses or any other kinds of aquatic features are not present on the site (i.e., wetlands, vernal pools and swales, vernal pool-like ephemeral ponds, stock ponds or other human-modified depressions, etc.). Drainage is by gravity flow from the top of the hill downslope in a southeasterly direction.

Topography within Parcel 1 is gently sloping to the south with elevations ranging from 1,424 feet above mean sea level (AMSL) in the north corner to 1407 AMSL in the southwestern central portion of the parcel. Parcel 2 is relatively flat, having been sheet-graded. Elevations range from 1,431feet AMSL in the north to 1,420 feet AMSL in the south. The western boundary descends at a gradient of approximately 3:1 (horizontal:vertical) to Jean Nicholas Road (approximate elevation 1,415 feet AMSL). Boulder stockpiles are present in the north central portion of the parcel. Parcel 3 descends from Elliot Road to the northwest and Ron Roberts Road to the north to a relatively flat sheet-graded parcel with elevations ranging from 1,420 feet AMSL in the northwest corner to 1,378 feet AMSL in the southwest central portion of the site, where a storm drain inlet carries

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

water under Winchester Road. Several stockpiles of soil and surface boulders are present on the Parcel.

The Project will provide impervious surfaces, irrigated landscaping, structures built in compliance with fire codes, fire hydrants, and other measures that will help to reduce wildfire risks. Based on this information, the Project would not, 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. Any impacts will be less than significant.

- c) *Would the Project 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?*

Less Than Significant Impact

The Project would be installing interior roadways for Project circulation. The road system would be reviewed and approved by the County and County Fire. Once constructed, the County would maintain roadways and sidewalks within the public right-of-way. Once approved by the County and County Fire, impacts would be considered less than significant. The Project would also be installing fire hydrants at locations throughout the Project area per County Fire requirements. This would provide more fire suppression, which would not exacerbate fire risk. The Project would be installing power to serve the Project, as well as other utilities (sewer, water, gas, cable), which would be underground and installed pursuant to the utility providers regulations. Underground utilities would not exacerbate fire risk.

Any impacts will be less than significant.

- d) *Would the Project 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?*

Less Than Significant Impact

The Project site is not located within a fire hazard zone. Site topography consists of a large hillside landform, including a prominent hilltop. The longest axis of the site slopes downward in a northwest-to-southeast direction from the top of the hill, with a change of elevation of approximately 70 feet. The hillside slope is very gentle and rolling. It appears smooth in profile after the number of years it has been plowed. The hilltop is still rocky, but the other rock outcrops and any other kinds of topographic irregularities have all been removed. Natural watercourses or any other kinds of aquatic features are not present on the site (i.e., wetlands, vernal pools and swales, vernal pool-like ephemeral ponds, stock ponds or other human-modified depressions, etc.). Drainage is by gravity flow from the top of the hill downslope in a southeasterly direction.

Topography within Parcel 1 is gently sloping to the south with elevations ranging from 1,424 feet above mean sea level (AMSL) in the north corner to 1407 AMSL in the southwestern central portion of the parcel. Parcel 2 is relatively flat, having been sheet-graded. Elevations range from 1,431feet AMSL in the north to 1,420 feet AMSL in the south. The western boundary descends at a gradient of approximately 3:1 (horizontal:vertical) to Jean Nicholas Road (approximate elevation 1,415 feet AMSL). Boulder stockpiles are present in the north central portion of the parcel. Parcel

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

3 descends from Elliot Road to the northwest and Ron Roberts Road to the north to a relatively flat sheet-graded parcel with elevations ranging from 1,420 feet AMSL in the northwest corner to 1,378 feet AMSL in the southwest central portion of the site, where a storm drain inlet carries water under Winchester Road. Several stockpiles of soil and surface boulders are present on the Parcel.

The Project will include hardscape and landscape improvements that would serve to stabilize the built environment (including drainage facilities). Based on this information, the Project would not 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. Any impacts will be less than significant.

- e) *Would the Project expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?*

Less Than Significant Impact

The Project site is not located within a fire hazard zone.

The proposed Project will be reviewed, and conditions of approval will be placed on the proposed Project to address any potential impacts to Fire Resources and risks, consistent with the Fire Hazards section of the Safety Element of the General Plan, and Ordinance No. 787.

As part of the Project approval(s), standard conditions are assessed on the proposed Project to reduce impacts from the proposed Project to fire services. Prior to final map recordation, prior to grading permit issuance, prior to building permit issuance, and prior to building final inspection the Project will need to demonstrate compliance with Ordinance No. 787. Adherence to Ordinance No. 787 is typically a standard condition of approval and is not considered unique mitigation pursuant to CEQA.

Another standard condition assessed on the proposed Project to reduce impacts from the proposed Project to fire services is Ordinance No. 659. The Residential Project site components are located in Area Plan 15 – Greater Elsinore. DIF for non-residential uses for fire protection will be required prior to the issuance of a certificate of occupancy. The Off-site Project components will not create any demand for fire services.

The Project applicant shall comply with the provisions of Ordinance No. 659, which requires payment of the appropriate DIF fees set forth in the Ordinance. Adherence to the Ordinance No. 659 is typically a standard condition of approval and is not considered unique mitigation pursuant to CEQA.

Based on this information, the Project would not, expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires. Any impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

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

MANDATORY FINDINGS OF SIGNIFICANCE.

45. Does the Project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, 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?

Source(s): Staff review; and Project Plans (**Appendix L**).

Findings of Fact:

Less Than Significant Impact with Mitigation Incorporated

Implementation of the proposed Project does not have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare, or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

Please reference the discussion in Section 7 (Biological Resources – Wildlife & Vegetation), Sections 8 and 9 (Cultural Resources – Historic Resources and Archaeological Resources), and Section 28 (Paleontological Resources – Paleontological Resources). In addition to mitigation measures, standard conditions will apply to the proposed Project. Any impacts are considered less than significant with mitigation incorporated.

46. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?

Source(s): Staff review; and Project Plans (**Appendix L**).

Findings of Fact:

Less Than Significant Impact

As demonstrated in Sections 1 - 44 of this Environmental Assessment, the proposed Project does not have impacts which are individually limited, but cumulatively considerable. In particular regarding air quality and greenhouse gas emissions that have established thresholds to consider cumulative impacts as well as hydrology and transportation impacts that consider the existing and currently planned development of the area and the specific respective drainage and transportation impacts to the overall area in a cumulative manner. As illustrated in the EA, the Project will not have any impacts that

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

cannot be reduced to less than significant with the incorporation of mitigation, Project design features, and/or conditions of approval. Therefore, any impacts will be less than significant.

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

Source(s): Staff review; and Project Plans (**Appendix L**).

Findings of Fact:

Less Than Significant Impact

As demonstrated in Sections 1 - 44 of this Environmental Assessment, the proposed Project does not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly. Effects on human beings were evaluated as part of this analysis of this Initial Study and found to be less than significant with implementation of mitigation measures, standard conditions, and/or Project design features. Therefore, potential direct and indirect impacts on human beings that result from the proposed Project are considered less than significant. Any impacts will be 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

VII. AUTHORITIES CITED.

N/A

VIII. SOURCES CITED.

Assembly Bill 52

https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201320140AB52

California Building Code (CBC)

<http://www.bsc.ca.gov/Home/Current2013Codes.aspx>

CalRecycle, Solid Waste Information System (SWIS) Facility Detail, Lamb Canyon Sanitary Landfill (33-AA-007), and Solid Waste Facility Permit 33-AA-00

<https://www2.calrecycle.ca.gov/swfacilities/Directory/33-AA-0007>

City of Murrieta General Plan

<https://www.murrietaca.gov/departments/planning/general.asp>

County's Climate Action Plan

<http://planning.rctlma.org/ZoningInformation/GeneralPlan/GeneralPlanAmendmentNo960EIRNo521CAPFebruary2015/ClimateActionPlan.aspx>

County Ordinances

<http://www.rivcocob.org/ordinances/>

Department of Toxic Substances Control's Hazardous Waste and Substances Site List

<http://www.envirostor.dtsc.ca.gov>

Eastern Municipal Water District *2015 Urban Water Management Plan*

<https://www.emwd.org/home/showdocument?id=1506>

EIR; CalRecycle, SWIS Facility Detail, El Sobrante Landfill (33-AA-0217)

<https://www2.calrecycle.ca.gov/swfacilities/Directory/33-AA-0217>

El Sobrante Landfill Annual Monitoring Report, Jan 1, 2016 through Dec 31, 2016, by USA Waste of CA, Inc., dated December, 2017 (Final)

<http://www.rcwaste.org/Portals/0/Files/EISobrante/2016/Staff%20Report%20and%202016%20Annual%20Report.pdf>

EI Sobrante Landfill Fact Sheet, issued by Waste Management of California
https://www.wmsolutions.com/pdf/factsheet/EI_Sobrante_Landfill.pdf,

EMWD 2015 UWMP, EMWD Newsletter – Temecula Valley Regional Water Reclamation Facility, October 2016
<https://www.emwd.org/home/showdocument?id=1426>

EMWD Capital Improvement Program Progress Report – 2017/18 Q1 & Q2, March 5, 2018, by Joe Mouawad, P.E.
<https://www.emwd.org/home/showdocument?id=13335>

GEOTRACKER
<http://geotracker.waterboards.ca.gov>

Google Maps
<https://maps.google.com>

Lamb Canyon Sanitary Landfill, Enforcement Agency Notification Application for Food Waste Composting Research Project, December 2015
www.calrecycle.ca.gov/SWFacilities/Directory/33-AA-0357/Document/300466

Menifee Union School District
<http://www.menifeeusd.org>

Metropolitan Water District 2015 Urban Water Management Plan
http://www.mwdh2o.com/PDF_About_Your_Water/2.4.2_Regional_Urban_Water_Management_Plan.pdf

mindat.org website
<https://www.mindat.org/loc-3522.html>

Murrieta Valley Unified School District
www.murrieta.k12.ca.us

Perris Union High School District web site
<http://www.puhsd.org>

Public Resources Code (PRC) §5020.1(j)
http://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=PRC§ionNum=5020.1

Riverside County General Plan and General Plan EIR
<http://planning.rctlma.org/ZoningInformation/GeneralPlan.aspx>

Riverside Transit Agency (RTA)
www.riversidetransit.com

Senate Bill 18
https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=200320040SB18

Southwest Area Plan (SWAP)
http://planning.rctlma.org/Portals/0/genplan/general_plan_2016/area_plans/SWAP_121515m.pdf?ver=2016-04-01-101033-273

Temecula Valley Unified School District
<http://www.tvusd.k12.ca.us>

Title 24 building requirements
<http://www.bsc.ca.gov/codes.aspx>

Western Riverside County Multiple Species Habitat Conservation Plan
http://wrc-rca.org/Permit_Docs/MSHCP-ThePlan-VolumeOne.pdf

This page left intentionally blank for pagination purposes.



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

Juan C. Perez
Agency Director



04/13/21, 1:29 pm

SP00106A17

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for SP00106A17. 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 Tract Map, Plot Plan, and Specific Plan Amendment 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

Specific Plan No. 106 Amendment No. 17 is a proposal proposes to change the land use designation on approximately 30.62 gross acres in Planning Area 18a from a mix of Community Development: Commercial Retail (CD:CR), Community Development: Commercial Office (CD:CO), Community Development: Light Industrial (CD:LI), and Open Space: Conservation (OS:C) to Community Development: Medium High Density Residential (CD:MHDR) with related changes throughout the Specific Plan document to reflect this change in land use designation.

Advisory Notification. 3 AND - Design Guidelines

Compliance with applicable Design Guidelines:

1. 3rd & 5th District Design Guidelines
2. County Wide Design Guidelines and Standards
3. County Design Guidelines

Advisory Notification. 4 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED [MAP and/or] EXHIBIT(S)

Tentative Map. {for TTMs, TPMs, ERMs, RTAs & AFMs}

Exhibit A (Site Plan).

Exhibit B (Elevations).

Exhibit C (Floor Plans).

Exhibit G (Conceptual Grading Plan).

Exhibit L (Conceptual Landscaping and Irrigation Plans).

ADVISORY NOTIFICATION DOCUMENT

E Health

E Health. 1

0010-E Health-SP - AMENDMENT NO 17

NO OBJECTIONS FOR THE A17 EXHIBIT. THIS IS A SEWERED AREA OF THE COUNTY (EMWD) PRIOR TO SCHEDULE E MAP SUBMITTAL TO THE PLANNING DEPARTMENT FOR REGULAR PROCESSING, THE APPLICATION SHALL INCLUDE A SAN 53 TO THE PLANNING DEPARTMENT FROM THIS DEPARTMENT.

Fire

Fire. 1

0010-Fire-SP-#101-DISCL/FLAG LOT

- 1) FLAG LOTS WILL NOT BE PERMITTED BY THE FIRE DEPARTMENT.
-) This project lies within the VERY HIGH FIRE HAZARD SEVERITY ZONE.
- 3) A fire fuel analysis of the open space/wildlands within and outside the project area may be required prior to submitting a fuel modification plan.

NOTICE:

The transferor of real property shall disclose to the transferee that this project lies within a VERY HIGH FIRE HAZARD area.

Fire. 2

0010-Fire-SP-#47 SECONDARY ACCESS

In the interest of Public Safety, the project shall provide an Alternate or Secondary Access(s) as stated in the Transportation Department Conditions. Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation and Fire Departments and shall be maintained through out any phasing.

Fire. 3

0010-Fire-SP-#56-IMPACT MITIGATION

The project proponents shall participate in the fire protection impact mitigation program as adopted by the Riverside County Board of Supervisors.

Fire. 4

0010-Fire-SP-#71-ADVERSE IMPACTS

The proposed project will have a cumulative adverse impact on the Fire Department's ability to provide an acceptable

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 8 **0010-Fire-SP-#97-OPEN SPACE (cont.)**

County Fire Department for review and approval. The Homeowner's Association or appropriate management entity shall be responsible for maintaining the elements to the plan.

Fire. 9 **0010-Fire-SP*-#100-FIRE STATION**

Based on the adopted Riverside County Fire Protection Master Plan, one new fire station and/or engine company could be required for every 2,000 new dwelling units, and/or 3.5 million square feet of commercial/industrial occupancy. Given the project's proposed development plan, up to _ fire station(s) MAY be needed to meet anticipated service demands. The Fire Department reserves the right to negotiate developer agreements associated with the development of land and/or construction of fire facilities to meet service demands through the regional integrated fire protection response system.

Flood

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

Specific Plan 106 Amendment #17 is a proposal within the French Valley Area to modify the land use designation on 30.6 acres within the Specific Plan. The project is specifically located at the Southwest corner of Jean Nichols Road and highway 79. The Specific Plan Amendment is concurrently being processed with PM33817

The site is subject to offsite tributary storm flows from a tributary drainage area of approximately 20 acres from the north. The majority of the site drains southeasterly to a culvert under Winchester Road. The rest of the site naturally drains in 2 directions. The western portion of the site drains towards the southwest and a small portion drains southerly onto an adjacent development, TR 31330

All development proposals within the Specific Plan shall be designed in a manner that would perpetuate existing drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions.

The District does not object to the proposed change to land use.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 14

0030-Planning-SP *- ACOUSTICAL STUDY REQD (cont.)

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel mpa, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, an acoustical study shall be submitted to the Planning Department and the Department of Environmental Health - Industrial Hygene Division for review and approval.

This condition shall be considered MET if the relevant study has been approved by the Planning Department and the Department of Environmental Health-Industrial Hygene Division. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

This condition shall be considered MET if the relevant study has been approved by the Planning Department and the Department of Environmental Health-Industrial Hygene Division. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

Planning. 15

0030-Planning-SP *- ADDENDUM EIR

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that no new environmental impacts have arisen since the certification of the EIR. Although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN as a whole, more detailed technical informaiton (i.e. traffic studies, updated biological studies, etc.) have been required by the Planning Department and/or other COUNTY land development

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 24

0030-Planning-SP *- SUPPLEMENT TO EIR (cont.)

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN at the time, new environmental impacts have arisen since the certification of the original EIR. The Planning Department has determined that the new environmental impacts can be mitigated to below a level of significance. Therefore, a SUPPLEMENT to the previously certified EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if a SUPPLEMENT to the EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if a SUPPLEMENT to the EIR is not required."

Planning. 25

0030-Planning-SP* - BIOLOGICAL STUDY REQD

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, a biological study shall be submitted to the Planning Department for review and approval.

This condition shall be considered MET if the relevant study has been approved by the Planning Department. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is made, at a minimum."

Planning. 26

0030-Planning-SP* - DURATION OF SP VALIDITY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit,

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 26

0030-Planning-SP* - DURATION OF SP VALIDITY (cont.)

plot plan, etc.), the following condition shall be placed on the implementing project:

"The SPECIFIC PLAN that this project is a part of has a life span of twenty (20) years from the date of the adoption of the resolution adopting the SPECIFIC PLAN. Should the SPECIFIC PLAN not be substantially built out in that period of time, the project proponent shall file a specific plan amendment to be processed concurrently with this implementing proposal. (For the purposes of this condition, substantial buildout shall be defined as [eighty percent (80%) of the maximum amount of dwelling units allowed by the SPECIFIC PLAN as most recently amended.][the issuance of the 25th building permit.]) The specific plan amendment will update the entire specific plan document to reflect current development requirements.

This condition shall be considered as NOT APPLICABLE if the implementing project has been filed within the above listed parameters, and shall be considered as MET if the specific plan amendment has been filed."

Planning-All

Planning-All. 1

0010-Planning-All-SP - 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 SP00106A17 or its associated environmental documentation; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning SP00106A17, including, but not limited to, decisions made in response to California Public Records Act requests; and

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

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



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

Juan C. Perez
Agency Director



04/14/21, 7:34 am

TR37078

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TR37078. 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 Tentative Tract Map, Plot Plan, General Plan Amendment, and Specific Plan Amendment and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Project Description & Operational Limits

Tentative Tract Map No. 37078 proposes is a proposal for a Schedule "A" Subdivision of 30.62 acres into 3 residential lots and 3 open space lots for active recreation and detention basins. The 3 numbered residential lots would be subdivided into 154 condominium units.

Advisory Notification. 3 AND - Design Guidelines

Compliance with applicable Design Guidelines:
1. 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)

TENTATIVE MAP = Tentative Tract Map No. 37078, Exhibit A, Sheets 1-2, dated 3/12/21.

APPROVED EXHIBIT L = Tentative Tract Map No. 37078, Exhibit L (Conceptual Landscaping Plan), Sheets 1-2, dated 3/12/21.

PLOT PLAN = Plot Plan No. 170003

GENERAL PLAN AMENMENT = General Plan Amendment No. 170001

SPECIFIC PLAN AMENDMENT = Specific Plan No. 106 Amendment No. 17

CHANGE OF ZONE = Change of Zone No. 7347

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)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 5 AND - Federal, State & Local Regulation Compliance (cont.)

- Clean Water Act
 - Migratory Bird Treaty Act (MBTA)
2. Compliance with applicable State Regulations, including, but not limited to:
- The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)
3. Compliance with applicable County Regulations, including, but not limited to:
- Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - Ord. No. 413 (Regulating Vehicle Parking)
 - Ord. No. 421 (Excavation Covering & Swimming Pool Safety)
 - Ord. No. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
 - Ord. No. 460 (Division of Land)
 - Ord. No. 461 (Road Improvement Standards)
 - Ord. No. 625 (Right to Farm)
 - Ord. No. 655 (Regulating Light Pollution)
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 679 (Directional Signs for Subdivisions)
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise)
 - Ord. No. 857 (Business Licensing)
 - Ord. No. 859 (Water Efficient Landscape Requirements)
 - Ord. No. 915 (Regulating Outdoor Lighting)
 - Ord. No. 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. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
 - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

Advisory Notification. 6 AND - Hold Harmless

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 6 AND - Hold Harmless (cont.)

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 GPA170001, SP00106A17, CZ07347, TR37078, and PPT170003 or its associated environmental documentation; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning GPA170001, SP00106A17, CZ07347, TR37078, and PPT170003, including, but not limited to, decisions made in response to California Public Records Act requests; and

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

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

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

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

E Health

E Health. 1 EMWD WATER AND SEWER SERVICE

TR37078 is proposing to receive potable water service and sanitary sewer service from Eastern Municipal

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1

GEO 180014 ACCEPTED (cont.)

4. Based on the results of our laboratory testing, the onsite soils do not exhibit a potential for collapse upon saturation. Furthermore, remedial grading is recommended to further reduce the potential effects of collapsible soils in the near surface layers.
5. There are no steep slopes on or adjacent to the site; therefore, landslides and rock falls are not a design consideration for the site.
6. Proposed cut and fill slopes will be less than 20 and 10 feet in vertical height, respectively, and will possess adequate factors of safety for global and surficial stability.
7. The site is located approximately 56 miles from the nearest coastline; therefore, the negligible risk associated with tsunamis is not a design consideration.
8. Due to the distance and elevation change from the river, seiches are not a design consideration for the site.
9. Based on the material classifications and laboratory testing, site soils are generally anticipated to possess a low expansion potential.
10. Total and differential settlement is estimated to not exceed $\frac{3}{4}$ - and $\frac{1}{2}$ -inch, respectively, over a distance of 40 feet.

GEO No. 180014 recommended:

1. Site preparation should begin with the removal of deleterious material, debris and vegetation. Material generated during stripping and/or site demolition should be exported from the site.
2. Any undocumented fill, unsuitable very old alluvial fan deposits, and weathered bedrock within the limits of grading should be removed to expose bedrock or competent soils with an in-situ relative density of at least 85 percent maximum density, per ASTM D1557, and no visible porosity.
3. Depth of removals is anticipated to be about 8 to 9 feet below existing ground surface based on the subsurface excavation logs.
4. Remedial grading excavations should extend laterally a minimum distance of five feet beyond the building footprint or for a distance equal to the removal depth, whichever is greater.
5. Deeper excavations may be required if dry, loose, soft, or porous materials are present at the base of the removals.

GEO No. 180014 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 180014 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

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1 GEO 180014 ACCEPTED (cont.)

should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

Planning-PAL

Planning-PAL. 1 LOW PALEO SENSITIVITY

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

1. All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.
2. The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.
3. The applicant shall retain a qualified paleontologist approved by the County of Riverside.
4. The paleontologist shall determine the significance of the encountered fossil remains.
5. Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.
6. If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.
7. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for

ADVISORY NOTIFICATION DOCUMENT

Planning-PAL

Planning-PAL. 1

LOW PALEO SENSITIVITY (cont.)

future study by qualified scientific investigators. * Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

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

Transportation

Transportation. 1

T/S - General

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

The General Plan circulation policies require development proposals to maintain a Level of Service 'C', except that Level of Service 'D' shall apply to all development proposals located within any of the following Area Plans: Eastvale, Jurupa, Highgrove, Reche Canyon/Badlands, Lakeview/Nuevo, Sun City/Menifee Valley, Harvest Valley/Winchester, Southwest Area, The Pass, San Jacinto Valley, Western Coachella Valley and those Community Development Areas of the Elsinore, Lake Mathews/Woodcrest, Mead Valley and Temescal Canyon Area Plans.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

Leon Road (NS) at:

Baxter Road-Jean Nicholas Road (EW)

Elliot Road (NS) at:

Jean Nicholas Road (North) (EW)

Street A (EW)

Jean Nicholas Road (South) (EW)

Mauna Load Road-Street B (NS) at:

Jean Nicholas Road (EW)

Lava Tree Lane-Street D (NS) at:

Jean Nicholas Road (EW)

Winchester Road (SR-79) (NS) at:

Jean Nicholas Road-Skyview Road (EW)

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 T/S - General (cont.)

As such, the proposed project is consistent with this General Plan policy.

The associated conditions of approval incorporate mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service.

Transportation. 2 TRANSPORTATION BENEFIT & ALL TR37078 COA APPLY

1. The Project shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.
2. A signing and striping plan is required for this project. The Project shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.
3. Alterations to natural drainage patterns shall require protecting downstream properties by means approved by the Transportation Department.
4. If the Transportation Department allows the use of streets for drainage purposes, the 10-year discharge shall be contained in the top of curb or asphalt concrete dikes, and the 100-year discharge shall be contained in the street right-of-way.
5. The Project shall install street name sign(s) in accordance with County Standard No. 816 and as directed by the Transportation Department.
6. 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.
7. All centerline intersections shall be at 90 degrees, plus or minus 5 degrees.
8. At intersections, local streets (below County Collector Road Standard) shall have a minimum 50' tangent, measured from flowline/curb-face to the end of the 50' tangent section.
9. Ramps shall be constructed at 4-way intersections and "T" intersections per Standard No. 403, sheets 1 through 7 of Ordinance 461.
10. If any portion of the project is phased, the Project shall provide primary and secondary off-site access roads for each phase with routes to County maintained roads as approved by the Transportation Department.
11. If there are previously dedicated public roads and utility easements that were not accepted by the County, the Project shall file a separate application to the County of Riverside, Office of the County Surveyor, for the acceptance of the existing dedications by resolution and bear all costs thereof.

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 2 TRANSPORTATION BENEFIT & ALL TR37078 COA APPLY (cont.)

12. The Project shall obtain approval of street improvement plans from the Transportation Department.

Improvement plans shall be based upon a design profile extending a minimum of 300 feet beyond the project limits.

13. The applicant shall provide its contribution to the Transportation Department in the amount of \$5,000.00 per unit for 132 units or a total of \$660,000. A \$330,000 of half-payment shall be paid prior to recordation of the final map and the second half of \$330,000 payment shall be paid prior to issuance of a grading permit. The contribution is to be used to fund and accelerate the construction of transportation infrastructure in the vicinity of the project within the Southwest Area Plan. This is intended to be in addition to any required Transportation Uniform Mitigation Fee R&BBD, (TUMF) or Development Impact Fee (DIF) or as approved by the Director of Transportation.

NOTE:

The fairshare contribution shall be adjusted using the construction cost index from the most current WRCOG TUMF Nexus Study.

14. 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.

15. Coordinate improvements with PPT170003.

Waste Resources

Waste Resources. 1 Waste - General

Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division.

AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:

- Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.
- Subscribe to a recycling service with their waste hauler.
- Provide recycling service to their tenants (if commercial or multi-family complex).
- Demonstrate compliance with the requirements of California Code of Regulations Title 14.

For more information, please visit:

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 1

Waste - General (cont.)

www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory

Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

The use of mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries is recommended.

Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.

AB 1826 requires businesses and multifamily complexes to arrange for organic waste recycling services. Those subject to AB 1826 shall take at least one of the following actions in order to divert organic waste from disposal:

- Source separate organic material from all other recyclables and donate or self-haul to a permitted organic waste processing facility.
- Enter into a contract or work agreement with gardening or landscaping service provider or refuse hauler to ensure the waste generated from those services meet the requirements of AB 1826.

Plan: TR37078

Parcel: 480160023

50. Prior To Map Recordation

E Health

050 - E Health. 1 SOLID WASTE SERVICE Not Satisfied

Prior to map recordation, the project must provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.

050 - E Health. 2 WATER AND SEWER SERVICE Not Satisfied

Provide current documentation that establishes water and sanitary sewer service for TR37078. For EMWD, this would be the Plan of Service Summary.

Flood

050 - Flood. 1 ADP FEE NOTICE 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. 2 SUBMIT ECS & FINAL MAP Not Satisfied

A copy of the Environmental Constraint Sheet and the final map shall be submitted to the District for review and approval. All submittals shall be date stamped by the engineer and include the appropriate plan check fee.

Planning

050 - Planning. 1 Map - Annex to Park District Not Satisfied

The land divider shall submit written proof to the County Planning Department - Development Review Division that the subject property has been annexed to Valley-Wide Recreation and Parks District.

050 - Planning. 2 MAP - CC&R COMMON USE/MAINT Not Satisfied

The land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for the review and approval of that office, and (b) the land divider shall submit to the Office of the County Counsel the following documents:

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number(s) (a copy of this cover letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents; and
2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions, and restrictions; attached to these documents there shall be included a legal

Plan: TR37078

Parcel: 480160023

50. Prior To Map Recordation

Planning

050 - Planning. 2 MAP - CC&R COMMON USE/MAINT (cont.) Not Satisfied

description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and

3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions, and restrictions is incorporated therein by reference; and,
4. A deposit equaling three (3) hours of the current hourly fee for the Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted to the Office of the County Counsel for review and approval.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owner's association comprised of the owners of each individual lot or unit as tenants in common, c) provide for the ownership of the common area by either the property owner's association or the owners of each individual lot or unit as tenants in common, and d) contain the following provisions verbatim:

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply: The right to use recreational facilities and service areas shall be appurtenant to ownership of residential lots within the development consistent with Ordinance No. 348 Section 8.9.5.C. Provisions shall be made for maintenance of the common and service areas by a corporation, partnership, trust or other legal entity having the right to assess the individual lot owners consistent with Ordinance No. 348 Section 8.95.C."

050 - Planning. 3 MAP - CC&R RECIPROCAL EASEMNT Not Satisfied

The land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for review; and (b) the land divider shall submit copies of the following documents to the Planning Department for concurrent review along with any condition review fee; and (c) the documents to be submitted by the land divider to the Office of the County Counsel shall include all of the following:

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number;
2. A copy AND an original wet signed, notarized grant of reciprocal easement document, which includes, but is not necessarily limited to, both a legal description of the boundaries of the reciprocal easement and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor;
3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the grant of reciprocal easement is incorporated therein by reference; and
4. A deposit equaling three (3) hours at the current hourly rate for the Review of Covenants, Conditions and Restrictions as established pursuant to Ordinance No. 671 at the time the above documents are submitted for review by the Office of the County Counsel.

The grant of reciprocal easement document submitted for review shall (a) provide for no limit to the term of years or life of the reciprocal easement, (b) provide reciprocal easements for ingress and egress, parking, drainage and flood control facilities between all lots/parcels shown on the TENTATIVE MAP, and (c) contain the following provisions verbatim:

Plan: TR37078

Parcel: 480160023

50. Prior To Map Recordation

Planning

050 - Planning. 3

MAP - CC&R RECIPROCAL EASEMNT (cont.)

Not Satisfied

"Notwithstanding any provision in this Grant of Reciprocal Easement to the contrary, the following provision shall apply:

This Grant of Reciprocal Easement shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside, or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the reciprocal easement established pursuant to the Grant of Reciprocal Easement."

Once approved by the Office of the County Counsel, the copy and the original grant of reciprocal easement document shall be forwarded to the Planning Department. The Planning Department shall keep the copy for the case file and forward the original document to the Transportation Department-Survey Division-for safe keeping until the final map is ready to record. The Transportation Department-Survey Division-shall record the original grant of reciprocal easement document in conjunction with the recordation of the final map.

050 - Planning. 4

MAP - CC&R RES POA COM. AREA

Not Satisfied

The land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for the review and approval of that office, and (b) the land divider shall submit to the Office of the County Counsel the following documents:

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number(s) (a copy of this cover letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents; and
2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions, and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and
3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions, and restrictions is incorporated therein by reference; and,
4. A deposit equaling three (3) hours of the current hourly fee for the Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted to the Office of the County Counsel for review and approval.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owner's association comprised of the owners of each individual lot or unit as tenants in common, c) provide for the ownership of the common area by either the property owner's association or the owners of each individual lot or unit as tenants in common, and d) contain the following provisions verbatim:

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply: The property owners' association established herein shall manage and continuously maintain the 'common area', more particularly described on Exhibit '___', attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Department of the County of Riverside or the County's successor-in-interest.

The property owners' association shall have the right to assess the owners of each individual lot or

Plan: TR37078

Parcel: 480160023

50. Prior To Map Recordation

Planning

050 - Planning. 4 MAP - CC&R RES POA COM. AREA (cont.) Not Satisfied

unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage, or maintenance of the 'common area' established pursuant to the Declaration.

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

Once approved, the copy and the original declaration of covenants, conditions and restrictions shall be forwarded by the Office of the County Counsel to the Planning Department. The Planning Department will retain the one copy for the case file, and forward the wet signed and notarized original declaration of covenants, conditions and restrictions to the County Transportation Department - Survey Division - for safe keeping until the final map is ready for recordation. The County Transportation Department - Survey Division - shall record the original declaration of covenants, conditions and restrictions in conjunction with the recordation of the final map.

050 - Planning. 5 Map - ECS Note-Mt. Palomar Lighting Not Satisfied

The following Environmental Constraint Note shall be placed on the ECS: "This property is subject to lighting restrictions as required by Ordinance No. 655, which are intended to reduce the effects of night lighting on the Mount Palomar Observatory. All proposed outdoor lighting systems shall be in conformance with Ordinance No. 655."

050 - Planning. 6 Map - ECS SHALL BE PREPARED Not Satisfied

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E. & F. of Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

050 - Planning. 7 Map - Fee Balance Not Satisfied

Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE MAP are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

050 - Planning. 8 Map - Quimby Fees (1) Not Satisfied

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with Valley-Wide Recreation and Parks District which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.

050 - Planning. 9 Map - Required Applications Not Satisfied

No FINAL MAP shall record until General Plan Amendment No. 170001, Specific Plan No. 106 Amendment No. 17, and Change of Zone No. 7347 have been approved and adopted by the Board of

Plan: TR37078

Parcel: 480160023

50. Prior To Map Recordation

Planning

050 - Planning. 9 Map - Required Applications (cont.) Not Satisfied

Supervisors and have been made effective. This land division shall conform with the development standards of the designation and/or zone ultimately applied to the property.

Survey

050 - Survey. 1 LOT ACCESS/Vacation Not Satisfied

1. Lot access shall be restricted on SR-79 (Winchester Road, Jean Nicholas Road, Elliot Road, Ron Roberts Way. The project proponent shall apply under a separate application with the County Survey to restrict access on SR-79 (Winchester Road, Jean Nicholas Road, Elliot Road, Ron Roberts Way.

2. If an abandonment cannot be utilized, a separate Board of Supervisor approval is required to vacate the existing dedicated right-of-way along Ron Roberts Way. The project proponent shall file for a conditional vacation of Ron Roberts Way for consideration by the Board. If there are existing facilities in the existing dedicated right of way, those facilities shall be relocated to their ultimate location.

Transportation

050 - Transportation. 1 ANNEX ALL MAINT DISTRICTS Not Satisfied

Prior to map recordation, the Project shall complete all annexation/formation into all of respective maintenance districts, as approved by the County Transportation and County EDA/CSA, with approved improvement plans, and as noted or shown on the approved Maintenance Exhibit.

050 - Transportation. 2 ANNEX CATCH BASIN INSERTS Not Satisfied

Prior to map recordation, the Project shall complete annexation/formation, with fees, into the applicable maintenance district(s) (e.g. CSA, CFD, or other approved public or quasi-public entity) for maintenance of catch basin inserts, as shown on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 3 ANNEX LANDSP MAINT Not Satisfied

Prior to map recordation, the Project shall complete annexation/formation for landscaping, graffiti maintenance, fencing, and trails, with approved improvement plans and fees, into the applicable maintenance district(s) (e.g. CSA, CFD, or other approved entity) for landscaping maintenance, as shown on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 4 ANNEX SIGNAL MAINT Not Satisfied

Prior to map recordation, the Project shall complete signal maintenance annexation/formation, with approved improvement plans and fees, into the applicable maintenance district(s) (e.g. CFD, or other approved entity) for maintenance of signals, as noted on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 5 ANNEX ST SWEEPING MAINT Not Satisfied

Prior to map recordation, the Project shall complete street sweeping annexation/formation, with fees, into the applicable maintenance district(s) (e.g. CSA 152, or other approved entity) for street sweeping maintenance, as noted on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 6 ANNEX STREETLIGHT MAINT Not Satisfied

Plan: TR37078

Parcel: 480160023

50. Prior To Map Recordation

Transportation

050 - Transportation. 10 EXISTING CALTRANS MAINTAINED (cont.) Not Satisfied
as determined by the CALTRANS within the 92' half-width dedicated right-of-way in accordance with County Standard No. 83, Ordinance 461.

NOTE:

1. An 8' meandering concrete sidewalk (project side) shall be constructed within the 37' parkway or as approved by CALTRANS.
2. A 14' wide raised curb landscaped median (along project boundary) shall be constructed at the centerline per Standard No. 113, Ordinance 461 and as directed by CALTRANS.
3. The project proponent may select to pay a cash-in-lieu fee for the cost of constructing raised curbed median along SH-79 (Winchester Road) as approved by the Director of Transportation.
4. All curb to curb required street improvement plans within the CALTRANS jurisdiction shall be submitted to Caltrans.
5. All parkway improvement plans shall be submitted for review and approval to County Transportation Department.

050 - Transportation. 11 EXISTING MAINTAINED Not Satisfied
Jean Nicholas Road along project boundary is a paved County maintained road designated as a SECONDARY HIGHWAY and shall be improved with a 5' wide concrete sidewalks located 9' from the face of curb within the 18' parkway per County Standard No. 94, Ordinance 461.

050 - Transportation. 12 FINAL MAP REQMTS Not Satisfied
The final map shall comply with the following requirements, as approved by the Transportation Department, to clear this condition:

1. 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.
2. Lot access shall be restricted on SR-79 (Winchester Road, Jean Nicholas Road, Elliot Road, Ron Roberts Way, and so noted on the final map.
3. Although the project has an approved tentative map, a separate Board of Supervisor approval is required to approve of all vacation/abandonments of the existing dedicated right-of-way. Prior to map recordation, the project shall file for a conditional vacation of Ron Roberts Way for consideration by the Board. If there are existing facilities in the existing dedicated right of way, those facilities shall be relocated to their ultimate location. If the Board denies the vacation request, the approved tentative map shall be redesigned to utilize the existing right-of-way and the map shall be reprocessed after paying all the appropriate fees.
4. The Project shall install survey monumentation as directed by the Transportation Department, or bond and enter into an agreement with the Transportation Department.

050 - Transportation. 13 MAINT DISTRICTS – SUBMIT APPLICATION Not Satisfied

Plan: TR37078

Parcel: 480160023

50. Prior To Map Recordation

Transportation

050 - Transportation. 13 MAINT DISTRICTS – SUBMIT APPLICATION (cont.) Not Satisfied

Prior to map recordation, the Project shall file an application with County EDA/CSA for annexation/formation into all of respective maintenance districts, with a proposed Maintenance Exhibit and applicable fees.

050 - Transportation. 14 PART-WIDTH Not Satisfied

Ron Roberts Way from Elliot Road to east project boundary is designated as a LOCAL ROAD and shall be improved with 32' part-width AC pavement (20' on the project side and 12' on opposite side of the centerline), 6" concrete curb and gutter (project side), within a 60' part-width, minimum, dedicated right-of-way (30' on the project side and 30' on the opposite side of the centerline) as directed by the Director of Transportation in accordance with County Standard No. 105, Section "C" and Standard No. 800(A), Ordinance 461.

NOTE:

1. A 5' concrete sidewalk shall be constructed at the property line within the 10' parkway.
2. Standard Knuckle shall be improved per Standard No. 801, Ordinance 461.

050 - Transportation. 15 PRIVATE STREET DEDICATIONS Not Satisfied

Street "A" through Street "F" are reserved private streets and shall be improved with 36' full-width AC pavement, Type "C" concrete curb and gutter, and 5' sidewalk within a 58' private road easement in accordance with County Standard No. 105, Section "A". (36'/58'). The easements shall provide the offer of dedication for public utility purposes along with the right of ingress and egress for emergency vehicles. (Modified to increase the private road easement from 56' to 58')

NOTE:

1. A 5' concrete sidewalk shall be constructed adjacent to the property line within the 11' parkway.
2. Cul de sac shall be improved per County Standard No. 801, Ordinance 461.
3. Gate shall be installed per the revised Exhibit for TR37078 dated 2/17/2021 and as directed by the Director of Transportation.

"B" Drive (between Jean Nicholas Road to west project boundary) is reserved private street and shall be improved with 36' full-width AC pavement, Type "C" concrete curb and gutter, and 5' sidewalk within a 78' private road easement in accordance with County Standard No. 105, Section "A". (36'/78'). The easements shall provide the offer of dedication for public utility purposes along with the right of ingress and egress for emergency vehicles. (Modify to increase the road easement from 56' to 78')

NOTE:

1. A 5' concrete sidewalk shall be constructed 6' from the face of curb-line within the 21' parkway.

050 - Transportation. 16 SUBMIT FINAL WQMP Not Satisfied

This project is located in the Santa Margarita watershed. Prior to the issuance of a grading permit, the project-proponent shall submit a Final Water Quality Management Plan (WQMP), July 5, 2018, as a single PDF on two CD copies, in accordance with the latest version of the WQMP manual as

Plan: TR37078

Parcel: 480160023

50. Prior To Map Recordation

Transportation

050 - Transportation. 16 SUBMIT FINAL WQMP (cont.) Not Satisfied

determined by the California Regional Water Quality Board and the Transportation Department. All water quality features shall be included on the grading plan. Guidance can be found on-line at: <http://rcflood.org/npdes/SMRWMA.aspx>

The Regional Board requires fully functioning BMP mitigation (structural BMP and LID principals per the LID Handbook) to fully treat any facility that changed in use, this includes but not limited to paving roads, or opening model home complexes for viewing or sales offices, etc. As such the County encourages the preparers to consider how construction will be sequenced, and the use of Self-Retaining areas or sequencing BMP mitigation so that the areas in question are being treated by a fully functioning BMP mitigation per the LID Design Handbook at all times.

050 - Transportation. 17 T/S - Geometrics Not Satisfied

The intersection of Elliot Road (NS) at Jean Nicholas Road (EW) shall be improved to provide the following geometrics:

Northbound: N/A

Southbound: one left-turn lane, one right-turn lane

Eastbound: one left-turn lane, two through lanes

Westbound: one through lane, one shared through/right-turn lane

NOTE: The project proponent shall provide all-way stop control at the intersection or as approved by the Transportation Department.

The intersection of Mauna Loa Road-Street B (NS) at Jean Nicholas Road (EW) shall be improved to provide the following geometrics:

Northbound: one shared left-turn/through/right-turn lane

Southbound: one shared left-turn/through/right-turn lane

Eastbound: one left-turn lane, two through lanes

Westbound: one left-turn lane, one through lane, one shared through/right-turn lane

The project access roads approaching Elliot Road, Ron Roberts Way, and Jean Nicholas Road shall utilized stop control.

or as approved by the Transportation Department.

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided.

Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

050 - Transportation. 18 TRANSPORTATION BENEFIT Not Satisfied

Prior to recordation of the final map, the applicant shall provide its contribution to the Transportation Department in the amount of \$35,000. The contribution is to be used to fund and accelerate the construction of transportation infrastructure in the vicinity of the project within the Southwest Area Plan. This is intended to be in addition to any required Transportation Uniform Mitigation Fee (TUMF), R&BBD, or Development Impact Fee (DIF).

Plan: TR37078

Parcel: 480160023

50. Prior To Map Recordation

Transportation

050 - Transportation. 18 TRANSPORTATION BENEFIT (cont.) Not Satisfied

or as approved by the Director of Transportation.

050 - Transportation. 19 UTILITY COORDINATION Not Satisfied

All electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground on the Improvement Plans, according to Ordinance 460 for subdivisions and/or Ordinance 461 for road improvements. This also applies to all overhead lines below 34 kilovolts along the project frontage and all offsite overhead lines in each direction of the project site to the nearest offsite pole. The Project shall coordinate with the serving utility companies to complete the final installations. This condition will be cleared after both of the following requirements are met:

a. The Street Improvement Plans are approved.

b. Transportation Department receives written proof that the Project has filed an application for the relocation of said utilities or said utility companies have initiated their relocation design.

050 - Transportation. 20 WQMP ACCESS AND MAINT Not Satisfied

Prior to map recordation, the project-proponent shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs is provided for the WQMP. This requirement applies to both onsite and offsite property.

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS GRADE-MAP - EASEMENTS/PERMISSION Not Satisfied

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

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

In instances where the grading plan proposes drainage facilities on adjacent off site property, the owner/ applicant shall provide a copy of the recorded drainage easement or copy of Final Map.

060 - BS-Grade. 2 0060-BS GRADE-MAP - IF WQMP IS REQUIRED Not Satisfied

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the Final Water Quality Management Plan (WQMP) site plan for comparison to the grading plan.

060 - BS-Grade. 3 0060-BS GRADE-MAP - IMPROVEMENT SECURITIES Not Satisfied

Prior to issuance of a Grading Permit, the applicant may be required to post a Grading and/or Erosion Control Security. Please contact the Riverside County Transportation Department at (951) 955-6888 for additional information and requirements.

Plan: TR37078

Parcel: 480160023

60. Prior To Grading Permit Issuance

E Health

060 - E Health. 1 ECP CLEARANCE Not Satisfied

Prior to grading permit issuance, clearance from the Environmental Cleanup Program (ECP) is required.

Several large stockpiles of soil were observed at this Site. Soil sampling and analysis is required to ensure the imported soil is uncontaminated and acceptable. The soil sampling and analysis shall be conducted in accordance to the "Informational Advisory Clean Imported Fill Material" (DTSC, October 2001). Information on sampling protocol can be found at the following web address.

https://www.dtsc.ca.gov/Schools/upload/SMP_FS_Cleanfill-Schools.pdf

Please contact 951-955-8980 for additional details.

Flood

060 - Flood. 1 ADP FEE Not Satisfied

Tract Map (TR) 37078 is located within the boundaries of the Murrieta Creek - Warm Springs Valley Area Drainage Plan (ADP) for which the Board of Supervisors has adopted drainage fees pursuant to Ordinance No. 460. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to issuance of permits for this project. Although the current fee for this ADP is \$677 per acre, the fee due will be based on the fee in effect at the time of payment. Drainage fees shall be paid with cashier's check or money order only to the District.

Planning

060 - Planning. 1 Map - Fee Balance Not Satisfied

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

060 - Planning. 2 Map - Required Applications Not Satisfied

No grading permits shall be issued until General Plan Amendment No. 170001, Specific Plan No. 106 Amendment No. 17, and Change of Zone No. 7347 have been approved and adopted by the Board of Supervisors and have been made effective. This land division shall conform with the development standards of the designation and/or zone ultimately applied to the property.

060 - Planning. 3 MAP - SKR Fee Not Satisfied

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 30.62 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

Planning-CUL

Plan: TR37078

Parcel: 480160023

60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 1 Native American Monitor Required Not Satisfied

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) for a Native American Monitor.
The Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources.
The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition.
This agreement shall not modify any condition of approval or mitigation measure.

060 - Planning-CUL. 2 Project Archaeologist Not Satisfied

Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program. A Cultural Resource Monitoring Plan shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. A fully executed copy of the contract and a wet-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval.
Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist.

Planning-EPD

060 - Planning-EPD. 1 0060-EPD-Prior to Grading Permit Issuance Not Satisfied

Prior to a grading permit issuance, check for any open grading permits and check for any phased development on TR37078 and PPT170003

060 - Planning-EPD. 2 060-EPD-Burrowing Owl 30-Day Preconstruction Survey Not Satisfied

Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist who holds a Memorandum of Understanding with the County. The survey results shall be provided in writing to the Environmental Programs Division (EPD) of the Planning Department. If the grading permit is not obtained within 30 days of the survey, a new survey shall be required.
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.
Burrowing Owl relocation shall only be allowed to take place outside of the burrowing owl nesting

Plan: TR37078

Parcel: 480160023

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 3 MAINT DISTRICTS – SUBMIT APPLICATION (cont.) Not Satisfied

In the event that the project requires a grading permit prior to map recordation, the Project shall file an application with County EDA/CSA for annexation/formation into all of respective maintenance districts, with a proposed Maintenance Exhibit and applicable fees.

060 - Transportation. 4 SUBMIT FINAL WQMP FOR GRADING Not Satisfied

This condition applies when the project is located in the Santa Margarita watershed and grading occurs before map recordation.

Prior to the issuance of a grading permit, the project-proponent shall submit a County Water Quality Management Plan (WQMP), July 5, 2018, as a single PDF on two CD copies, in accordance with the currently effective NPDES municipal storm water permit (California Regional Water Quality Board Order No. R9-2010-0016 (Santa Margarita), et seq.) to the Transportation Department for review and approval. The project-proponent may be required to comply with the latest version of the WQMP manual as determined by the California Regional Water Quality Board or Transportation Department. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at:

<http://rcflood.org/npdes/SMRWMA.aspx> For any questions please contact (951) 712-5494.

The Regional Board requires fully functioning BMP mitigation (structural BMP and LID principals per the LID Handbook) to fully treat any facility that changed in use, this includes but not limited to paving roads, or opening model home complexes for viewing or sales offices, etc. As such the County encourages the preparers to consider how construction will be sequenced, and the use of Self-Retaining areas or sequencing BMP mitigation so that the areas in question are being treated by a fully functioning BMP mitigation per the LID Design Handbook at all times.

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 County under a confidential cover and not subject to a Public Records Request.

Plan: TR37078

Parcel: 480160023

70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 1 Artifact Disposition (cont.) Not Satisfied

b. If reburial is not agreed upon by the Consulting Tribes then the resources shall be curated at a culturally appropriate manner at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the County. There shall be no destructive or invasive testing on sacred items, burial goods and Native American human remains.

070 - Planning-CUL. 2 Phase IV Monitoring Report Not Satisfied

Prior to Grading Permit Final Inspection, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting and evidence that any artifacts have been treated in accordance to procedures stipulated in the Cultural Resources Management Plan.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS GRADE-MAP - NO BUILDING PERMIT W/O GRAD Not Satisfied

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

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

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

1. Submitting a "Wet Signed" copy of the Soils Grading Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.
2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.
3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.
4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

Plan: TR37078

Parcel: 480160023

80. Prior To Building Permit Issuance

Planning

080 - Planning. 2 Map - Fee Balance (cont.) Not Satisfied

080 - Planning. 3 Map - Renewable Energy R2-CE1 Not Satisfied

In accordance with measure R2-CE1 of the County's Climate Action Plan, the proposed project shall be required to offset its energy demand by 30 percent through provision of renewable energy generation. This is anticipated to be accommodated through solar panels mounted on the building rooftops.

The energy demand shall be determined at the initial building permit stage. Utilizing the energy demand calculated, the appropriate amount of solar panels shall be included with the related building permits to ensure their installation and operation.

080 - Planning. 4 Map - Roof Mounted Equipment Not Satisfied

Roof-mounted mechanical equipment shall not be permitted within the subdivision, however, solar equipment or any other energy saving devices shall be permitted with County Planning Department approval.

080 - Planning. 5 Map - School Mitigation Not Satisfied

Impacts to the Murrieta Valley Unified School District shall be mitigated in accordance with California State law

080 - Planning. 6 Map - Underground Utilities Not Satisfied

All utility extensions within a lot shall be placed underground.

080 - Planning. 7 Map - Walls/Fencing Not Satisfied

The land divider/permit holder shall file seven (7) sets of a Wall/Fencing Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee conforming with Exhibit D. The plan shall be in compliance with Section 18.12, APPROVED EXHIBIT L, and the TENTATIVE MAP conditions of approval.

A. The plan shall show all project fencing including, but not limited to, perimeter fencing, side and rear yard fencing, and open space or park fencing. A typical frontal view of all fences shall be shown on the fencing plan.

B. All utility service areas and enclosures shall be screened from view with landscaping or decorative barriers or baffle treatments, as approved by the Planning Department.

C. Front yard return walls shall be constructed of masonry slump stone or material of similar appearance, maintenance, and structural durability) and shall be a minimum of five feet in height.

D. Side yard gates are required on one side of front yard, and shall be constructed of wrought iron, vinyl or tubular steel. Side and rear yard fencing shall be masonry, slump stone or other material of similar appearance, maintenance, and structural durability. Chain link fencing is not permitted. All

Plan: TR37078

Parcel: 480160023

80. Prior To Building Permit Issuance

Planning

080 - Planning. 7 Map - Walls/Fencing (cont.) Not Satisfied

construction must be of good quality and sufficient durability with an approved stain and/or sealant to minimize water staining. (Applicants shall provide specifications that shall be approved by the Planning Department).

E. All new residences constructed on lots of less than 20,000 square feet shall include rear and side yard fencing constructed of masonry block that is a minimum of five (5) feet in height. The maximum height of walls or fencing shall be six (6) feet in height. In the desert areas, block walls are discouraged on the perimeter in favor of increased setbacks with extensive drought tolerant landscaping, berms and fencing such as split rails.

F. Except for the desert areas, all lots having rear and/or side yards facing local streets or otherwise open to public view shall have fences or walls constructed of decorative block.

G. Corner lots shall be constructed with wrap-around decorative block wall returns (Note: exceptions for the desert area discussed above).

H. Side yard gates are required on one side of the home and shall be constructed of powder-coated wrought iron or tubular steel.

I. Wrought iron or tubular steel fence sections may be included within tracts where view opportunities and/or terrain warrant its use. Where privacy of views is not an issue, tubular steel or wrought iron sections should be constructed in perimeter walls in order to take advantage of casual view opportunities.

Transportation

080 - Transportation. 1 ANNEX ALL MAINT DISTRICTS Not Satisfied

Prior to issuance of a building permit, the Project shall complete all annexation/formation into all of respective maintenance districts, as approved by the County Transportation and County EDA/CSA, with approved improvement plans, and as noted or shown on the approved Maintenance Exhibit.

080 - Transportation. 2 ESTABL WQMP MAINT ENTITY Not Satisfied

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

080 - Transportation. 3 IMPLEMENT WQMP Not Satisfied

This condition will be cleared once all of the BMP mitigation described in the approved Final WQMP are fully installed and the engineer provides a signed WQMP certification for all the BMPs. Prior to occupancy, the project-proponent shall "fully complete" the BMP mitigation described in the approved Final WQMP (structural BMP and LID principals per the LID Handbook). "Fully complete" includes all design specifications, including any vegetation and drainage appurtenances to be fully completed. The project-proponent is responsible for performing all activities described in the WQMP, the BMPs are certified by the Engineer, and that copies of the approved Final WQMP are provided to future owners/occupants. This is a direct requirement from the Santa Margarita Regional Board and

Plan: TR37078

Parcel: 480160023

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 5 Landscape Plot Plan/Permit Required (cont.) Not Satisfied

7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

Please reference Landscape Plan Checklists available online at RCTLMA.org.

NOTE: When the Landscaping Plot Plan is located within a special district such as LMD/CSA/CFD or Valleywide, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department, Landscape Section that the subject district has approved said plans. Water Districts such as CVWD, TVWD, and EMWD may be required to approve plans prior to County approval.

Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department, Landscape Section shall clear this condition.

080 - Transportation. 6 Landscape Project Specific Requirements Not Satisfied

The developer/ permit holder shall:

In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific conditions shall be imposed:

- Project shall comply with the latest version of Ord. 859 ETo of .45, for commercial applications, .50 ETo for residential, or .70 ETo for recycled water uses. Project shall comply with the latest State Model Water Efficient Landscape Ordinance. Project shall comply with the local servicing water purveyor/district/company landscape requirements including those related to recycled water.
- Landscaping plans shall incorporate the use of specimen (24" box or greater) canopy trees. All trees and shrubs shall be drawn to reflect the average specimen size at 15 years of age. All trees shall be double or triple staked and secured with non-wire ties.
- Project shall prepare water use calculations as outlined in Ord 589.3.
- Trees shall be hydrozoned separately.
- Irrigation shall be designed using hydrozones by plant water type, irrigation type, and flat/sloped areas.
- The developer/ permit holder/landowner shall use the County of Riverside's California Friendly Plant List when making plant selections. Use of plant material with a "low" or "very low" water use designation is strongly encouraged.
- All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the useful plant life, and replaced with an equal or lesser water use plant.
- Project shall use County standard details for which the application is available in County Standard Detail Format.
- Monuments, boulders, and fan palms shall be located outside the County Maintained Road Right-of-Way (ROW).
- Restricted plant species noted in MSHCP documents shall not be used if MSHCP areas are adjacent to the project.
- Plant species shall meet ALUC requirements, if applicable.
- Hydroseeding is not permitted in stormwater BMP slope areas, container stock will be required on slopes.
- Project shall use 50% point source irrigation (not emitter tubing) type regardless of meeting the water budget with alternative irrigation methods, except as needed within stormwater BMP areas as noted in an approved WQMP document.
- Typical Front Yard landscaping plans (construction document level package) shall be submitted to Transportation Department for approval. Front yards shall not have turf lawns.

Plan: TR37078

Parcel: 480160023

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 6 Landscape Project Specific Requirements (cont.) Not Satisfied

- Common areas and open space landscaping plans (construction document level package) shall be submitted to Transportation Department for approval.
- The project proponent or current property owner shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.

080 - Transportation. 7 LANDSCAPING/TRAIL Not Satisfied

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

Landscaping plans shall be designed within SH-79 (Winchester Road), Jean Nicholas Road, Elliot Road, Ron Roberts Way and Leon Road, and Street "B" and submitted to the Transportation Department. Landscaping Plans shall be submitted on standard County format (24" x 36"). Landscaping plans shall with the street improvement plans.

080 - Transportation. 8 SEQUENCED IMPLEMENT WQMP Not Satisfied

This condition applies when the project requires changes to the use of the project, including paving roads or opening model home complexes, prior to completing all the BMPs described in the WQMP. The project-proponent shall fully complete the BMP mitigation (structural BMP and LID principals per the LID Handbook) described in the approved Final WQMP prior to the issuance of occupancy or intended use of any facility that drains to the BMP mitigation.

Opening model home complexes, paving roads, or other changes of use from the rough graded conditions will not be allowed until the related BMP mitigation are fully completed, and this condition is cleared. This is a direct requirement from the Santa Margarita Regional Board and cannot be deferred.

Waste Resources

080 - Waste Resources. 1 Waste Recycling Plan Not Satisfied

Prior to issuance of a building permit, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-BS GRADE-MAP - PRECISE GRADE APPROVAL Not Satisfied

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance

Plan: TR37078

Parcel: 480160023

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-BS GRADE-MAP - PRECISE GRADE APPROVAL (con Not Satisfied
from the Building and Safety Department. The Building and Safety Department must approve the
precise grading of your project before a building final can be obtained. Precise Grade approval can be
accomplished by complying with the following:

1. Requesting and obtaining approval of all required grading inspections.
2. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

Planning

090 - Planning. 1 Map - Block Wall Antigraffiti Not Satisfied

An anti-graffiti coating shall be provided on all block walls, and written verification from the developer shall be provided to both the TLMA - Land Use Division, and the Development Review Division.

090 - Planning. 2 Map - Quimby Fees (2) Not Satisfied

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. aid certification shall be obtained from Valley-Wide Recreation and Parks District.

090 - Planning. 3 Map - Renewable Energy R2-CE1 Installed Not Satisfied

In accordance with measure R2-CE1 of the County's Climate Action Plan, the proposed project shall be required to offset its energy demand by 30 percent through provision of renewable energy generation. In accordance with the prior condition titled "Renewable Energy Generation R2-CE1", prior to building permit final inspection, the renewable energy system as approved with the prior condition shall be installed and ready for operation.

090 - Planning. 4 Map - Wall/Fencing Compliance Not Satisfied

Walls and fencing shall be provided throughout the subdivision in accordance with the approved final site development plans and walls/fencing plan.

090 - Planning. 5 MAP- ROLL-UP GARAGE DOORS Not Satisfied

All residences shall have automatic roll-up garage doors.

Transportation

090 - Transportation. 1 80% COMPLETION Not Satisfied

Occupancy releases will not be issued to Building and Safety for any lot exceeding 80% of the total recorded residential dwelling units within any map or phase of map prior to completion of the following improvements:

- a. Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these

Plan: TR37078

Parcel: 480160023

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 1 80% COMPLETION (cont.) Not Satisfied
conditions.

b. Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed. The final lift of Asphalt Concrete on interior streets shall be placed prior to the release of the final 20% of homes or the production models or at any time when construction of new homes within the development has stopped. The Project shall be required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible for the maintenance of these facilities until all improvements within the tract boundary shall be completed and accepted into the County maintained system.

c. Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.

d. Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.

e. Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade.

f. Written confirmation of acceptance from sewer purveyor is required.

g. Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461 and 859.

090 - Transportation. 2 FEE PAYMENT Not Satisfied

Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the Project shall pay fees in accordance with the fee schedule in effect at the time of payment:

1. All Transportation Uniform Mitigation Fees (TUMF).
2. All Fees for Zone "D" of the Southwest Road and Bridge Benefit District.

090 - Transportation. 3 Landscape Inspection and Drought Compliance Not Satisfied

The developer/ permit holder shall:

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

Plan: TR37078

Parcel: 480160023

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 3 Landscape Inspection and Drought Compliance (cont.) Not Satisfied

Upon determination of compliance, the Transportation Department, Landscape Section shall clear this condition.

090 - Transportation. 4 LANDSCAPING COMM/IND Not Satisfied

Landscaping within public road right of way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within SH-79 (Winchester Road), Jean Nicholas Road, Elliot Road, Ron Roberts Way and Leon Road, and Street "B".

090 - Transportation. 5 UTILITY INSTALL Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be installed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to all overhead lines below 34 kilovolts along the project frontage and all offsite overhead lines in each direction of the project site to the nearest offsite pole. A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

In addition, the Project shall ensure that streetlights are energized and operational along the streets of those lots where the Project is seeking Building Final Inspection (Occupancy).

090 - Transportation. 6 WQMP COMPLETION Not Satisfied

Prior to Building Final Inspection, the project-proponent is required to furnish educational materials regarding water quality to future owners/occupants, provide an engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are established.

090 - Transportation. 7 WQMP REGISTRATION Not Satisfied

Prior to Building Final Inspection, if the project is proposing a business, the project-proponent is required to register the project with the Transportation Department's Business Registration Division.

Waste Resources

090 - Waste Resources. 1 Waste - Mandatory Commercial and Organics Recycling Form Not Satisfied

Prior to final inspection, the applicant shall complete a Mandatory Commercial Recycling and Organics Recycling Compliance form (Form D). Form D requires applicants to identify programs or plans that address commercial and organics recycling, in compliance with State legislation/regulation. Once completed, Form D shall be submitted to the Recycling Section of the Department of Waste Resources for approval. For more information go to: www.rcwaste.org/business/planning/applications. To obtain Form D, please contact the Recycling Section at 951-486-3200, or email to: Waste-CompostingRecycling@rivco.org.

090 - Waste Resources. 2 Waste Reporting Form and Receipts Not Satisfied

Prior to final building inspection, evidence (i.e., waste reporting form along with receipts or other types of verification) to demonstrate project compliance with the approved Waste Recycling Plan (WRP)

Plan: TR37078

Parcel: 480160023

90. Prior to Building Final Inspection

Waste Resources

090 - Waste Resources. 2 Waste Reporting Form and Receipts (cont.) Not Satisfied
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



04/14/21, 7:36 am

PPT170003

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PPT170003. 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 Plot Plan 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. 180016 170003 proposes is a proposal for a development plan for a total of 154 single-family detached condominium units, 308 garage parking spaces, 133 private on-street parking spaces, and 3.84 acres of recreation areas on the entire 30.62 acre project site.

Advisory Notification. 3 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT(S)

TENTATIVE MAP = Tentative Tract Map No. 37078, Exhibit A, Sheets 1-2, dated 3/12/21.

APPROVED EXHIBIT L = Tentative Tract Map No. 37078, Exhibit L (Conceptual Landscaping Plan), Sheets 1-2, dated 3/12/21.

APPROVED EXHIBIT A = Plot Plan No. 170003, Exhibit A (Site Plan), Sheets 1-2, dated 3/12/21.

GENERAL PLAN AMENMENT = General Plan Amendment No. 170001

SPECIFIC PLAN AMENDMENT = Specific Plan No. 106 Amendment No. 17

CHANGE OF ZONE = Change of Zone No. 7347

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.)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

- Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)
3. Compliance with applicable County Regulations, including, but not limited to:
- Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - Ord. No. 413 (Regulating Vehicle Parking)
 - Ord. No. 421 (Excavation Covering & Swimming Pool Safety)
 - Ord. No. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
 - Ord. No. 460 (Division of Land)
 - Ord. No. 461 (Road Improvement Standards)
 - Ord. No. 625 (Right to Farm)
 - Ord. No. 655 (Regulating Light Pollution)
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 679 (Directional Signs for Subdivisions)
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise)
 - Ord. No. 857 (Business Licensing)
 - Ord. No. 859 (Water Efficient Landscape Requirements)
 - Ord. No. 915 (Regulating Outdoor Lighting)
 - Ord. No. 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. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
 - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

Advisory Notification. 5 AND - 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 GPA170001, SP00106A17, CZ07347, TR37078, and PPT170003 or its associated environmental documentation; and,

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 5 AND - Hold Harmless (cont.)

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning CZ1800007, TTM37439, and PP180024, including, but not limited to, decisions made in response to California Public Records Act requests; and

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

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

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

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

E Health

E Health. 1 DEH COMMENTS

See TR37078 for conditions of approval.

Fire

Fire. 1 Gen - Fire

1.) Access - Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1

GEO180014 ACCEPTED (cont.)

10. Total and differential settlement is estimated to not exceed $\frac{3}{4}$ - and $\frac{1}{2}$ -inch, respectively, over a distance of 40 feet.

GEO No. 180014 recommended:

1. Site preparation should begin with the removal of deleterious material, debris and vegetation. Material generated during stripping and/or site demolition should be exported from the site.
2. Any undocumented fill, unsuitable very old alluvial fan deposits, and weathered bedrock within the limits of grading should be removed to expose bedrock or competent soils with an in-situ relative density of at least 85 percent maximum density, per ASTM D1557, and no visible porosity.
3. Depth of removals is anticipated to be about 8 to 9 feet below existing ground surface based on the subsurface excavation logs.
4. Remedial grading excavations should extend laterally a minimum distance of five feet beyond the building footprint or for a distance equal to the removal depth, whichever is greater.
5. Deeper excavations may be required if dry, loose, soft, or porous materials are present at the base of the removals.

GEO No. 180014 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 180014 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

Planning-PAL

Planning-PAL. 1

LOW PALEO

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

1. All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.
2. The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.

ADVISORY NOTIFICATION DOCUMENT

Planning-PAL

Planning-PAL. 1

LOW PALEO (cont.)

3. The applicant shall retain a qualified paleontologist approved by the County of Riverside.
4. The paleontologist shall determine the significance of the encountered fossil remains.
5. Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.
6. If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.
7. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; placed in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.
8. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

Transportation

Transportation. 1

TRANSPORTATION BENEFIT & ALL TR37078 COA APPLY

1. The applicant shall provide its contribution to the Transportation Department in the amount of \$5,000.00 per unit for 132 units or a total of \$660,000. A \$330,000 of half-payment shall be paid prior to RECORDATION OF THE FINAL MAP (PARENT CASE - TR37078) and the second half of \$330,000 payment shall be paid prior to issuance a GRADING PERMIT. The contribution is to be used to fund and accelerate the construction of transportation infrastructure in the vicinity of the project within the Southwest Area Plan. This is intended to be in addition to any required Transportation Uniform Mitigation Fee R&BBD,

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 TRANSPORTATION BENEFIT & ALL TR37078 COA APPLY (cont.)

(TUMF) or Development Impact Fee (DIF) or as approved by the Director of Transportation.

NOTE:

The fairshare contribution shall be adjusted using the construction cost index from the most current WRCOG TUMF Nexus Study.

2. All conditions of approval for TR37078 are still applicable to PPT170003.

Waste Resources

Waste Resources. 1 Waste General

-Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division.

-Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Plan: PPT170003

Parcel: 480160023

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

060 - Planning. 1 Grading Permit Referral Not Satisfied

All grading permits shall be subject to the conditions of approval of Tentative Tract Map No. 37078.

Planning-EPD

060 - Planning-EPD. 1 060-Burrowing Owl 30-Day Preconstruction Survey Not Satisfied

Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist who holds a Memorandum of Understanding with the County. The survey results shall be provided in writing to the Environmental Programs Division (EPD) of the Planning Department. If the grading permit is not obtained within 30 days of the survey, a new survey shall be required.

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.

Burrowing Owl relocation shall only be allowed to take place outside of the burrowing owl nesting season (nesting season is March 1 through August 31) and is required to be performed by a qualified biologist familiar with relocation methods. The County Environmental Programs Department shall be consulted to determine appropriate type of relocation (active or passive) and potential translocation sites. Burrowing Owl Protection and Relocation Plans and Biological Monitoring Plans are required to be reviewed and approved by the California Department of Fish and Wildlife.

060 - Planning-EPD. 2 060-Nesting Bird Survey (MBTA) Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal

Plan: PPT170003

Parcel: 480160023

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 2 060-Nesting Bird Survey (MBTA) (cont.) Not Satisfied

of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit. Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

Transportation

060 - Transportation. 1 TRANSPORTATION BENEFIT & ALL TR37078 COA APPLY Not Satisfied

1. The applicant shall provide its contribution to the Transportation Department in the amount of \$5,000.00 per unit for 132 units or a total of \$660,000. A \$330,000 of half-payment shall be paid prior to RECORDATION OF THE FINAL MAP (PARENT CASE - TR37078) and the second half of \$330,000 payment shall be paid prior to issuance a GRADING PERMIT. The contribution is to be used to fund and accelerate the construction of transportation infrastructure in the vicinity of the project within the Southwest Area Plan. This is intended to be in addition to any required Transportation Uniform Mitigation Fee R&BBD, (TUMF) or Development Impact Fee (DIF) or as approved by the Director of Transportation.

NOTE:

The fairshare contribution shall be adjusted using the construction cost index from the most current WRCOG TUMF Nexus Study.

2. All conditions of approval for TR37078 are still applicable to PPT170003.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 NO BUILDING PERMIT WITHOUT GRADING PERMIT Not Satisfied

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

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

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

Plan: PPT170003

Parcel: 480160023

80. Prior To Building Permit Issuance

BS-Grade

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

Grade approval can be accomplished by complying with the following:

1. Submitting a "Wet Signed" copy of the Grading Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.
2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.
3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.
4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

Fire

080 - Fire. 1 Prior to permit Not Satisfied

- 1.) All portions of the exterior walls of the condominiums shall be within 300' via an approved pathway from the approved fire access roads. (20' Alleys are not considered fire access roads.)
- 2.) The condominiums shall be townhouse style single family residences only when the above condition applies.

Planning

080 - Planning. 1 Building Permit Referral Not Satisfied

All building permits shall refer to conditions of approval from Tentative Tract Map No. 37078.

Survey

080 - Survey. 1 SURVEY - APPLY ALL COA OF TR37078 Not Satisfied

All conditions of approval for TR37078 are still applicable to PPT170003.

Transportation

080 - Transportation. 1 TRANSPORTATION BENEFIT & ALL TR37078 COA APPLY Not Satisfied

1. The applicant shall provide its contribution to the Transportation Department in the amount of \$5,000.00 per unit for 132 units or a total of \$660,000. A \$330,000 of half-payment shall be paid prior to RECORDATION OF THE FINAL MAP (TR37078) and the second half of \$330,000 payment shall be paid prior to issuance a GRADING PERMIT. The contribution is to be used to fund and accelerate the construction of transportation infrastructure in the vicinity of the project within the Southwest Area Plan. This is intended to be in addition to any required Transportation Uniform Mitigation Fee R&BBD, (TUMF) or Development Impact Fee (DIF) or as approved by the Director of Transportation.

NOTE:

The fairshare contribution shall be adjusted using the construction cost index from the most current WRCOG TUMF Nexus Study.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

DEVELOPMENT ADVISORY COMMITTEE (“DAC”) INITIAL CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE PO Box 1409 Riverside, 92502-1409

DATE: May 1, 2018

TO:

Riv. Co. Transportation Dept. (Palm Desert)
Riv. Co. Environmental Health Dept.
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Riv. Co. Regional Parks & Open Space
P.D. Environmental Programs Division
P.D. Geology Section
Riv. Co. Trans. Dept. – Landscape Section

P.D. Archaeology Section
Riv. Co. Waste Resources Management Dept.
Riv. Co. Airport Land Use Commission
French Valley Airport, Attn: General Manager
Board of Supervisors - Supervisor: 3rd District-
Washington
Planning Commissioner: 3rd District- Taylor-
Berger
Temecula Sphere of Influence

Eastern Municipal Water District (EMWD)
Southern California Edison Co. (SCE)
Southern California Gas Co.
California Council for the Blind

SPECIFIC PLAN NO. 106 AMENDMENT NO. 18, GENERAL PLAN AMENDMENT NO. 170001, CHANGE OF ZONE NO. 7347, TENTATIVE TRACT MAP NO. 37078, PLOT PLAN NO. 170003 –
Applicant: MDMG, Inc. – Owner: JBL Investments – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Community Development: Commercial Retail (CD:CR), Community Development: Commercial Office (CD:CO), Community Development: Light Industrial (CD:LI), Open Space: Conservation (OS:C) – Location: Northwest of Winchester Road/SR-79, north of X, easterly of Leon Road, southerly of Whisper Heights Parkway – Zoning: Scenic Highway Commercial (C-P-S), Commercial Office (C-O), Industrial Park (I-P), Open Area Combining Zone-Residential Developments (R-5) – 30.62 gross acres - **REQUEST:** The **Specific Plan Amendment** proposes to change the land use designation on approximately 30.62 GROSS acres from a mix of Community Development: Commercial Retail (CD:CR), Community Development: Commercial Office (CD:CO), Community Development: Light Industrial (CD:LI), and Open Space: Conservation (OS:C) to Community Development: High Density Residential (CD:HDR) with related changes throughout the Specific Plan document to reflect this change in land use designation. The **General Plan Amendment** proposes to change the land use designation from a mix of Community Development: Commercial Retail (CD:CR), Community Development: Commercial Office (CD:CO), Community Development: Light Industrial (CD:LI), and Open Space: Conservation (OS:C) to Community Development: High Density Residential (CD:HDR) as reflected in the Specific Plan Land Use Plan. The **Change of Zone** proposes to change the zoning classification of the project site from Scenic Highway Commercial (C-P-S), Commercial Office (C-O), Industrial Park (I-P), and Open Area Combining Zone-Residential Developments (R-5) to General

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*

Residential (R-3). The **Tentative Tract Map** proposes a Schedule "A" Subdivision of 30.62 acres into 3 residential lots and 6 open space lots. The 3 numbered residential lots would be subdivided into 83 condominium units. The **Plot Plan** proposes a development plan for a total of 163 single-family detached condominium units, 326 garage parking spaces, 57 private on-street parking spaces, and 3.84 acres of recreation areas on the entire 30.62 acre project site. **BBID: 596-250-935**

DAC staff members and other listed Riverside County Agencies, Departments and Districts staff:

A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Public Land Use System (PLUS) on or before the indicated DAC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the PLUS routing on or before the above date. This case is scheduled for a **DAC internal review on May 17, 2018**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Any questions regarding this project, should be directed to David Alvarez, Project Planner at (951) 955-5719, or e-mail at daalvarez@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.

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

SPECIFIC PLAN NO. 106 AMENDMENT NO. 17, GENERAL PLAN AMENDMENT NO. 170001, CHANGE OF ZONE NO. 7347, TENTATIVE TRACT MAP NO. 37078, and PLOT PLAN NO. 170003 – Intent to Adopt a Mitigated Negative Declaration – Applicant: JBL Investments, Inc. – Allen Su – Representative: MDS, LLC – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Community Development: Commercial Retail (CD-CR) – Community Development: Commercial Office (CD-CO) – Community Development: Light Industrial (CD-LI) – Open Space: Conservation (OS-C) – Location: Northwesterly of Winchester Road/State Route 79, northerly of Jean Nicholas Road, easterly of Leon Road, and southerly of Whisper Heights Parkway – Zoning: Scenic Highway Commercial (C-P-S) – Commercial Office (C-O) – Industrial Park (I-P) – Open Area Combining Zone-Residential Developments (R-5) – 30.62 Gross Acres – **REQUEST:** The Specific Plan Amendment is a proposal to change the land use designation from a mix of Community Development: Commercial Retail (CD-CR), Community Development: Commercial Office (CD-CO), Community Development: Light Industrial (CD-LI), and Open Space: Conservation (OS-C) to Community Development: Medium High Density Residential (CD-MHDR) as reflected in the proposed Specific Plan Land Use Plan. The General Plan Amendment is a proposal to change the land use designation from a mix of Community Development: Commercial Retail (CD-CR), Community Development: Commercial Office (CD-CO), Community Development: Light Industrial (CD-LI), and Open Space: Conservation (OS-C) to Community Development: Medium High Density Residential (CD-MHDR) as reflected in the proposed Specific Plan Land Use Plan. The Change of Zone is a proposal to change the zoning classification of the project site from Scenic Highway Commercial (C-P-S), Commercial Office (C-O), Industrial Park (I-P), and Open Area Combining Zone-Residential Developments (R-5) to General Residential (R-3). The Tentative Tract Map is a Schedule “A” Subdivision of 30.62 acres into three (3) residential lots and three (3) open space lots for active recreation and detention basins. The three (3) numbered residential lots would be subdivided into 154 condominium units. The Plot Plan is a development plan for a total of 154 single-family detached condominium units, 308 garage parking spaces, 133 private on-street parking spaces, and 3.84 acres of recreation areas on the entire 30.62-acre project site. APN: 480-160-023.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **APRIL 21, 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 Project Planner: Jay Olivas at (951) 955-3025 or email at rbrady@rivco.org, or go to the County Planning Department’s Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration 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 you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to: RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Russell Brady, P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on June 23, 2020,

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

APN (s) or case numbers TR37078 for

Company or Individual's Name RCIT - GIS,

Distance buffered 600'

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

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

TITLE: GIS Analyst

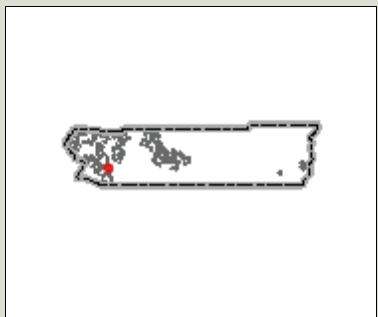
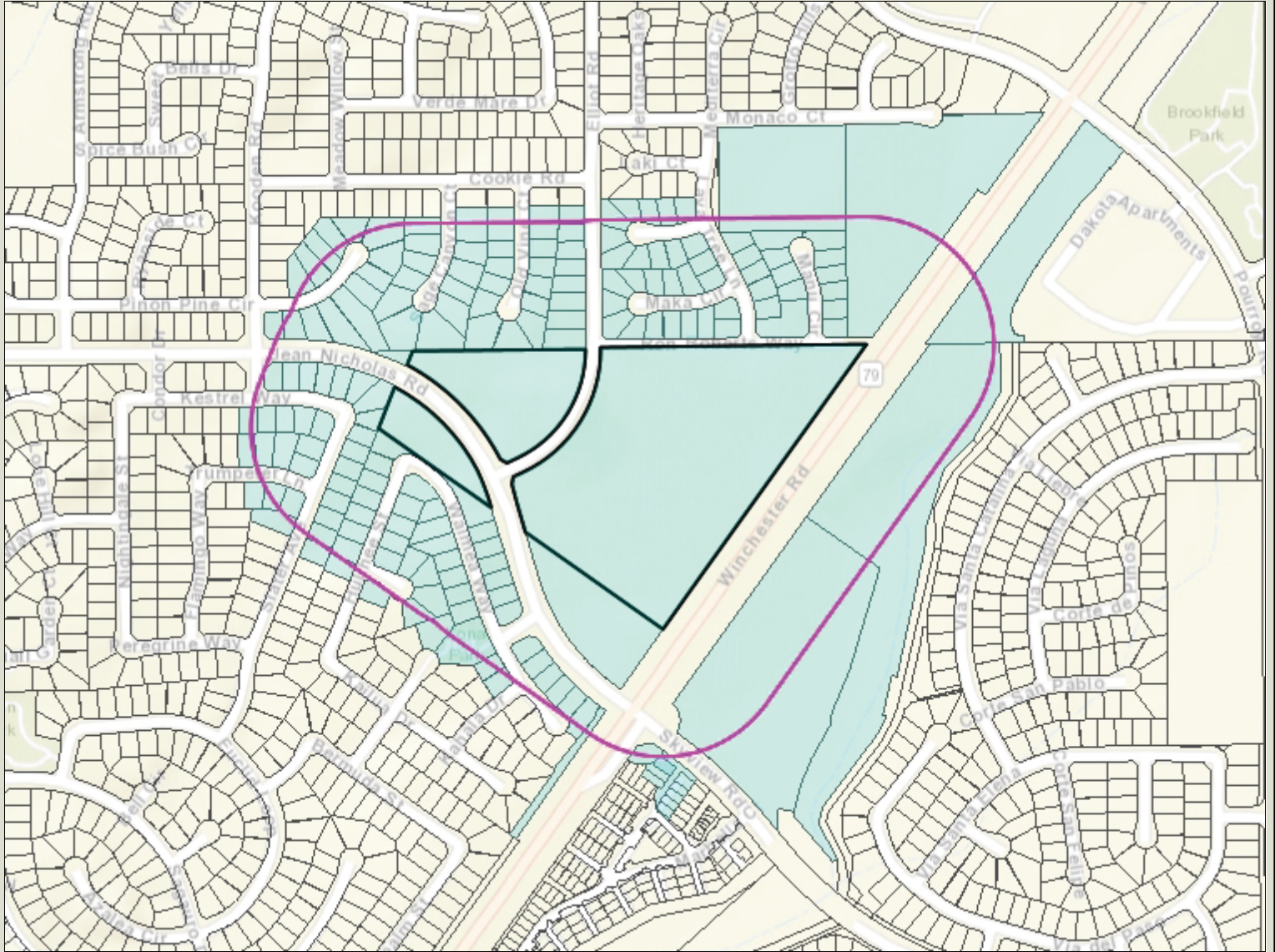
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

Riverside County GIS Mailing Labels

TR37078 (600 feet buffer)



- Legend**
- County Boundary
 - Cities
 - Parcels
 - World Street Map

Notes



0 752 1,505 Feet

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

REPORT PRINTED ON... 6/23/2020 12:26:56 PM

© Riverside County RCIT

480041015
HONG KONG INC
1243 CLAYTON ST
SAN FRANCISCO CA 94114

480180005
MIGUEL ANGEL ORTIZ
31310 KESTREL WAY
WINCHESTER CA 92596

480180013
JOSEPH J. MILLER
35092 SLATER AVE
WINCHESTER CA 92596

480181004
RANDY RAY BROCK
31245 KESTREL WAY
WINCHESTER CA 92596

480194002
TIMOTHY RIDER
31257 TRUMPETER LN
WINCHESTER CA 92596

480460029
KARAPURATH SUDHAKARAN
35274 WAIMEA WAY
WINCHESTER CA 92596

480462003
KYLE GORDON
35176 WAIMEA WAY
WINCHESTER CA 92596

480470007
CECILIA S. PAIGE
35062 HULIHEE ST
WINCHESTER CA 92596

480470015
AL PACHECO
31373 KALAPANA CIR
WINCHESTER CA 92596

480471016
ROMEO LAROCO MAMARADLO
40641 SCHAFFER PL
PALM DESERT CA 92211

480160023
JBL INV INC
1930 ALPHA AVE
SOUTH PASADENA CA 91030

480180008
MATTHEW PETERSON
35022 SLATER AVE
WINCHESTER CA 92596

480180016
SAWSAN ADAM
23001 RIO LOBOS RD
DIAMOND BAR CA 91765

480181007
MARIE JOELLE PAUL
35055 SLATER AVE
WINCHESTER CA 92596

480460001
JOSEFINA GARCIA
35218 WAIMEA WAY
WINCHESTER CA 92596

480461002
SHAWN R. TREVINO
35209 WAIMEA WAY
WINCHESTER CA 92596

480470002
KIM A. HAMILTON
35139 WAIMEA WAY
WINCHESTER CA 92596

480470010
JOSEPH A. ZEIDERS
35104 HULIHEE ST
WINCHESTER CA 92596

480471011
JASON E. SWANN
35137 HULIHEE ST
WINCHESTER CA 92596

480471019
CAMILLO W. DICARLO
35078 WAIMEA WAY
WINCHESTER CA 92596

480180002
MICHAEL R. ROUNDS
31268 KESTREL WAY
WINCHESTER CA 92596

480180010
JULIAN M. AHUMADA
35050 SLATER AVE
WINCHESTER CA 92596

480181001
RSG FAMILY TRUST UNDER DECLARATION OF
31301 KESTREL WAY
WINCHESTER CA 92596

480193001
JASON A. LINTZ
31231 KESTREL WAY
WINCHESTER CA 92596

480460026
DUTCH VILLAGE PROP OWNERS ASSN
28481 RCH CALIF RD NO 101
TEMECULA CA 92590

480461011
VALLEY WIDE RECREATION & PARK DIST
901 W ESPLANADE AVE
SAN JACINTO CA 92581

480470004
JAMIESON ANVICK
35111 WAIMEA WAY
WINCHESTER CA 92596

480470012
PENGS FAMILY REVOC LIVING TRUST
31354 KALAPANA CIR
WINCHESTER CA 92596

480471013
ANDREW T. REAM
35109 HULIHEE ST
WINCHESTER CA 92596

480471021
STEVEN P. DASILVA
35120 WAIMEA WAY
WINCHESTER CA 92596

480530007
OSCAR MAGANA
34901 ELLIOT RD
WINCHESTER CA 92596

480530017
JACKLYN PAYAWAL
34960 OLD VINE CT
WINCHESTER CA 92596

480530025
JUSTIN H. CAMPBELL
34891 OLD VINE CT
WINCHESTER CA 92596

480530035
MARK BERRY
34965 SAGE CANYON CT
WINCHESTER CA 92596

480530058
TONY GUTIERREZ
31280 PINON PINE CIR
WINCHESTER CA 92596

480530066
ACEVEDO JOSE & ANITA LIVING TRUST DTD
31259 PINON PINE CIR
WINCHESTER CA 92596

480041012
RIVERSIDE COUNTY FLOOD CONT & WATER
1995 MARKET ST
RIVERSIDE CA 92501

480180003
NATHANIEL K. BUGGS
31282 KESTREL WAY
WINCHESTER CA 92596

480180011
BOBBY STEPHENSON
35064 SLATER AVE
WINCHESTER CA 92596

480181002
MICHAEL T. FOSTER
31273 KESTREL WAY
WINCHESTER CA 92596

480193032
KYLE CRIDLAND
31238 TRUMPETER LN
WINCHESTER CA 92596

480460027
SEAN MICHAEL MOZINGO
35246 WAIMEA WAY
WINCHESTER CA 92596

480462001
TYLER J. SKEELS
35148 WAIMEA WAY
WINCHESTER CA 92596

480470005
MICHAEL MCDONALD
35097 WAIMEA WAY
WINCHESTER CA 92596

480470013
MICHAEL MAGANA
31368 KALAPANA CIR
WINCHESTER CA 92596

480471014
MARK SANTOS
35095 HULIHEE ST
WINCHESTER CA 92596

480471022
MARC M. AZIZUDDIN
7327 DUNFIELD AVE
LOS ANGELES CA 90045

480530008
BENJAMIN E. CLAYTOR
34889 ELLIOT RD
WINCHESTER CA 92596

480530018
LONI NEVIL
34972 OLD VINE CT
WINCHESTER CA 92596

480180001
TRAVIS VINCENT DACUNZA
31254 KESTREL WAY
WINCHESTER CA 92596

480180009
DAVID HARO
2112 E VISTA WY NO 33
VISTA CA 92084

480180026
FV 109 DEV
4100 MACARTHUR BLV NO 200
NEWPORT BEACH CA 92660

480181008
MANUEL HERNANDEZ
10434 FERINA ST
BELLFLOWER CA 90706

480460002
JOHN AND CHANNARY FERNANDEZ TRUST
35232 WAIMEA WAY
WINCHESTER CA 92596

480461003
LEO BAUTISTA
35167 WAIMEA WAY
WINCHESTER CA 92596

480470003
JOSE ANGLE RODRIGUEZ
35125 WAIMEA WAY
WINCHESTER CA 92596

480470011
FREDERICK GOMEZ
9303 VINTNER CIR
PATTERSON CA 95363

480471012
OWEIN MOISES RAMIREZ
58301 CALIENTE ST
YUCCA VALLEY CA 92284

480471020
CHRIS A. VENTIGAN
35106 WAIMEA WAY
WINCHESTER CA 92596

480530006
ERIK J. KEELING
34913 ELLIOT RD
WINCHESTER CA 92596

480530016
MIGUEL A. GARCACERVANTES
34948 OLD VINE CT
WINCHESTER CA 92596

480530024
MARIA MIREYA RODRIGUEZ
34903 OLD VINE CT
WINCHESTER CA 92596

480530034
LAURENCE BOSS
34962 SAGE CANYON CT
WINCHESTER CA 92596

480530057
HENRY YOUNG
5839 TOOLEY ST
SAN DIEGO CA 92114

480530065
SHAWN LOTHROP
31271 PINON PINE CIR
WINCHESTER CA 92596

480160022
COUNTY OF RIVERSIDE
P O BOX 1180
RIVERSIDE CA 92502

480180007
JUSTIN LEE ALLINGTON
34478 MADERA DE PLAYA
TEMECULA CA 92592

480180015
JOHN A. GROSS
35120 SLATER AVE
WINCHESTER CA 92596

480181006
JAMES A. BENEVENTI
31266 TRUMPETER LN
WINCHESTER CA 92596

480194019
KACZOR-GRIFFIN REVOCABLE TRUST DATED
35125 SLATER AVE
WINCHESTER CA 92596

480461001
CLAIRE C. ACEVEDO
35223 WAIMEA WAY
WINCHESTER CA 92596

480470001
TERENCE P. WOODS
35153 WAIMEA WAY
WINCHESTER CA 92596

480470009
FREDERICK STOCKERT
35090 HULIHEE ST
WINCHESTER CA 92596

480470026
JULIAN FLORES
4200 BRUNSWICK AVE
LOS ANGELES CA 90039

480471018
ROBERTO REYNOSO MUNOZ
35039 HULIHEE ST
WINCHESTER CA 92596

480530004
RODRIGO BOLO
34937 ELLIOT RD
WINCHESTER CA 92596

480160021
COUNTY OF RIVERSIDE
3403 10TH ST STE 400
RIVERSIDE CA 92501

480180006
RODRIGO ALVAREZ QUIZAN
31324 KESTREL WAY
WINCHESTER CA 92596

480180014
JOHN P. MARTINEZ
35106 SLATER AVE
WINCHESTER CA 92596

480181005
GERARDO PACHECO
31252 TRUMPETER LN
WINCHESTER CA 92596

480194003
THOMAS GERTMAN G & JACQUELINE V TRUST
31243 TRUMPETER LN
WINCHESTER CA 92596

480460030
JOYCE A. DAVIS
35288 WAIMEA WAY
WINCHESTER CA 92596

480462004
AZIZ
495 E RINCON ST # 175
CORONA CA 92879

480470008
SEAN JAMIESON VOEGTLE
35076 HULIHEE ST
WINCHESTER CA 92596

480470017
NELSON LAZO
35146 HULIHEE ST
WINCHESTER CA 92596

480471017
TONY R. MURCHISON
35053 HULIHEE ST
WINCHESTER CA 92596

480530003
PAUL G. SANCHEZ
34949 ELLIOT RD
WINCHESTER CA 92596

480041014
MARCUS D. WILSON
31625 MONACO CT
WINCHESTER CA 92596

480180004
VIDYA SHARMA
32075 YOSEMITE ST
WINCHESTER CA 92596

480180012
SIMPSON JENNIFER K
35078 SLATER AVE
WINCHESTER CA 92596

480181003
EU HUN CHUNG
31259 KESTREL WAY
WINCHESTER CA 92596

480194001
JANIS CILDERMAN
31271 TRUMPETER LN
WINCHESTER CA 92596

480460028
AUGUSTO M. CASTILLO
35260 WAIMEA WAY
WINCHESTER CA 92596

480462002
MICHAEL G. MCINTOSH
35162 WAIMEA WAY
WINCHESTER CA 92596

480470006
DANIEL C. AKIN
35083 WAIMEA WAY
WINCHESTER CA 92596

480470014
FERNANDO M. YANGA
31382 KALAPANA CIR
WINCHESTER CA 92596

480471015
LEO A. BACA
35081 HULIHEE ST
WINCHESTER CA 92596

480530001
JOHN M. LOPEZ
34973 ELLIOT RD
WINCHESTER CA 92596

480530011
DAMIEN E. CASTILLO
34888 OLD VINE CT
WINCHESTER CA 92596

480530019
MAURICE SCOTT
34963 OLD VINE CT
WINCHESTER CA 92596

480530029
VERDON A. ANTOINE
34902 SAGE CANYON CT
WINCHESTER CA 92596

480530037
CARLOS RENAUB ROUSE
34941 SAGE CANYON CT
WINCHESTER CA 92596

480530002
DONNEL DESEAN ROBINSON
34961 ELLIOT RD
WINCHESTER CA 92596

480530012
JOSHUA RYAN DANIELSON
34900 OLD VINE CT
WINCHESTER CA 92596

480530020
KENNER R. BLAND
34951 OLD VINE CT
WINCHESTER CA 92596

480530030
PIETRO NILS DISTEFANO STEVENS
34914 SAGE CANYON CT
WINCHESTER CA 92596

480530038
JOSHUA DAVID BANDELIN
34929 SAGE CANYON CT
WINCHESTER CA 92596

480530061
WILLIAM D. ECKMAN
31319 PINON PINE CIR
WINCHESTER CA 92596

480530069
CHARLES D. MOORE
31223 PINON PINE CIR
WINCHESTER CA 92596

480630017
DAVID FRANCO
31511 KOA CT
WINCHESTER CA 92596

480630021
CHARLES R. LAIZURE
31567 KOA CT
WINCHESTER CA 92596

480630029
RIGO & ZIPHORAH TRUST DATED 11/23/2015
31532 MAKI CIR
WINCHESTER CA 92596

480630037
BRYAN THOMAS SASS
34967 LAVA TREE LN
WINCHESTER CA 92596

480631007
CRISTINA E. EVERSOLE
34943 MANU CIR
WINCHESTER CA 92596

480631015
PAOLO R. PARUCCINI
34988 MANU CIR
WINCHESTER CA 92596

480630013
ANN MARIE MCFADDEN
31570 KOA CT
WINCHESTER CA 92596

480630025
KEISHA CLARK
31588 MAKI CIR
WINCHESTER CA 92596

480630033
KELVIN A. MARMOLEJOS
31557 MAKI CIR
WINCHESTER CA 92596

480631003
JASON GRANT BRODOWSKI
34942 LAVA TREE LN
WINCHESTER CA 92596

480631011
VANESSA ROCHA
34932 MANU CIR
WINCHESTER CA 92596

480630014
JASON A. NOVACK
31556 KOA CT
WINCHESTER CA 92596

480630026
SALAH SAOUR
31574 MAKI CIR
WINCHESTER CA 92596

480630034
WALTER BARRIOS
31571 MAKI CIR
WINCHESTER CA 92596

480631004
MICHAEL SCOTT RUGGIERO
34956 LAVA TREE LN
WINCHESTER CA 92596

480631012
GAURAV BEWEJA
28719 JENNY LN
MENIFEE CA 92584

480530060
THOMAS WELSH
31304 PINON PINE CIR
WINCHESTER CA 92596

480530068
CASIE LIVESAY
31235 PINON PINE CIR
WINCHESTER CA 92596

480630016
MISAEEL EDGAR BELTRAN
31528 KOA CT
WINCHESTER CA 92596

480630020
GEORGE CORTEZ
31553 KOA CT
WINCHESTER CA 92596

480630028
JANELLE LAMPKIN
31546 MAKA CIR
WINCHESTER CA 92596

480630036
SHAWN A. FOSTER
31599 MAKA CIR
WINCHESTER CA 92596

480631006
DON KARLO LACSON
34957 MANU CIR
WINCHESTER CA 92596

480631014
BRITTNEY BOYD
16425 HARBOR BLVD # 185
FOUNTAIN VALLEY CA 92708

480530013
VICTOR VILLALUNA
34912 OLD VINE CT
WINCHESTER CA 92596

480530021
JORGE C. SALAS
34939 OLD VINE CT
WINCHESTER CA 92596

480530031
SHELL ALLEN SCOTT
34926 SAGE CANYON CT
WINCHESTER CA 92596

480530039
JEFFREY S. ROWELL
34905 SAGE CANYON CT
WINCHESTER CA 92596

480530062
ADRIAN REYES
31307 PINON PINE CIR
WINCHESTER CA 92596

480620013
MERITAGE HOMES OF CALIF INC
8800 E RAINTREE STE 300
SCOTTSDALE AZ 85260

480630018
MICHAEL LAWRENCE GARCIA
31525 KOA CT
WINCHESTER CA 92596

480630022
MANUEL GARCIA
34911 LAVA TREE LN
WINCHESTER CA 92596

480630030
KRISTEN POLLARD
31518 MAKA CIR
WINCHESTER CA 92596

480630038
KENDALL DERONE WILLIAMS
34981 LAVA TREE LN
WINCHESTER CA 92596

480631008
GREGORY G. GREER
34929 MANU CIR
WINCHESTER CA 92596

480631016
MERITAGE HOMES OF CALIFORNIA
8800 E RAINTREE DR STE 300
SCOTTSDALE AZ 85260

480530028
SAUL ESQUEDA
34890 SAGE CANYON CT
WINCHESTER CA 92596

480530036
VIVIENNE ELAINE CORTES
33175 TEMECULA PKWY NO A
TEMECULA CA 92592

480530059
RONALD K. NOTTAGE
31292 PINON PINE CIR
WINCHESTER CA 92596

480530067
NICK A. SMITH
31247 PINON PINE CIR
WINCHESTER CA 92596

480630015
OLUKAYODE OLUFEMI OLUKANMI
31542 KOA CT
WINCHESTER CA 92596

480630027
CARLOS J. ARDILA
31560 MAKA CIR
WINCHESTER CA 92596

480630035
KATHY FRANCES CRONKHITE
31585 MAKA CIR
WINCHESTER CA 92596

480631005
GILBERT RAMOS
34970 LAVA TREE LN
WINCHESTER CA 92596

480631013
RYAN TRACY
34960 MANU CIR
WINCHESTER CA 92596

480530014
DANIEL COLLIER
34924 OLD VINE CT
WINCHESTER CA 92596

480530022
RICHARD FORGERSON
34927 OLD VINE CT
WINCHESTER CA 92596

480530032
GARLAND E. DEMAZELIERE
34938 SAGE CANYON CT
WINCHESTER CA 92596

480530040
KEVIN D. SMALLEN
34893 SAGE CANYON CT
WINCHESTER CA 92596

480530063
ALI HASSANZADEH
31295 PINON PINE CIR
WINCHESTER CA 92596

480623047
BELLASOL COMMUNITY ASSN INC
38770 SKY CANYON DR STE B
MURRIETA CA 92563

480630019
AIMEE GRACE F CAPISTRANO
31539 KOA CT
WINCHESTER CA 92596

480630023
JOSE L LAUREANO RAMOS
34925 LAVA TREE LN
WINCHESTER CA 92596

480630031
ANDREW MARES
31529 MAKI CIR
WINCHESTER CA 92596

480631001
OSVALDO CAMPOS
34914 LAVA TREE LN
WINCHESTER CA 92596

480631009
AARON JAMES SHEEHEY
34915 MANU CIR
WINCHESTER CA 92596

480530005
JOSEPH GLENN
34925 ELLIOT RD
WINCHESTER CA 92596

480530015
JOHN R. JUSTINIANO
34936 OLD VINE CT
WINCHESTER CA 92596

480530023
PEEJAY R. PANGANIBAN
34915 OLD VINE CT
WINCHESTER CA 92596

480530033
ANTONIO ACOSTA
34950 SAGE CANYON CT
WINCHESTER CA 92596

480530056
MANO MENDOZA
31244 PINON PINE CIR
WINCHESTER CA 92596

480530064
CHICO WEBSTER
31283 PINON PINE CIR
WINCHESTER CA 92596

480630012
MARTHE M. DUNN
31584 KOA CT
WINCHESTER CA 92596

480630024
JULIUS C. WISEMANN
31602 MAKI CIR
WINCHESTER CA 92596

480630032
CHRISTOPHER WAYNE KENLY
31543 MAKI CIR
WINCHESTER CA 92596

480631002
KENNETH BLUE
34928 LAVA TREE LN
WINCHESTER CA 92596

480631010
JOSE ROMMEL RAYOS
PSC 561 BOX 7055
FPO AP 96310

480623036
BAILEY KREGEL
31546 ALICANTE LOOP
WINCHESTER CA 92596

Valley-Wide Recreation and Parks District
P.O. Box 907
San Jacinto, CA 92581

City of Murrieta
Attn: Planning Director
One Town Square
24601 Jefferson Avenue
Murrieta, CA 92562

City of Temecula
Attn: Director of Community Development
41000 Main Street
Temecula, CA 92590

Eastern Municipal Water District
P.O. Box 8300
Perris, CA 92572-8300

Southern California Gas Company
P.O. Box 1626
Monterey Park, CA 91754

Southern California Edison
2244 Walnut Grove Ave, Room 312
P.O. Box 600
Rosemead, CA 91770

Applicant:

JBL Investments, Inc – Allen Su
1930 Alpha Avenue
South Pasadena, CA 91030

Representative:

MDS, LLC – Larry Markham
28693 Old Town Front Street
Temecula, CA 92590

Applicant:

JBL Investments, Inc – Allen Su
1930 Alpha Avenue
South Pasadena, CA 91030

Representative:

MDS, LLC – Larry Markham
28693 Old Town Front Street
Temecula, CA 92590

Applicant:

JBL Investments, Inc – Allen Su
1930 Alpha Avenue
South Pasadena, CA 91030

Representative:

MDS, LLC – Larry Markham
28693 Old Town Front Street
Temecula, CA 92590

Empty rounded rectangular box.

Empty rounded rectangular box.

Empty rounded rectangular box.

Empty rounded rectangular box.

Empty rounded rectangular box.

Empty rounded rectangular box.

Empty rounded rectangular box.

Empty rounded rectangular box.

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

Kirkland West
Habitat Defense Council
PO Box 7821
Laguna Niguel, CA, 92607-7821