



RIVERSIDE COUNTY PLANNING DEPARTMENT

9:00 A.M.

MAY 6, 2020

**Planning
Commissioners
2020**

AGENDA
REGULAR MEETING
RIVERSIDE COUNTY PLANNING COMMISSION
COUNTY ADMINISTRATIVE CENTER
First Floor Board Chambers
4080 Lemon Street, Riverside, CA 92501
<https://planning.rctlma.org/>

1st District
Carl Bruce
Shaffer
Vice-Chairman

Any person wishing to speak in person must complete a "Speaker Identification Form" and submit it to the Hearing Secretary. Public access to the meeting will be limited and social distancing will be enforced. To speak remotely, please see below. The purpose of the public hearing is to allow interested parties to express their concerns. Please do not repeat information already given. If you have no additional information but wish to be on record, provide your name, address, and state that you agree with the previous speaker(s).

2nd District
David Leonard

Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference and at the Place of Hearing, as listed above. Public Comments will be accepted remotely via teleconference. To submit your request to speak remotely please visit: planning.rctlma.org/Speak and complete the electronic form prior to the meeting. You will receive an email confirming your request that will provide further instructions. Additional information is available on the Planning Department website.

3rd District
Gary Thornhill

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.

4th District
Bill Sanchez

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.

5th District
Eric Kroencke
Chairman

CALL TO ORDER:
SALUTE TO THE FLAG – ROLL CALL

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

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

Legal Counsel
Michelle Clack
*Chief Deputy
County Counsel*

1.1 PLOT PLAN WIRELESS NO. 180014 (PPW180014) – Receive and File – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) – Applicant: LA SMSA LP dba Verizon Wireless – Engineer/Representative: Spectrum Services, Inc. – Fifth Supervisorial District – Edgemont-Sunnymead Zoning District – Reche Canyon/Badlands Area Plan: Rural: Rural Mountainous (RM) and Rural Residential (RR): Location: East of Clarice Rd, South of Broe Rd, North of Reche Canyon Rd, West of vacant land – .7.5 Gross Acres – Zoning: Residential Agricultural-20 (R-A-20), Residential Agricultural-5 (R-A-5) – **REQUEST:** Plot Plan review for a co-located wireless communication facility with 12 panel antennas proposed on a ten foot extension of an existing 45 foot tall wireless facility to a maximum height of 55 feet. The existing and proposed extension would be fully concealed within a water tower structure. Ancillary ground mounted equipment would be located within a 180 sq. ft. addition to the existing 1,600 sq. ft. lease area. Project Planner: Travis Engelking at (951) 955-1417 or email at TEngelki@rivco.org.

1.2 PLOT PLAN NO. PPW190003 – Receive and File – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) – Applicant: Verizon Wireless (c/o Jacobs/Rachel Davidson) – Engineer/Representative: C.R. Carney Architects. – Third Supervisorial District – Rancho California Zoning Area District – Southwest Area Plan: Open Space: Conservation (OS-C) – Rural: Rural Mountainous (RM) – Location: Easterly of the Pechanga Reservation, northerly of San Diego County Line, and southerly of Temecula Parkway Highway 79 – 245.12 Gross Acres – Zoning: Rural Residential – R-R – **REQUEST:** Plot Plan review to allow the co-location and operation of a Wireless Telecommunication Facility including eight (8) antennas, on an existing 104'-9" foot high mono-pole. In addition, ancillary ground mounted equipment including an ancillary diesel powered DC generator, two (2) equipment cabinets, and other associated support equipment are proposed within an existing 243 sq. ft. chain link fence and block wall enclosure with an access gate. Project Planner: Travis Engelking at (951) 955-1417 or email at TEngelki@rivco.org.

- 1.3 **PLOT PLAN NO. 180010 – Receive and File** – Exempt from the California Environmental Quality Act (CEQA) – Applicant: Smartlink, LLC c/o Alisha Strasheim – Engineer/Representative: CASA Industries – Fourth Supervisorial District – Lower Coachella Valley District – Eastern Coachella Valley Area Plan: Community Development: Mixed Use Area (CD-MUA) – Location: Northerly of 77th Avenue, southerly of 76th Avenue, easterly of Harrison Street, westerly of Pierce Street, and more specifically located at 76600 State Highway 86 – 9.5 gross acres – Zoning: Mixed Use Area (MU) – **REQUEST:** The plot plan proposes a Wireless Communication Facility consisting of a disguised 70-foot high mono-palm with two (2) live palm trees at a minimum of 45-feet in height, along with 12 antennas, 36 RRUs, one (1) microwave antenna, six (6) surge protectors, one (1) GPS antenna, one (1) equipment cabinet, and one (1) power generator surrounded by an 6-foot tall wrought iron fence within an 800 sq. ft. lease area, located at the northeast portion of the 9.5 gross acre site. Project Planner: Jay Olivas at (760) 863-7050 or email at jolivas@rivco.org.
- 1.4 **PLOT PLAN NO. 180013 – Receive and File** – Exempt from the California Environmental Quality Act (CEQA) – Applicant: Smartlink, LLC c/o Alisha Strasheim – Engineer/Representative: CASA Industries – Fourth Supervisorial District – Lower Coachella Valley District – Eastern Coachella Valley Area Plan: Community Development: Mixed Use Area (CD-MUA) – Location: Northerly of Sea View Drive, southerly/westerly of Corvina Drive, easterly of Vandeer Veer Road in North Shore – 1.0 gross acres – Zoning: Mixed Use (MU) – **REQUEST:** The plot plan proposes a Wireless Communication Facility consisting of a disguised 70-foot high mono-palm, along with 12 antennas, 36 RRUs, one (1) microwave antenna, six (6) surge protectors, one (1) GPS antenna, one (1) equipment cabinet, and one (1) power generator surrounded by an 6-foot tall wrought iron fence within an 800 sq. ft. lease area. Project Planner: Jay Olivas at (760) 863-7050 or email at jolivas@rivco.org.
- 2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS: 9:00 a.m. or as soon as possible thereafter (Presentation available upon Commissioners' request)
NONE
- 3.0 PUBLIC HEARING – CONTINUED ITEMS: 9:00 a.m. or as soon as possible thereafter.
NONE
- 4.0 PUBLIC HEARING – NEW ITEMS: 9:00 a.m. or as soon as possible thereafter
- 4.1 **SPECIFIC PLAN NO. 312 SUBSTANTIAL CONFORMANCE NO. 3, CHANGE OF ZONE NO. 1900032, and TENTATIVE TRACT MAP NO. 37646 No New Environmental Document Required – EIR551** – Applicant: Riverside Mitland 03, LLC/Dave Bartlett – Engineer/Representative: Hunsaker & Associates/Brad Hay – Third Supervisorial District – French Valley Zoning Area – Southwest Area Plan: Community Development: Public Facilities (CD-PF) – Location: Northerly of Hilton Road, southerly of Keller Road, easterly of Spencer Crossing Parkway, and westerly of Leon Road – 11.5 Acres – Zoning: Specific Plan (SP312A2) – **REQUEST: Specific Plan No. 312 Substantial Conformance No. 3 (SP312S03)**, proposes minor modifications to the text to ensure that the Specific Plan is consistent with the Specific Plan's Zoning Ordinance development standards as they pertain to Planning Area 42. SP312S03 will not exceed the density and allowable dwelling units as currently allowed. **Change of Zone No. 1900032 (CZ1900032)**, proposes to modify the text only of the Specific Plan's Zoning Ordinance to modify the development standards for PA 42 in regards to minimum lot size, frontage, setbacks, and allowable encroachments. **Tentative Tract Map No. 37646** proposes a Schedule "A" map to subdivide 11.5 acres into 53 residential lots with a minimum lot size of 5,000 sq. ft. and three (3) open space lots for landscaping. Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.
- 4.2 **CHANGE OF ZONE NO. 7544, TENTATIVE PARCEL MAP NO. 36031, and TENTATIVE TRACT MAP NO. 36030 – Intent to Certify an Environmental Impact Report** – EIR500 – Applicant: Lansing Industries Inc. – Michael Cole – Fifth Supervisorial District – Nuevo Area Zoning District – Lakeview/ Nuevo Area Plan: Community Development: Low Density Residential (CD-LDR) (1/2 Acre Minimum) – Rural: Rural Mountainous (R-RM) (10 Acre Minimum) – Location: Southerly of Nuevo Road, easterly of Sky Drive, and westerly of Passage Road – 242 Gross Acres – Zoning: Residential Agricultural (R-A) – Residential Agricultural – 1 Acre Minimum (R-A-1) – Residential Agricultural – 10 Acre Minimum (R-A-10) – **REQUEST: Change of Zone No. 7544** is a proposal to change the zoning on the subject property from Residential Agricultural (R-A), Residential Agricultural 1-Acre Minimum (R-A-1), and Residential Agricultural 10-Acre Minimum (R-A-10) to One-Family Dwellings (R-1), One-Family Dwellings, 20,000 sq. ft. minimum (R-1-20,000), and Open Area Combining Zone-Residential Developments (R-5). **Tentative Parcel Map No.36031** is a proposal for a Schedule "I" subdivision of 242 acres into six (6) parcels with a minimum lot size of 25 acres. **Tentative Tract Map No. 36030** is a proposal for a Schedule "A" subdivision of 242 acres into 314 single-family residential lots on 166 acres, construction of one (1) aboveground water storage tank, and dedication of approximately 76 acres of open space as a habitat conservation area. Within the developed area of the proposed project there would also be pocket parks, landscape lots, linear parks/open space and paseos, multipurpose recreational trails, and a 6.5 acre dual-purpose neighborhood park/detention/water quality basin. Within the developed portion of the site, approximately 17 acres of the open space area will be maintained permanently as natural open space. Project Planner: Deborah Bradford at (955) 951-6646 or email at dbradfor@rivco.org.

- 4.3 **CHANGE OF ZONE NO.1800015 and TENTATIVE TRACT MAP NO. 37531 – Intent to Adopt a Mitigated Negative Declaration** – CEQ180056 – Applicant: Century 21 Preferred/Phil Williams – Representative: KWC Engineers/Victor Elia – First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Community Development: Mixed Use Area (CD-MUA) – Location: Northerly of Cottrell Boulevard, southerly of Grand Avenue, easterly of Maiden Lane, and westerly of Blackwell Road – 7.05 Gross Acres – Zoning: General Commercial (C-1/C-P) – **REQUEST: Change of Zone No. 1800015 (CZ1800015)** is a request to change the zoning classification from General Commercial (C-1/C-P), to Mixed Use (M-U). **Tentative Tract Map No. 37531 (TTM37531)** proposes a Schedule “B” subdivision of one (1) 7.05 acre parcel into two (2) parcels. Parcel one proposes a 5.09 acre parcel that would be improved with 40 attached condominium units (duplexes) and six (6) detached condominium units, and 135 parking spaces, which includes 92 covered garage spaces (2 spaces/condominium) and 43 on-street (private street) parking spaces. A recreational center, community garden, pool, tot lot, and open turf playground are proposed as amenities to the residential development. Parcel 2 (remainder parcel) is proposed for a 1.96 acre parcel to be developed under a separate application, at a later time with a commercial development. Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.
- 4.4 **GENERAL PLAN AMENDMENT NO. 190002, CHANGE OF ZONE NO. 1800023, and TENTATIVE PARCEL MAP NO. 37667 – Intent to Consider an Addendum to a Mitigated Negative Declaration (MND)** – EA39682 – Applicant: Sirah Vineyard Development Corp./Gregg Linhoff – Engineer/Representative: Masson and Associates/Rob D’Amaro – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agriculture: Agriculture (AG-AG) – Temecula Valley Wine Country Policy Area: Winery District – Location: Northerly of Rancho California Road, southerly of La Serena Way, easterly of Butterfield Stage Road, and westerly of La Serena Way – 290 Gross Acres – Zoning: Citrus/Vineyard – 5 Acre Minimum (CV-5) – **REQUEST: The General Plan Amendment No. 190002** (Technical Amendment) is a proposal to modify the Circulation Element to change the current General Plan road designation of La Serena Way from a Secondary Highway to a Collector. The **Change of Zone No. 1800023** is a proposal to change the site’s zoning classification from Citrus/Vineyard, 5-acre lot minimum (C/V-5), to Wine Country – Winery (WC-W). This change of zone will allow the applicant to pursue development that is consistent with the Temecula Valley Wine Country Policy Area – Winery District. **Tentative Parcel Map No. 37667** is a proposal for a Schedule “I” subdivision of approximately 290 acres into 14 parcels with a minimum lot size of 20 acres. The Schedule “I” subdivision is for the division of land only. Future land uses on the project site will occur on a parcel by parcel basis and be consistent with the Wine Country and Winery permitted land uses. Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.
- 4.5 **TENTATIVE TRACT MAP NO. 36785 MINOR CHANGE NO. 1 – No New Environmental Document Required** – EIR524 – Applicant: Global Investment Group, LLC – Engineering/Representative: Farris Haddad – Third Supervisorial District – Winchester Zoning Area – Sun City/Menifee Valley Area Plan – Community Development: Medium Density Residential (CD-MDR) (2 – 5 du/ac) – Open Space: Recreation (OS-R) – Located: Northerly of Wicked Road, easterly of Heinz Lane, southerly of Garbani Road, and westerly of Brandon Lane – 170.8 Acres – Zoning: Planned Residential (R-4) – **REQUEST: Tentative Tract Map Minor Change** is a proposal to modify two (2) existing Transportation Department conditions of approval related to a monetary contribution that has a specific deadline. The Tentative Tract Map proposal remains a Schedule “A” subdivision of 170.8 gross acres into 511 residential lots, which will range on average from 5,000 sq. ft. to 7,000 sq. ft. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.
- 4.6 **GENERAL PLAN AMENDMENT NO. 1194 (GPA01194) – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) and Section 15301 (Existing Facilities) – Applicant: Schober Family Trust – Representative: Larry Markham – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural: Rural Mountainous (R-RM) – Location: Easterly of Interstate 15 and Rainbow Canyon Road and just southerly of the City of Temecula – Zoning: Manufacturing – Service Commercial (M-SC) – Rural Residential (R-R) – 30.1 Acres – **REQUEST: The General Plan Amendment** is a proposal to change the Land Use designation of a portion of APN 918-140-012 from Rural: Rural Mountainous (R-RM) to Community Development: Light Industrial (CD-LI) as a Technical General Plan Amendment. Project Planner: Russell Brady at (955) 951-3025 or email at rbrady@rivco.org.
- 4.7 **CHANGE OF ZONE NO. 2000003 – No New Environmental Document Required** – EIR380 – Applicant: County of Riverside – Third Supervisorial District – Harvest Valley/Winchester Area Plan – Winchester Zoning Area – General Plan: Medium Density Residential (MDR) –Zoning: Specific Plan (SP293) – Location: Southerly of Olive Avenue, westerly of Rice Road, and northerly of Salt Creek for Planning Area 30 and northerly of Domenigoni Parkway, easterly of Frontier Loop Road, westerly of Beeler Road, and southerly of Salt Creek for Planning Area 35 – 45.9 Acres – **REQUEST: Change of Zone No. 2000003** is a proposal to modify the Specific Plan No. 293 zoning ordinance text related to Planning Area 30. The modification would restore the correct uses and development standards for Planning Area 30 that were initially changed in 2005 and subsequently unintentionally undone in 2009. The modification would also include clarification for Planning Area 35 that all other provisions of Ordinance No. 348 apply within the planning area. APN’s: 461-520-001

through 461-520-023, 461-521-001 through 461-521-028, 461-530-001 through 461-530-022, 461-531-001 through 461-531-007, 461-250-001 through 461-250-015, 461-251-001 through 461-251-054, 461-260-001 through 461-260-059, 461-280-028, 461-280-029. Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.

- 4.8 **CHANGE OF ZONE NO. 1800010, TENTATIVE TRACT MAP NO. 37155, and PLOT PLAN NO. 190004 – Intent to Adopt a Mitigated Negative Declaration** – CEQ180037 – Applicant/Owner: Wayne and Nancy Kiley – Engineer/Representative: Adkan Engineers – First Supervisorial District – Temescal Canyon Area Plan – Alberhill Zoning Area – General Plan: Medium Density Residential (MDR) – Rural Residential (RR) – Conservation Habitat (OS-CH) – Location: Southerly of Kingbird Drive and easterly of Towhee Lane west of Indian Truck Trail – 53.7 Acres – **REQUEST:** Plot Plan No. 190004 is for a Planned Residential Development. Change of Zone No. 1800010 will change the project site’s Zoning Classification from R-R (Rural Residential) to R-4 (Planned Residential). Tentative Tract Map No. 37155 is for a Schedule “A” subdivision of 53.7 acres into 79 single family residential lots, seven (7) non-residential lots including two (2) detention basins, a 3.95 acre park area, and a 6,657 sq. ft. passive park. Project Planner: Brett Dawson at (951) 955-0972 or email at bdawson@rivco.org.
- 4.9 **CONSIDER an AMENDMENT to ORDINANCE NO. 348 ASSOCIATED with CHANGE OF ZONE NO. 2000002 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15282(h) (Other Statutory Exemptions, adoption of an ordinance related to second units) and Section 15061(b)(3) (Common Sense Exemption) – Applicant: County of Riverside – Location: Countywide – **REQUEST:** The amendment to Ordinance No. 348 associated with Change of Zone No. 2000002 is an amendment to the Riverside County Land Use Ordinance proposing the following: updating regulations, development and occupancy standards, among others, related to accessory dwelling units, junior accessory dwelling units, second units, guest quarters and ranchet units; re-establishing regulations for multiple owner group units for the Eastern Coachella Valley area. The purpose of this ordinance amendment is to update the applicable zoning regulations to be consistent with State law and re-establish and update existing regulation relating to the “Coachella Valley Multiple Owners Mobile home Housing Overlay Zone”. Project Planner: Robert Flores at (951) 955-1195 or email at RFlores@rivco.org.
- 4.10 **PLOT PLAN NO. 190031 – Intent to Adopt a Mitigated Negative Declaration** – CEQ190112 – Applicant: Trammell Crow So. Cal Development Inc. – Engineer/Representative: EPD Solutions – First Supervisorial District – March Zoning Area – Mead Valley Area Plan: Community Development: Light Industrial (CD-LI) – Location: Southerly of Harley Knox Boulevard, easterly of Harvill Avenue, northerly of Oleander Avenue, and westerly of the 215 Freeway – 20.22 Net Acres – Zoning: Manufacturing – Medium (M-M) – **REQUEST:** Plot Plan No. 190031 proposes an industrial warehouse building consisting of 5,000 sq. ft. of office space and 413,000 sq. ft. of warehouse storage, with 50 docking bay doors. Parking would consist of 233 parking spaces, including seven (7) accessible parking and six (6) electric vehicle spaces, and 62 truck trailer stalls within the docking bay area. Additionally, the project is proposing a guard shack and two (2) basins. Truck entry would be from Oleander Avenue. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

STAFF RECOMMENDS A CONTINUANCE TO MAY 20, 2020.

- 4.11 **TENTATIVE PARCEL MAP NO. 37537 and CONDITIONAL USE PERMIT NO. 3775 – Intent to Consider an Addendum to Environmental Impact Report No. 255 (EIR255)** – EA43037 – Applicant: Cajalco Square, LP – Engineer/Representative: J&T Management c/o C. Grajeda & M. Bojorquez – First Supervisorial District – Mead Valley Zoning District – Lake Mathews/Woodcrest Area Plan: Community Development: Commercial Retail (CD-CR) – Location: Northerly of Cajalco Road, easterly of Wood Road, and southerly of Carpinus Drive – 9.79 Gross Acres/7.18 Net Acres – Zoning: Specific Plan No. 229, Amendment No. 1 (SP229A1) Boulder Springs-Planning Area 1 – **REQUEST: Tentative Parcel Map No. 37537** proposes a Schedule “E” parcel map to subdivide 9.79 gross acres into four (4) parcels. Parcel 1 would be 0.98 acres gross; Parcel 2 would be 3.62 acres gross, Parcel 3 would be 1.29 acres gross, and Parcel 4 would be 1.29 acres gross. **Conditional Use Permit No. 3775** would consist of a commercial retail center on Parcels 1, 2, 3, and 4 (the Project), with uses such as a 3,200 sq. ft. drive-thru fast food restaurant, a 19,097 sq. ft. retail store with a fenced in outdoor area, a 4,395 sq. ft. self-service gas station with eight (8) gas pump stations, a 3,800 sq. ft. convenience store, a 2,080 sq. ft. drive-thru carwash and associated vehicle vacuuming area, and an 8,586 sq. ft. multi-tenant retail building. The convenience store would include the sale of beer and wine for off-site consumption. The Project would include 249 parking spaces (including 7 ADA and 6 electric vehicle parking spaces), two (2) water quality basins, a monument pylon sign, two (2) tenant monument signs, and two (2) gas price monument signs. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

5.0 WORKSHOPS:

NONE

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

7.0 DIRECTOR’S REPORT

8.0 COMMISSIONERS’ COMMENTS



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

1.1

Planning Commission Hearing: May 6, 2020

PROPOSED PROJECT

Case Number(s):	PPW180014	Applicant(s):	LA SMSA dba Verizon Wireless
CEQA Exempt	Existing Facilities Section 15301		
Area Plan:	Reche Canyon/Badlands		
Zoning Area/District:	Edgemont-Sunnymead District	Representative(s):	Spectrum Services Inc.
Supervisory District:	Fifth District		
Project Planner:	Travis Engelking		C/O Chris Colten
Project APN(s):	471-210-021		

C/O Chris Colten


Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

Plot Plan No. 180014 (PPW180014) project proposes a co-located wireless communication facility with 12 panel antennas proposed on a ten foot extension of an existing 45 foot tall wireless facility to a maximum height of 55 feet. The existing and proposed extension would be fully concealed within a water tower structure. Ancillary ground mounted equipment would be located within a 180 sq. ft. addition to the existing 1,600 sq. ft. lease area.

The site is located North of City of Moreno Valley, East of Reche Canyon Rd, South of Broe Rd., and West of Vacant Land.

PROJECT RECOMMENDATION

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Director on April 13, 2020.

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

APPROVED Plot Plan No. 180014 (PPW180014), 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
Existing General Plan Foundation Component:	Rural
Existing General Plan Land Use Designation:	Rural Residential (RR) and Rural Mountainous (RM)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Rural Residential (RR) and Rural Mountainous (RM)
East:	Open Space (OS)
South:	Rural Mountainous (RM)
West:	Rural Residential (RR)
Existing Zoning Classification:	Residential Agriculture (R-A-20)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Residential Agriculture (R-A-20)
East:	Residential Agriculture (R-A-20)
South:	Residential Agriculture (R-A-20)
West:	Residential Agriculture (R-A-20)
Existing Use:	Single Family Residence and Wireless Communication Facility
Surrounding Uses	
North:	Single Family Residence
South:	Single Family Residence
East:	Vacant Land
West:	Single Family Residence

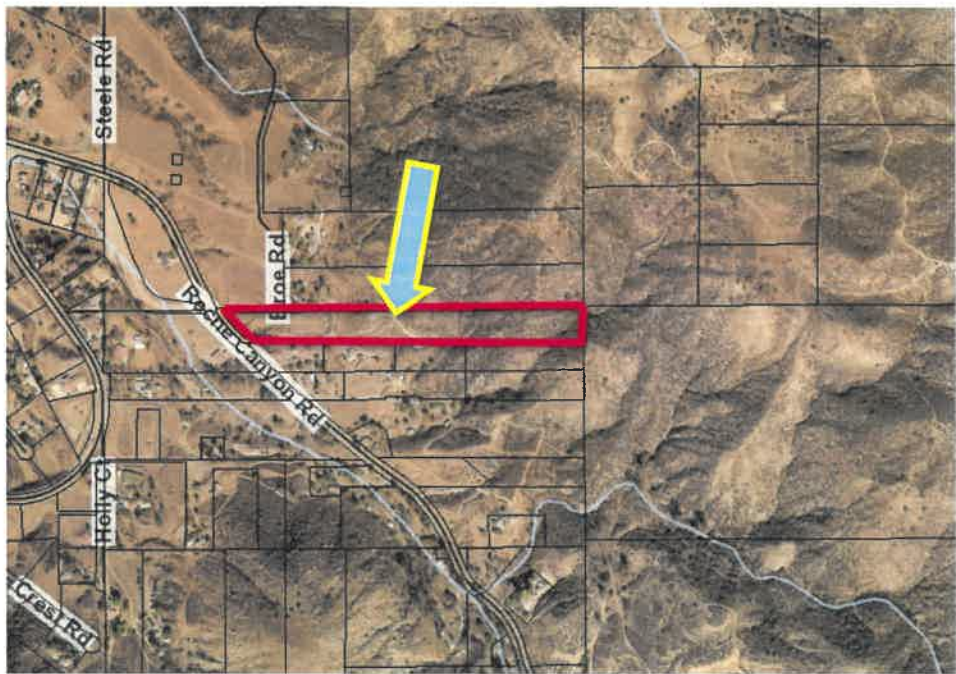
Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	7.5	N/A
Existing Building Area (SQFT):	1,600	N/A
Proposed Building Area (SQFT):	180	N/A
Building Height (FT):	45'	75'
Proposed Building Height (FT):	55'	75'

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	No
Special Flood Hazard Zone:	Yes
Agricultural Preserve:	No
Liquefaction Area:	Yes – Moderate
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	Yes –Very High (SRA)
Mount Palomar Observatory Lighting Zone:	No
WRMSHCP Criteria Cell:	Yes – 380/381
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes
Airport Influence Area ("AIA"):	Yes – March Air Reserve Base

PROJECT LOCATION MAP



PROJECT BACKGROUND AND ANALYSIS

Background:

The proposed project is a co-located wireless communication facility with 12 panel antennas proposed on a ten foot extension of an existing 4 foot' tall wireless facility is an existing water tower. The existing and proposed extension would be fully concealed within an existing water tower structure. Ancillary ground mounted equipment would be located within a 180 sq. ft. addition to the existing 1,600 sq. ft. lease area. The concealed wireless communication facility was previously approved as Plot Plan No. 19589 on October 7, 2005. Originally, the project proposed a 45 foot tall water tower that concealed a wireless communication facility with ancillary ground equipment and a wooden fence surrounding the 1,600 square foot lease area.

The proposed project meets all the development standards for a concealed wireless communication facility.

File No(s). 180014 (PPW180014) was submitted to the County of Riverside on December 20, 2018.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

This proposed project has been determined to be exempted from Environmental review pursuant to the guidelines of the California Environmental Quality Act (CEQA) (**Article 19, Section 15301 Class 1, Existing Facilities**). Operation, repair, maintenance, or minor alteration of existing structures or facilities. This section specifically applies to whether a project involves negligible or no expansion of an existing use as the project is proposed within an approved existing facility. In this case, the proposed extension to the existing concealed wireless communication facility would be located within the existing lease area which minor alterations are proposed for this project. Therefore, the project as proposed, complies with the guidelines of the California Environmental Quality Act (CEQA), (Article 19, Section 15301 Class 1, Existing Facilities).

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. As analyzed in the staff report for the previously approved Plot Plan No. 19589, the project site has a General Plan Land Use Designation of Rural Residential (RR) and Rural Mountainous (RM). As analyzed in the staff report for the previously approved Plot Plan No. 19589, the project site has a General Plan Land Use Designation of Rural Residential (RR) and Rural Mountainous (RM). Rural Residential (RR) - The Rural Residential land use designation allows one single family residence per five acres, as well as limited animal-keeping and agricultural activities. Limited recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses, and governmental uses are allowed within this designation. Neighborhood-serving small-scale commercial uses that are compatible with the surrounding uses are allowed. The Rural Mountainous (RM) - The Rural Mountainous land use designation allows single family residential uses, limited animal-keeping and agricultural uses, with a maximum residential density of 1 dwelling unit per 10 acres. This designation applies to areas of at least 10 acres where a minimum 70% of the area has slopes of 25% or greater. It also applies to remote areas that are completely or partially surrounded by slopes greater than 25%, and that do not have both county-maintained access and access to community sewer and water systems. Limited recreational uses, compatible resource development

(which may include the extraction of mineral resources with approval of a surface mining permit) and associated uses, and governmental uses are allowed within this designation. Neighborhood-serving small-scale commercial uses that are compatible with the surrounding uses are allowed. The concealed wireless communication facility, as approved meets the requirements for consistency with the General Plan Land Use Elements of Area Plans, Foundational Components, and Land Use Designations by its location within the Reche Canyon/ Badlands Area Plan.

2. The project site has a Zoning Classification of Residential Agriculture (R-A-20), which is consistent with the Riverside County General Plan as analyzed in the staff report for the previously approved Plot Plan No. 19589. The concealed wireless communication facility is consistent with development standards set forth in the Residential Agriculture zoning classification. The proposed project is to construct a ten foot extension of an existing 45' tall wireless facility. The existing and proposed extension would be fully concealed within a water tower structure. This request does not require a change in the zoning analysis.
3. The proposed use, a Concealed Wireless Communication Facility, is consistent with Ordinance 348 (Land Use) and is allowed within the Residential Agriculture (R-A-20) Zoning Classification, subject Plot Plan/ approval.

Entitlement Findings:

1. The proposed use, a co-located wireless communication facility, meets the requirements for approval per Ordinance No. 348 Article XIXg "Wireless Communication Facilities," including the appropriate location, permit application, and requirements for approval for co-located wireless communication facilities as set forth in Section 19.405, the processing requirements for all wireless communication facilities as set forth in Section 19.409, the development standards for all wireless communication facilities as set forth in Section 19.410 based on the following:
 - a. The facility is designed and sited so that it is minimally visually intrusive because the proposed use is a concealed wireless communication facility that has been designed to be a water tower to assist in blending into the surrounding area on which the subject parcel is located and the facility matches the neutral earth tone colors with the surrounding areas landscape design.
 - b. The supporting equipment is located within an equipment enclosure that is architecturally compatible with the surrounding area or is screened from view because the concealed wireless communication facility is a wooden fence of 6-foot-high approved under PP19589.
 - c. Pursuant to Section 19.409 of Ordinance No. 348, the application has met the processing requirements set forth in Article XIXg for wireless communication facilities, including a fully executed copy of the lease agreement entered into by the underlying property owner.
 - d. Pursuant to Section 19.403 A. of Ordinance No. 348, concealed wireless communication facilities may be located in any zone. The project site is located within the parcel's area zoned as R-A-20.
 - e. Pursuant to Section 19.410 of Ordinance No. 348, the application has met the development standards for concealed wireless communication facilities as follows:

- 1) Disturbance to the natural landscape shall be minimized. This project meets the development standard because the concealed wireless communication facility is only adding 180 square feet to existing 1,600 square foot lease area.
- 2) All wireless communication facilities shall be enclosed with a screening option at a maximum height of six (6) feet as deemed appropriate by the Planning Director and shall conform to the Countywide Design Standards and Guidelines. This project meets the development standard because the existing concealed wireless communication facility is surrounded by an existing wooden fence of 6-foot-high approved under PP19589.
- 3) Concealed wireless communication facilities are subject to the height limitations of the zone classification in which they are located. This project meets the development standard because the project site is located within the parcel's area zoned R-A-20, the R-A-20 zone classification is classified as a residential zone classification, and the proposed concealed facility is to be 55 feet in height, which is permissible for a concealed wireless communication facility in the R-A-20 zoning classification pursuant to Ordinance 348 Article VIb Section 6.51 Building Height Limit - One family residences shall not exceed forty (40') feet in height. No other building or structure shall exceed fifty (50') feet in height, unless a greater height is approved pursuant to Section 18.34 of this ordinance. In no event, however, shall a building exceed seventy-five (75') feet in height or any other structure exceed one hundred five (105') feet in height, unless a variance is approved pursuant to Section 18.27 of this ordinance. Therefore the proposed co-location is consistent with the standards set forth in the approved Residential Agricultural zoning classification.
- 4) All wireless communication facilities shall be sited so as to minimize the adverse impacts to the surrounding community and biological resources. This project meets the development standard because the facility will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.
- 5) All wireless communication facilities shall have landscaping around the perimeter of the leased area and shall match and/or augment the natural landscaping in the area. This project meets the development standard because the proposed wireless communication facility is already located within existing natural vegetation on the subject property so no new landscaping is necessary.
- 6) Outside lighting is prohibited unless required by the FAA or the California Building Code (CBC). Any lighting system installed shall also be shielded to the greatest extent possible so as to minimize the negative impact of such lighting on adjacent properties and so as not to create nuisance for the surrounding property owners or wildlife attractant. This project meets the development standard because the concealed wireless communication facility will have one (1) service light, shielded and directed down into the lease area. The shielded service light will be on a timer switch for use by maintenance technicians who will periodically service the facility, when needed. Therefore meets the proposed co-located wireless facility meets this requirement.

- 7) All noise produced by wireless communication facilities shall be minimized and in no case shall noise produced exceed 45 decibels inside the nearest dwelling and 60 decibels at the property line. This project meets the development standard because the disguised wireless communication facility plans include a standard condition of approval to ensure that all noise produced by the concealed wireless communication facility will not exceed 45 decibels inside the nearest dwelling and 60 decibels at the property line (Condition of Approval 10. Planning-Noise Reduction.17). The nearest habitable dwelling is approximately 225 feet away northwest of the project.
- 8) Temporary parking for service vehicles may be permitted but only on-site and paving for the parking shall be required, where appropriate. This project meets the development standard because the concealed wireless communication facility provides space for on-site, temporary parking within the non-exclusive access easement from the road right of way to the project site enclosure location.
- 9) All wireless communication facilities within residential developments containing lots larger than 18,000 square feet shall be accessed via an all-weather surface. The project meets the development standard because the concealed wireless communication facility provides an all-weather surface for access through a non-exclusive easement from the road right of way.
- 10) No above-ground power or communication lines shall be extended to the site and all underground utilities shall be installed in a manner so as to minimize disturbance of existing vegetation and wildlife habitats during construction. This project meets the development standard because all power and communication lines for the concealed wireless communication facility are existing and underground to minimize disturbance of existence vegetation and wildlife habitats during construction.
- 11) Wireless communication facilities mounted on a roof shall be less than ten (10) feet above the roofline. This project meets the development standard because the concealed wireless communication facility is not designed as a roof-mounted facility and is concealed within the existing water tower structure.
- 12) Wireless communication facilities proposed on ridgelines and other sensitive viewsheds, as defined in Ordinance No. 348, shall be concealed and sited so that the top of the facilities below the ridgeline as viewed from any direction. This project meets the development standard because the disguised wireless communication facility is not proposed within a ridgeline. The proposed design for this wireless facility has been set to be as minimally intrusive as possible and the concealed antennas and ancillary equipment inside a water tower design is sited to blend into the surrounding area where the subject parcel is located and well below any ridgeline that could be viewed in any direction.
- 13) Concealed wireless communication facilities in or adjacent to residential zone classifications shall be setback from habitable dwellings at a distance equal to two hundred (200) percent of the facility height or shall be setback from residential property lines a distance equal to one hundred (100) percent of the facility height, whichever is greater. This project meets the development standard because the concealed wireless communication facility is located adjacent to the residential zone R-A on the same

parcel and the concealed wireless communication facility is set back 225 feet from the nearest residence, which is more than two hundred (200) percent of the facility height of 55 feet.

- 14) Freestanding equipment enclosures shall be constructed to look like adjacent structures or facilities typically found in the area and shall adhere to the Countywide Design Standards and Guidelines, where appropriate. This project meets the development standard because the concealed wireless communication facility's supporting equipment is designed with a color scheme of neutral earth tone colors that blend with natural view elements (beiges and browns) of the surrounding area.
- 15) Wireless communication facilities shall be given a surface treatment similar to surrounding architecture and all finishes shall be dark in color with a matte finish. This project meets the development standard because the wireless facility's tower and equipment have been designed and painted to match in color and look with the surrounding landscape and earth-tone colors.

Development Standards Findings:

1. Pursuant to Section 18.30 of Ordinance No. 348, the concealed wireless communication facility application has met the requirements for approval as follows:
 - a) This project meets the requirements for consistency with the General Plan Land Use Elements of Area Plans, Foundational Components, and Land Use Designations by its location within the Reche Canyon/Badlands area plan; in a Foundational Component of Rural that is designated as Rural: Rural Residential (R: RR) The project is located in the Rural section of the subject parcel. All other applicable land use policies have been met.
 - b) Based on the above, the public health, safety, and general welfare are protected through the project design.
 - c) Based on the above, the project is compatible with the present and future logical development of the area.

Other Findings:

1. The project site is located within Criteria Cell **380/381** of the Western Riverside County Multiple Species Habitat Conservation Plan. The previous approved project Plot plan No. 19589 has completed the HANS and Joint Project Review process (HANS Case No. 553) and has been determined not to preclude the MSHCP reserve design. Therefore the project fulfills the plan requirements.
2. This project is not within a city sphere of influence.
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 July 23, 2019 which found the PPW180014 consistent with the 2014 Riverside County Airport Land Use Plan, as applied to the Airport Influence Area of March Air Force Base. The proposed wireless communication facility co-location and extension to

the existing disguised water tower will maintain consistency with the 2014 Riverside County Airport Land Use Plan as determined by the development review letter from the Director of ALUC dated October 3, 2019 and included in this staff report. Therefore, an additional ALUC was not required.

4. The project site is not located within the Mount Palomar Observatory Lighting Zone boundary.
5. The project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP"). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

Fire Findings:

1. The project site is located within a Cal Fire State Responsibility Area ("SRA") and is within a very high fire hazard severity zone. As a part of being within an SRA, the Director of the Department of Forestry and Fire Protection or his/her designee must be notified of applications for building permits, tentative tract/parcel maps, and use permits for construction or development within an SRA. Riverside County Code Section 8.32.050 (C) (2) states that the Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the Board of Supervisors. As designated, the Riverside County Assistant Fire Marshall shall have the authority to enforce all applicable State fire laws that the notification requirement of Title 14 has been met. The following additional findings are required to be met:
 - a. This land division has been designed so that each lot, and the subdivision as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by [providing a defensible space within each lot of 100 feet from each side, front and rear of a pad site, requiring that the site have fuel modification standards acceptable to the Riverside County Fire Department, requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall covered or have dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needles, or other vegetation.
 - b. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
 - c. The project site is located within a Cal Fire State Responsibility Area ("SRA") and is also located within a high hazard severity zone.

Conclusion:

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

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 600 feet of the project site. As of the writing of this report, Planning Staff has not received written communication/phone calls 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.

Supervisor: Hewitt
District 5

RIVERSIDE COUNTY PLANNING DEPARTMENT
PPW180014
VICINITY/POLICY AREAS

Date Drawn: 07/23/2019
Vicinity Map



Zoning Dist: Edgemont-Sunnymead

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2009, the County of Riverside adopted a new General Plan. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department office in Riverside at (951)955-3200 (Western County or its Main Office) or (951)955-3277 (Eastern County) or Website: <http://www.countyofriverside.com>

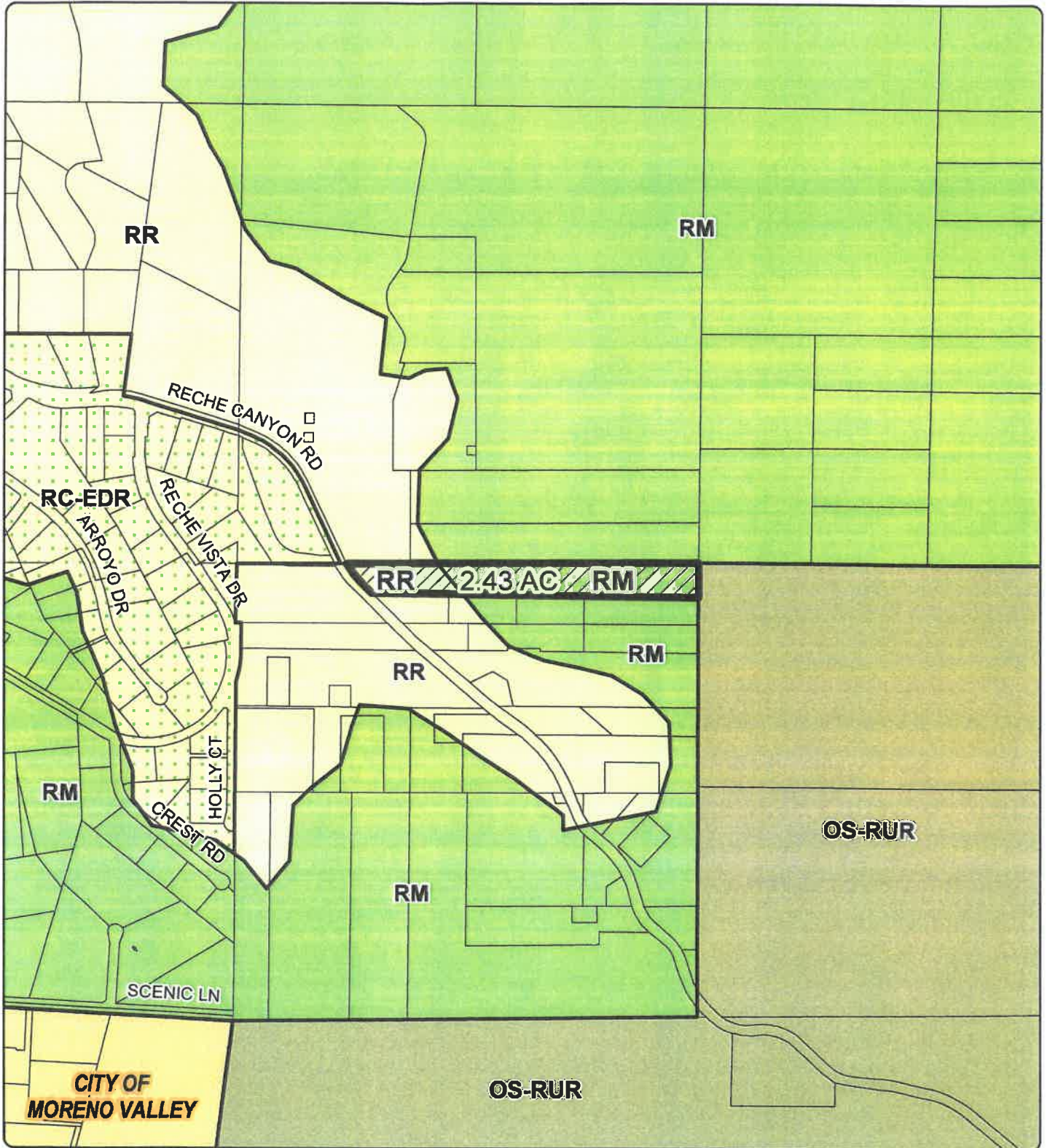
RIVERSIDE COUNTY PLANNING DEPARTMENT

PPW180014

EXISTING GENERAL PLAN

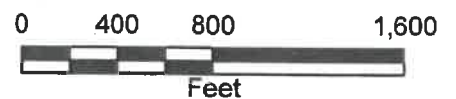
Supervisor: Hewitt
District 5

Date Drawn: 07/23/2019
Exhibit 5



Zoning Dist: Edgemont-Sunnymead

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://www.planning.western.riverside.ca.gov>

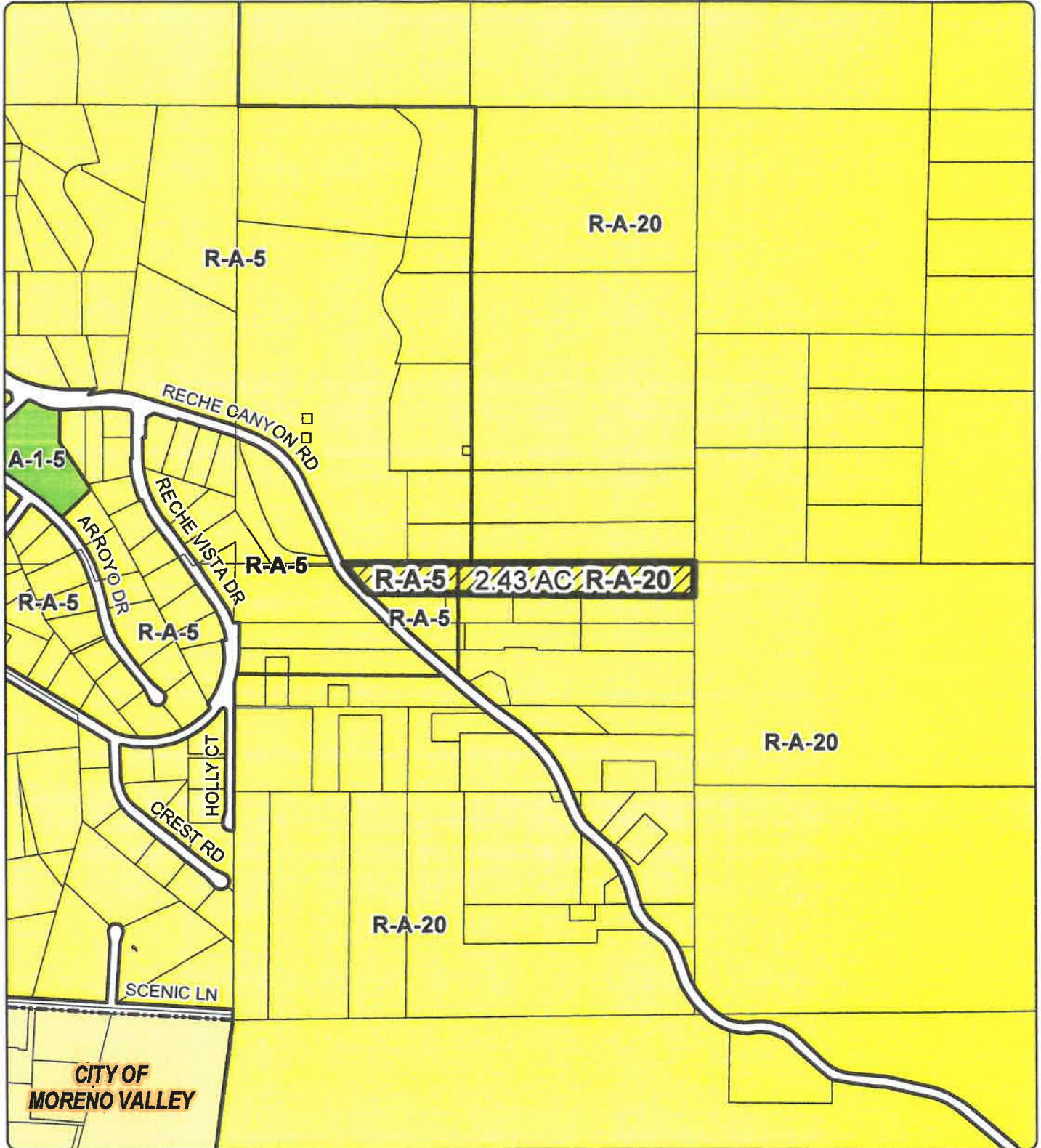
RIVERSIDE COUNTY PLANNING DEPARTMENT

PPW180014

EXISTING ZONING

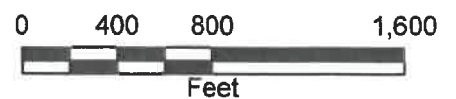
Supervisor: Hewitt
District 5

Date Drawn: 07/23/2019
Exhibit 2



Zoning Dist: Edgemont-Sunnymead

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

PPW180014

LAND USE

Supervisor: Hewitt
District 5

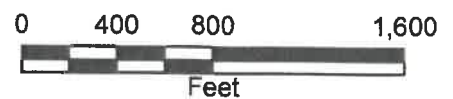
Date Drawn: 07/23/2019

Exhibit 1



Zoning Dist: Edgemont-Sunnymead

Author: Vinnie Nguyen



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ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
1	12/13/17	ISSUE ZONING	D.C.
2	07/04/17	ISSUE ZONING	R.C.
3	07/31/16	UTILITY REVISION	R.S.
4	03/04/16	UTILITY REVISION	C.P.



SPECTRUM SERVICES, INC.
 4405 E. AIRPORT DR., SUITE 100
 DENVER, CO 80231
 PHONE: (303) 454-8400
 FAX: (303) 454-8408

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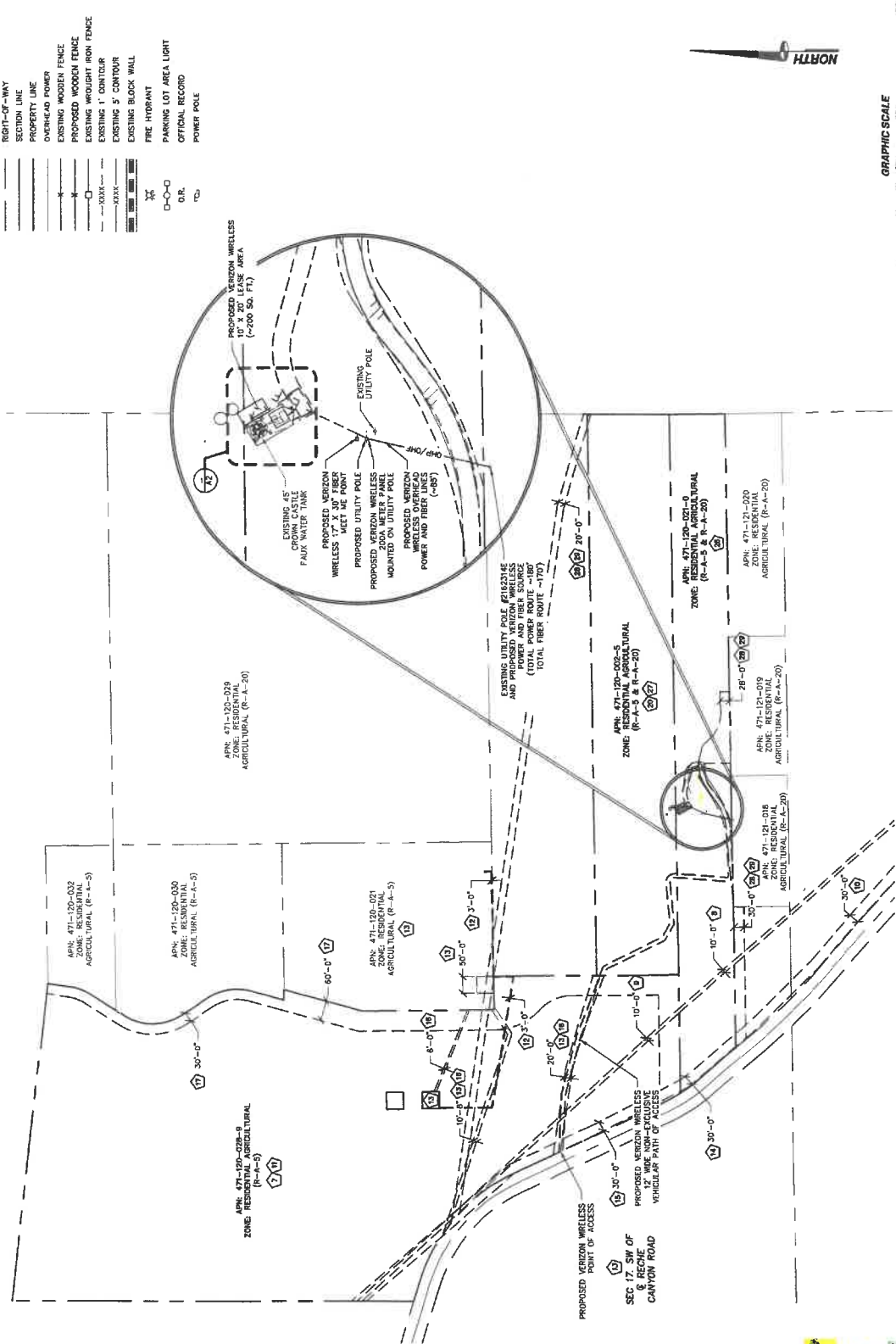
HUYGENS
 MTX-46 / BSC-19
 MCE 4/5
 9010 RECHE CANYON ROAD
 COLTON, CALIFORNIA 92324

SHEET TITLE:
SITE PLAN

REVISION:
A1.1 3

LEGEND

- LEASE AREA
- CENTRELINE
- EASEMENT
- RIGHT-OF-WAY
- SECTION LINE
- PROPERTY LINE
- OVERHEAD POWER
- EXISTING WOODEN FENCE
- PROPOSED WOODEN FENCE
- EXISTING WROUGHT IRON FENCE
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- EXISTING BLOCK WALL
- FIRE HYDRANT
- PARKING LOT AREA LIGHT
- O.R.
- OFFICIAL RECORD
- POWER POLE



REV	DATE	DESCRIPTION	BY
1	12/13/17	DOE ZONING	D.L.C.
2	07/04/17	100% ZONING	R.C.
3	07/21/16	UTILITY REVISION	R.L.
4	03/04/16	UTILITY REVISION	C.P.

SPECTRUM
 SPECTRUM SERVICES, INC.
 4405 L AIRPORT DRIVE, SUITE 100
 ONTARIO, CALIFORNIA 91761
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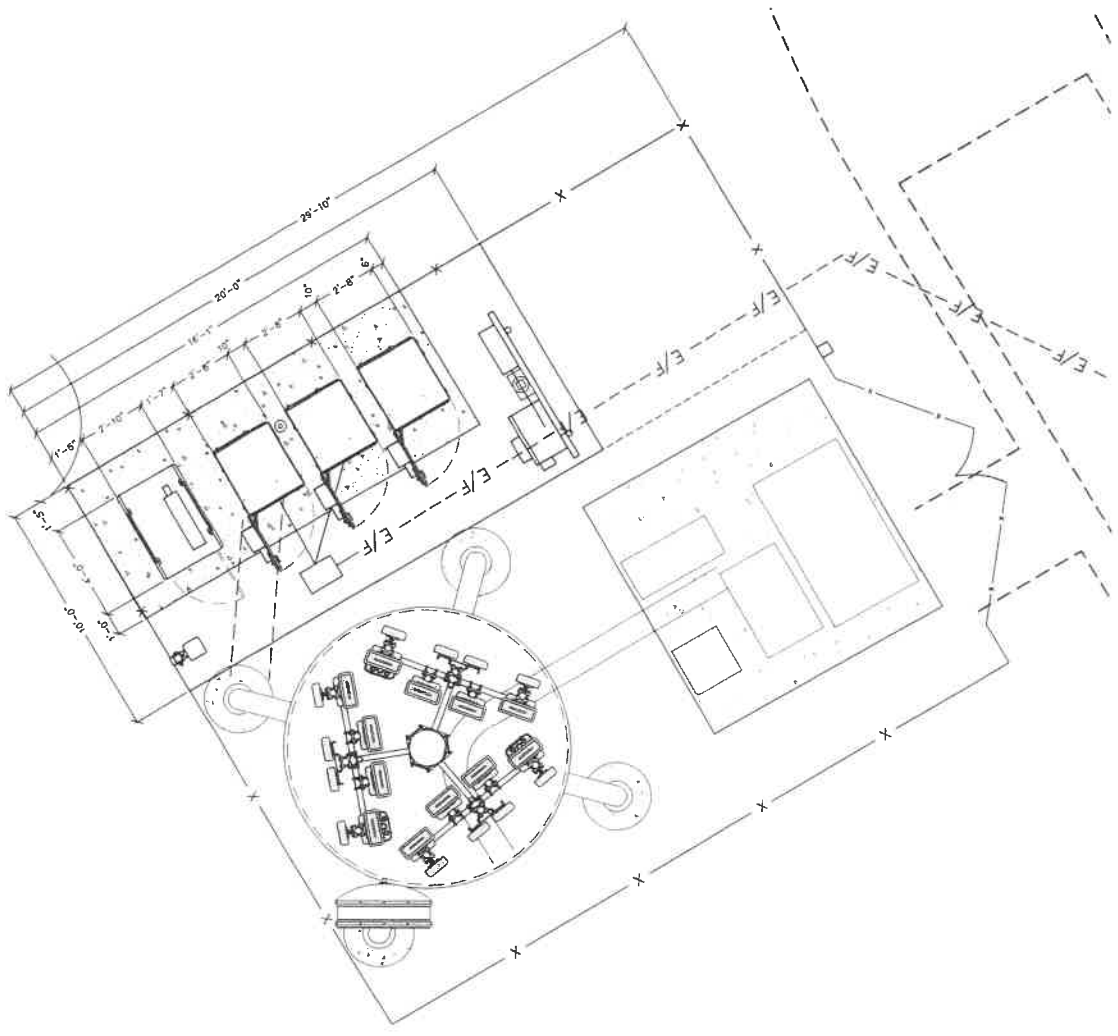
HUYGENS
 MTX-45 / BSC-19
 MCE 445
 9010 RECHE CANYON ROAD
 COLTON, CALIFORNIA 92324

SHEET TITLE:
**SITE DETAIL WITH
 DIMENSIONS**

REVISION:
A2.1 3

LEGEND.

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



1" = 17' SCALE
 1" = 5' SCALE
 1" = 2'-6" SCALE

SITE DETAIL WITH DIMENSIONS

1

REV.	DATE	DESCRIPTION	BY
1	07/13/17	ISSUE STATUS	
2	07/24/17	FOR ZONING	D.C.
3	07/25/18	UTILITY REVISION	R.C.
4	07/25/18	UTILITY REVISION	R.S.
5	07/25/18	UTILITY REVISION	C.P.

SPECTRUM
SPECTRUM SERVICES, INC.
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 FAX: (909) 438-6408

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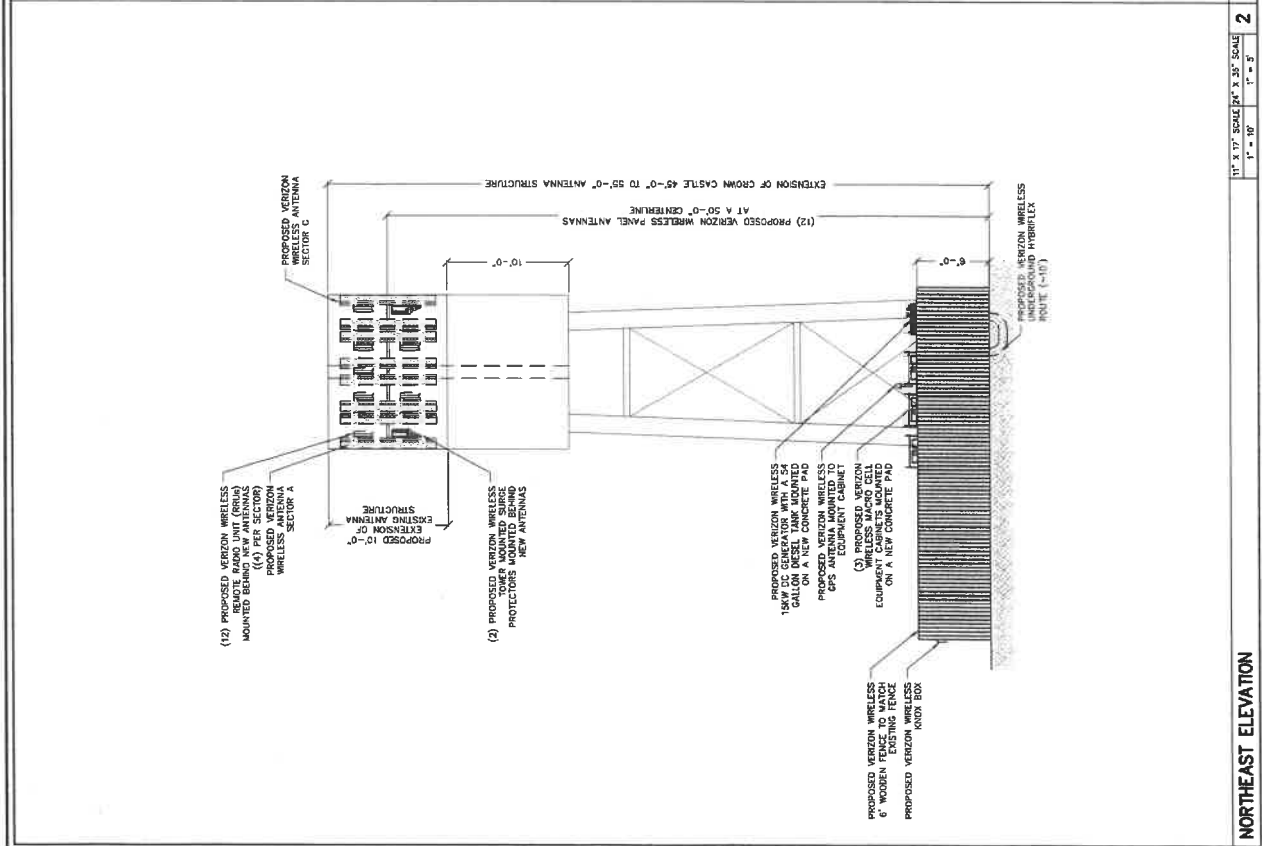
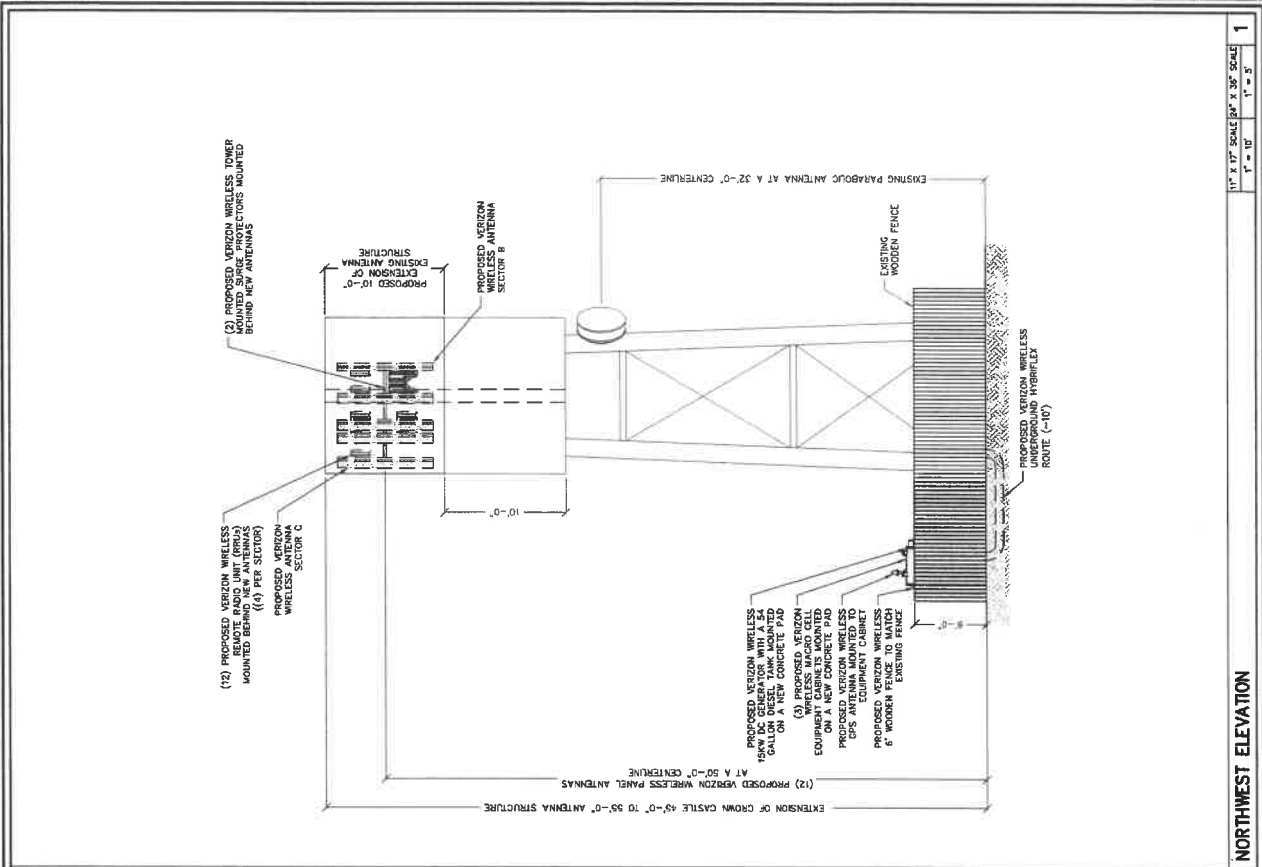
Verizon
 15505 SAND CANYON AVENUE, 01
 IRVINE, CALIFORNIA 92618

HUYGENS
 MTX-45 / B9C-19
 MCE 4/5
 9010 RECHE CANYON ROAD
 COLTON, CALIFORNIA 92324

SHEET TITLE:
**NORTHWEST AND NORTHEAST
 ELEVATIONS**

REVISION:
A4

REVISION:
3



11" x 17" SCALE (24" x 36" SCALE)	1" = 5'	1" = 5'	1
NORTHEAST ELEVATION			2
NORTHWEST ELEVATION			1

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 4 0010-BS-Grade-USE-G1.4 NPDES/SWPPP (cont.)

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-USE - RESTROOMS

If permanent restroom facilities are required, the Department of Environmental Health is to be contacted for specific recommendations regarding water and sewerage.

E Health. 2 ECP COMMENTS

If contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

E Health. 3 Gen - Custom

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. If a BEP already exists for this facility, changes made to the storage of hazardous materials will require the BEP to be updated.

Fire

Fire. 1 0010-Fire-USE-#25-GATE ENTRANCES

ny gate providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 38 foot turning radius shall be used.

Fire. 2 0010-Fire-USE-#88A-AUTO/MAN GATES

ADVISORY NOTIFICATION DOCUMENT**Planning****Planning. 5 0010-Planning-USE - FEES FOR REVIEW (cont.)**

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. 6 0010-Planning-USE - FUTURE INTERFERENCE

If the operation of the facilities authorized by this approved PP19589 generates electronic interference with or otherwise impairs the operation of Riverside County communication facilities, the applicant shall consult with County Information Technology staff and implement mitigation measures acceptable to the Department of Information Technology.

Planning. 7 0010-Planning-USE - LIGHTING HOODED/DIRECTED

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

Planning. 8 0010-Planning-USE - MAX HEIGHT

The antenna (Water Tower) array located within the property shall not exceed a height of 55'-0" feet.

Planning. 9 0010-Planning-USE - 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 an minimum area of 10 feet around the project site shall be kept free of vegetation for fire prevention purposes.

Planning. 10 0020-Planning-USE - EXPIRATION DATE-PP

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

ADVISORY NOTIFICATION DOCUMENT**Planning****Planning. 10 0020-Planning-USE - EXPIRATION DATE-PP (cont.)**

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

Planning-All**0010-Planning-All-USE - HOLD HARMLESS****Planning-All. 1**

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (COUNTY) its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning PPW180014. The COUNTY will promptly notify the applicant/permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

Planning-All. 2**0010-Planning-All-USE - PROJECT DESCRIPTION**

Plot Plan review for a co-located wireless communication facility with 12 panel antennas proposed on a ten foot extension of an existing 45' tall wireless facility to a maximum height of 55 feet. The existing and proposed extension would be fully concealed within a water tower structure. Ancillary ground mounted equipment would be located within a 180 sq. ft. addition to the existing 1,600 sq. ft. lease area.

Transportation**Transportation. 1 0010-Transportation-USE - ASSESS/BENEFIT DIST**

Should this project lie within any assessment/benefit district, the project proponent shall, prior to issuance of

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 0010-Transportation-USE - ASSESS/BENEFIT DIST (cont.)

a building permit, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district unless said fees are deferred to building permit.

Transportation. 2 0010-Transportation-USE - NO ADD'L ON-SITE R-O-W

No additional on-site right-of-way shall be required on Reche Canyon Road since adequate right-of-way exists.

Transportation. 3 0010-Transportation-USE - NO ADD'L ROAD IMPRVMENTS

No additional road improvements will be required at this time along Reche Canyon Road due to existing improvements.

Transportation. 4 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 questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

Transportation. 5 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.

Plan: PPW180014

Parcel: 471210021

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 - IF HUMAN REMAINS FOUND Not Satisfied

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

060 - Planning. 2 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

Plan: PPW180014

Parcel: 471210021

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 2 0060-Planning-USE - SKR FEE CONDITION (cont.) Not Satisfied

upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 1,600 square feet 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.

060 - Planning. 3 0060-Planning-USE-MSHCP CAGN SURVEY Not Satisfied

Pursuant to Condition No. 5.b. of Federal Fish and Wildlife Permit TE-088609-0 issued in connection with the Western Riverside County Multiple Species Habitat Conservation Plan, no grading permit may be issued between March 1 and August 15 of any given year unless the applicant for said grading permit provides written documentation to the County Biologist indicating that a focused survey of the project site has been conducted by a permitted biologist and confirms that habitat occupied by nesting birds and the California Gnatcatcher does not exist on said site.

Planning-PAL

060 - Planning-PAL. 1 PRIMP Not Satisfied

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS: 1. The applicant shall retain a qualified paleontologist approved by the County to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist). 2. The project paleontologist retained shall review the approved development plan and grading plan and conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for approval prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows: 1. A corresponding County Grading Permit (BGR) Number must be included in the title of the report. PRIMP reports submitted without a BGR number in the title will not be reviewed.

Plan: PPW180014

Parcel: 471210021

60. Prior To Grading Permit Issuance

Planning-PAL

060 - Planning-PAL. 1 PRIMP (cont.) Not Satisfied

2. Description of the proposed site and planned grading operations. 3. Description of the level of monitoring required for all earth-moving activities in the project area. 4. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring. 5. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens. 6. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery. 7. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays. 8.

9. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. 9.

10. Procedures and protocol for collecting and processing of samples and specimens. 10. Fossil identification and curation procedures to be employed. 11. Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County "SABER Policy", paleontological fossils found in the County should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading. 12.

12. All pertinent exhibits, maps and references. 13. Procedures for reporting of findings. 14. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution. 15. All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. PG), as appropriate. One original signed copy of the report(s) shall be submitted to the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, Plan Check staff, Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

Safeguard Artifacts Being Excavated in Riverside County (SABER)

80. Prior To Building Permit Issuance

BS-Grade

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

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

Planning

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

Building and structure elevations shall be in substantial

Plan: PPW180014

Parcel: 471210021

80. Prior To Building Permit Issuance

Planning

080 - Planning. 1 **0080-Planning-USE - ELEVATIONS & MATERIALS (cont.)** **Not Satisfied**

conformance with that shown on the APPROVED EXHIBIT A3/A4 = Plot Plan No. 180014, Exhibit A3A4 dated 03/04/2019. (Elevations)

080 - Planning. 2 **0080-Planning-USE - SCHOOL MITIGATION** **Not Satisfied**

Impacts to the Colton School District shall be mitigated in accordance with California State law.

90. Prior to Building Final Inspection

E Health

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

The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

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

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

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

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

Fire

090 - Fire. 1 **0090-Fire-USE-#27-EXTINGUISHERS** **Not Satisfied**

Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

Planning

090 - Planning. 1 **0090-Planning-USE - CERTIFY LANDSCAPE COMPLY** **Not Satisfied**

The permit holder's landscape architect or other state licensed party responsible for preparing landscaping and irrigation plans shall provide a Compliance Letter to the Planning Department and the Department of Building and Safety stating that the landscape and irrigation system

Plan: PPW180014

Parcel: 471210021

90. Prior to Building Final Inspection

Planning

090 - Planning. 1 0090-Planning-USE - CERTIFY LANDSCAPE COMPLY Not Satisfied

has been installed in compliance with the approved landscaping and irrigation plans. The Compliance letter shall be submitted at least three (3) working days prior to final inspection of the structure or issuance of occupancy permit, whichever occurs first.

090 - Planning. 2 0090-Planning-USE - COMPLY W/ LANDSCAPE PLAN Not Satisfied

All required landscape planting and irrigation shall have been installed in accordance with approved Landscaping,

Irrigation, and Shading Plans and be in a condition acceptable to The and Management Agency - Land Use Division. The plants shall be healthy and free of weeds, disease or pests. The irrigation system shall be properly constructed and determined to be in good working order.

090 - Planning. 3 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. 4 0090-Planning-USE - WOODEN FENCE REQUIRED Not Satisfied

A six (6) foot high wooden fence shall be constructed along the perimeter of the lease area. The required wall shall be subject to the approval of the Building and Safety Department.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach P.E.
Assistant TLMA Director

May 22, 2019

TO: Lasmsa Verizon Wireless
15505 Sand Canyon Ave
Irvine, CA 92618

CC: Spectrum Services Inc.
C/O Chris Colten
4405 E Airport Dr. #100
Ontario, CA 91761

FROM: Travis Engelking, Project Planner
Riverside County Planning Department

RE: Plot Plan No. 180014 (PPW180014), APN: 471-121-021, BBID: 312-070-695

Project Description: Plot review for a co-located wireless communication facility with 12 panel antennas proposed on a ten foot extension of an existing 45' tall wireless facility. The existing and proposed extension would be fully concealed within a water tower structure. Ancillary ground mounted equipment would be located within a 180 sq. ft. addition to the existing 1,600 sq. ft. lease area.

Project Location: East of Clarice Rd, South of Broe Rd, North of Reche Canyon Rd, West of vacant land.

Dear Applicant:

PPW180014 was scheduled for the comment only agenda from the Development Advisory Committee (DAC) on May 16, 2019. Enclosed are the resulting comments from the Riverside County Planning Department and all other available comments and some preliminary, recommended conditions of approval (Planning Case Progress Report). If desired, the applicant shall contact the project planner to request a full DAC meeting on future date.

NOTE: All comments are in addition to, and intended to compliment Ordinance No.'s 348 and 460 for the plot plan as well as all other applicable County Ordinances, Guidelines, and Policies which establish minimum requirements. At minimum, all requirements shall be satisfied even if they are not explicitly noted or identified in this comment letter.

California Environmental Quality Act:

The project is subject to the California Environmental Quality Act (CEQA). The purpose of CEQA is to inform government decision makers and the public about any potential significant environmental effects of the proposed project. As part of the project analysis, Riverside County as the lead agency, will conduct an Environmental Assessment (Initial Study) to determine if any significant environment impacts will occur as an result of the project. At this time, the project will result in an Exemption based on the findings and

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

DAC PROJECT REVIEW COMMENTS

conclusions provided in the Notice of Exemption and the conclusion that the project is exempt pursuant to Categorical Exemption (15301, Existing Facilities). **BBID: 312-070-695**

Exhibit Comments:

Additional comments have been provided on Bluebeam. If you do not have Bluebeam access, please download using the following link: <http://www.bluebeam.com/us/products/free-viewer/>

Once you have downloaded, the following link will take you directly to the Bluebeam session.
(Your Bluebeam session number is 312-070-695)

<https://studio.bluebeam.com/join.html?ID=312-070-695>

Agency Letters:

All letters received from outside agencies have been provided in this package. The following agencies have provided comments:

Development Advisory Committee:

CLEARED

ENVIRONMENTAL PROGRAMS DEPARTMENT (BIOLOGY) – Matthew Poonamallee (951) 955-2706

FLOOD CONTROL – Deborah de Chambeau (951) 955-1214

PALEONTOLOGY – Dan Walsh – (951) 955-6187

BUILDING & SAFETY GRADING – Sam Gonzalez (951) 955-1866

ENVIRONMENTAL HEALTH – Ryan Oliney (760) 863-7144

WASTE RESOURCES – Kinika Hesterly (951) 486-3283

CORRECTIONS

CURRENT PLANNING – Travis Engelking (951) 955-1417

GEOLOGY – Dan Walsh – (951) 955-6187

FIRE – Traci Williams (951) 955-4830

Request for Additional Fees:

As a reminder, The Riverside County Board of Supervisors has adopted ordinances to collect “Deposit-Based Fee” for the cost of reviewing this application. Cases with negative balances are locked and delayed from moving forward until all fees are paid. I will notify you when the account balance has been assessed for an additional deposit. This additional deposit will ensure a positive account balance and the continuous processing of your case.

NOTE:

1. Deposit based fee cases are subject to additional charges.
2. Within 45 days of the final closure of any deposit based fee case, a full refund will be processed for those cases with a balance greater than \$5.00.
3. Mitigation fee payment will be required prior to grading permit, building permit, or building permit final inspection as required per the Ordinances described in the General Site information of this document. Reference the identified ordinances and/or districts for fee information.
4. In accordance with the policy adopted by the Board of Supervisors on October 5, 1993, if there is no activity by an applicant on an application for more than one and less than two years, the application is abandoned, and any deposit fees remaining may be refunded.
5. Payments may be made to the County of Riverside Cashier.

DAC PROJECT REVIEW COMMENTS

Exhibits:

Once all comments and/or clearances have been received from these departments, please submit **one** physical (1) set of amended maps/site plans, and **one** (1) set of elevations, floor, and landscaping plans, along with include electronic copies reflecting any requests, comments, and requirements, folded to dimensions of no greater than 8.5" x 14" along with a response letter addressing each comment. Colored digital images must also be provided for all landscape and elevation plans.

Final Comments:

Substantial revisions to the proposal after issuance of this letter, which do not conform to the comments of the letter, will invalidate the letter and a complete review will be required. Furthermore, failure to submit all required corrections, documentation, and special studies as described in the contents of this letter will slow down the review process. After site plans are amended, the project representative will make an appointment to resubmit a complete application package to the Project Planner, including all special studies, and fees.

Please address any Planning Department questions or concerns to Travis Engelking at TEngelki@RIVCO.ORG or call (951) 955-1417. Questions concerning other departments should be addressed to the individuals listed on the phone list provided. To schedule your project for a public hearing, all property tax assessments associated with this project must be paid.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Charissa Leach P.E. Assistant TLMA Director



Travis Engelking, Project Planner



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
TLMA Assistant Director
Community Development

Planning Case Progress Report

As of: May 22, 2019 3:05 pm

*Please note this is a project status report current only at the time it was printed, and it is subject to change.

Project / Case Information:		Current Status: Applied
Case Number:	PPW180014	Planner: Travis Engelking
Description:	Verizon - Co-locate to existing wireless facility with 12 panel antennas proposed on a ten feet (10') extension of an existing 45' tall water tower structure. (18) RRU's & (3) Junction Boxes at a 30' RAD. Installation of (2) MCE Cabinets on a Concrete Pad and 15KW generator behind a 6' wood fence within a 180 sq. ft. addition to the existing 1,600 sq. ft. Lease Area.	
Situs Address:	9010 RECHE CANYON RD	
Project APN(s):	471210021	

LDC Project Review Status:

Pending Review	Development Review / Transportation	Kevin Tsang	05/06/2019
Assignment Pending	Traffic Study / Transportation	Tesfu Tadesse	05/06/2019
Corrections	Geology / Planning	Dan Walsh	05/06/2019

GEO STUDY REQUIRED

Corrections:

General Correction General

PRIOR TO SCHEDULING THIS PROJECT FOR A PUBLIC HEARING/ACTION, THE FOLLOWING SPECIAL GEOLOGIC STUDIES SHALL BE SUBMITTED TO AND APPROVED BY THE COUNTY GEOLOGIST:

A geologic/geotechnical investigation report. The investigation shall address geologic hazards including, but not necessarily limited to, slope stability, rock fall hazards, landslide hazards, surface fault rupture, fissures, liquefaction potential, collapsible and/or expansive soils, hydroconsolidation, subsidence, wind and water erosion, debris flows, seiche, and groundshaking potential. For completeness and direct correlation to the proposed project, the consultant shall be provided the most recent copy of the project case exhibit (tract map, parcel map, plot plan, CUP, etc.) for incorporation into the consultant's report. Furthermore, the consultant shall plot all appropriate geologic and geotechnical data on this case exhibit and include it as an appendix/figure/plate in their report. The geologic/geotechnical investigation report shall be reviewed and approved by the County Engineering Geologist prior to scheduling this case for a public hearing.

Note: In order to initiate review of the subject report, acquisition of a County geologic report (GEO) number and submittal of review fees is required (DBF estimate is \$1224 for the proposed project). All reports (including a signed electronic copy in PDF format), Planning Geologic Report application (case sub-type GEO3) and deposit base fee payment should be submitted, in person by the applicant or their representative, at one of the County's two main offices (Riverside, Palm Desert). These items should be submitted at the Land Use counter. After submitting the report hard copies, GEO application and review fees to the Land Use counter, reports may be emailed to the County Geologist directly at dwalsh@rivco.org. The issued GEO number should be referenced with all correspondence. The GEO application and/or payments should not be given to the Planner or County Geologist directly.

The applicant and their consultant should also be aware that County Ordinance 457.98 requires a grading permit for any exploratory excavations consisting of 1000 cubic yards or greater in any one location of one acre or more. This applies to all trenching, borings and any access road clearing/construction that may be necessary.

Corrective Action: N/A

Cleared - Recommend Approval	Grading / Transportation	Sam Gonzalez	05/06/2019
Assignment Pending	LSPC A Package / Transportation	Mark Hughes	05/06/2019
Cleared - Recommend Approval	Paleontology / Planning	Dan Walsh	05/06/2019
PRIMP REQUIRED PRIOR TO ISSUANCE OF GRADING PERMIT.			
No Comment	Waste Resources / Waste Resources	Kinika Hesterly	05/06/2019
Assignment Pending	Park and Open Space / Park and Open Space	Phayvanh Nanthavongdouangsy	05/06/2019
Cleared - Recommend Approval	Biology / Planning	Matthew Poonamallee	05/06/2019

No Comment Flood Control / Flood Control Deborah de Chambeau 05/06/2019

Drainage reviewed by Transportation. No review by Flood.

**Cleared -
Recommend
Approval** Environmental Health /
Environmental Health Ryan Olney 05/06/2019

**Cleared -
Recommend
Approval** Cultural / Planning David Jones 05/06/2019

CEQA EXEMPT

Assignment Pending Current / Planning Valentina Lopez 05/06/2019

Corrections Assistant Fire Marshal / Office of the
Fire Marshal Traci Williams 05/06/2019

1. Show a turnaround within 50' of the project area.
2. Indicate grade and composition of road.

Assignment Pending Project Manager / Planning 05/06/2019

Conditions of Approval

060 - Planning-PAL

PRIMP

Riverside Office • 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 • Fax (951) 955-3157

Desert Office • 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7040

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1. The applicant shall retain a qualified paleontologist approved by the County to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).
2. The project paleontologist retained shall review the approved development plan and grading plan and conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for approval prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:
 1. A corresponding County Grading Permit (BGR) Number must be included in the title of the report. PRIMP reports submitted without a BGR number in the title will not be reviewed.
 2. Description of the proposed site and planned grading operations.
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 5. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
 6. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
 7. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
 8. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
 9. Procedures and protocol for collecting and processing of samples and specimens.
 10. Fossil identification and curation procedures to be employed.
 11. Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County "SABER Policy", paleontological fossils found in the County should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
 12. All pertinent exhibits, maps and references.
 13. Procedures for reporting of findings.
 14. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.
 15. All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. PG), as appropriate. One original signed copy of the report(s) shall be submitted to the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, Plan Check staff, Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

Safeguard Artifacts Being Excavated in Riverside County (SABER)

Comments: RECOMMEND DWALSH 20190510

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P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 • Fax (951) 955-3157

Desert Office • 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7040

080 - BS-Grade

NO GRADING VERIFICATION

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.

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Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7040

Advisory Notice Document

015 - E Health

ECP COMMENTS

If contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

015 - E Health

Gen - Custom

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.

If a BEP already exists for this facility, changes made to the storage of hazardous materials will require the BEP to be updated.

Submittal 1-PPW180014-Exhibit A.pdf Markup Summary

(2)



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Page: Page 1
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Status:
Checkmark: Unchecked
Author: Traci
Date: 5/15/2019 4:32:27 PM
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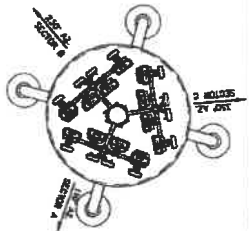
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Page: Page 1
Lock: Locked
Status:
Checkmark: Unchecked
Author: Traci
Date: 5/15/2019 4:32:45 PM
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Provide a turnaround within 50' of the proposed project. (1)



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Checkmark: Unchecked
Author: Traci
Date: 5/15/2019 4:34:37 PM
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Provide a turnaround within 50' of the proposed project.



ANTENNA LAYOUT

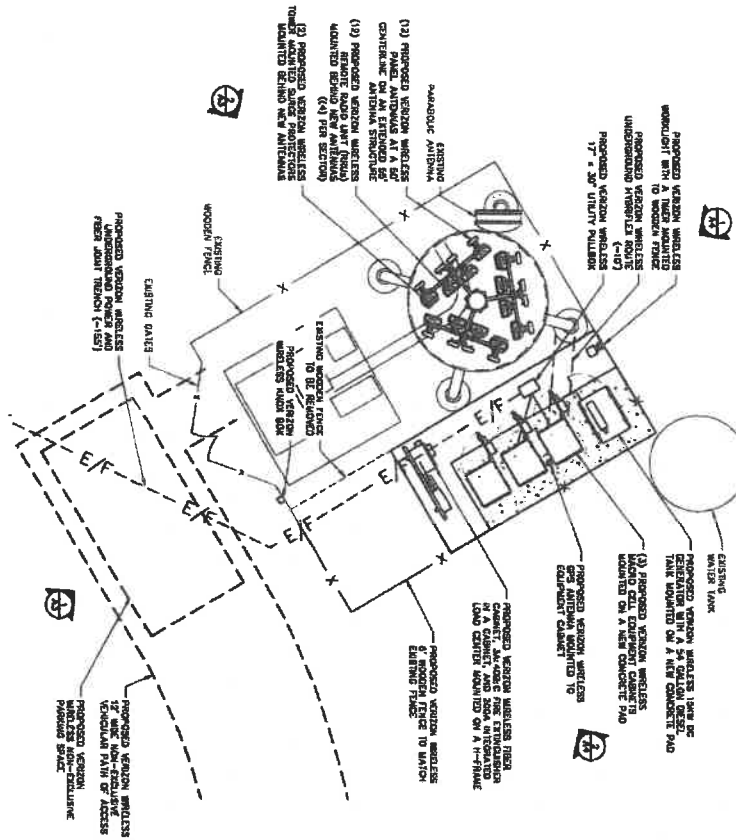
1" = 1' SCALE
1" = 5' SCALE

3 ANTENNA AND CABLE SCHEDULE

ANTENNA SECTION	ANTENNA TYPE	NO. OF ANTENNAS	NO. OF BOAS	CONTINUOUS	CABLE LENGTH	CABLE TYPE	CABLE SIZE	COLOR CODE	AMPERE	AMPERE	COMMENTS
SECTION A	110'	4	4						5	15'	
SECTION B	240'	4	4	50'	72'	(1) 1/2" HYBRID			5	15'	
SECTION C	240'	4	4						5	15'	
OPS	N/A	1				1/2" COAX					

NOTE: CONNECTIONS TO FEED WERE CABLE LEADING FROM TO GENERATE, FABRICATION, OR INSTALLATION OF CABLES.

SCALE 2



SITE DETAIL

1" = 1' SCALE
1" = 5' SCALE



GRAPHIC SCALE (IN FEET)

1

2

3

HUYGENS
MTX-45 / BSC-10
MCE # 465
9010 RECHE CANYON ROAD
COLTON, CALIFORNIA 92324

verizon
15505 SAND CANYON AVENUE, D1
IRVINE, CALIFORNIA 92618

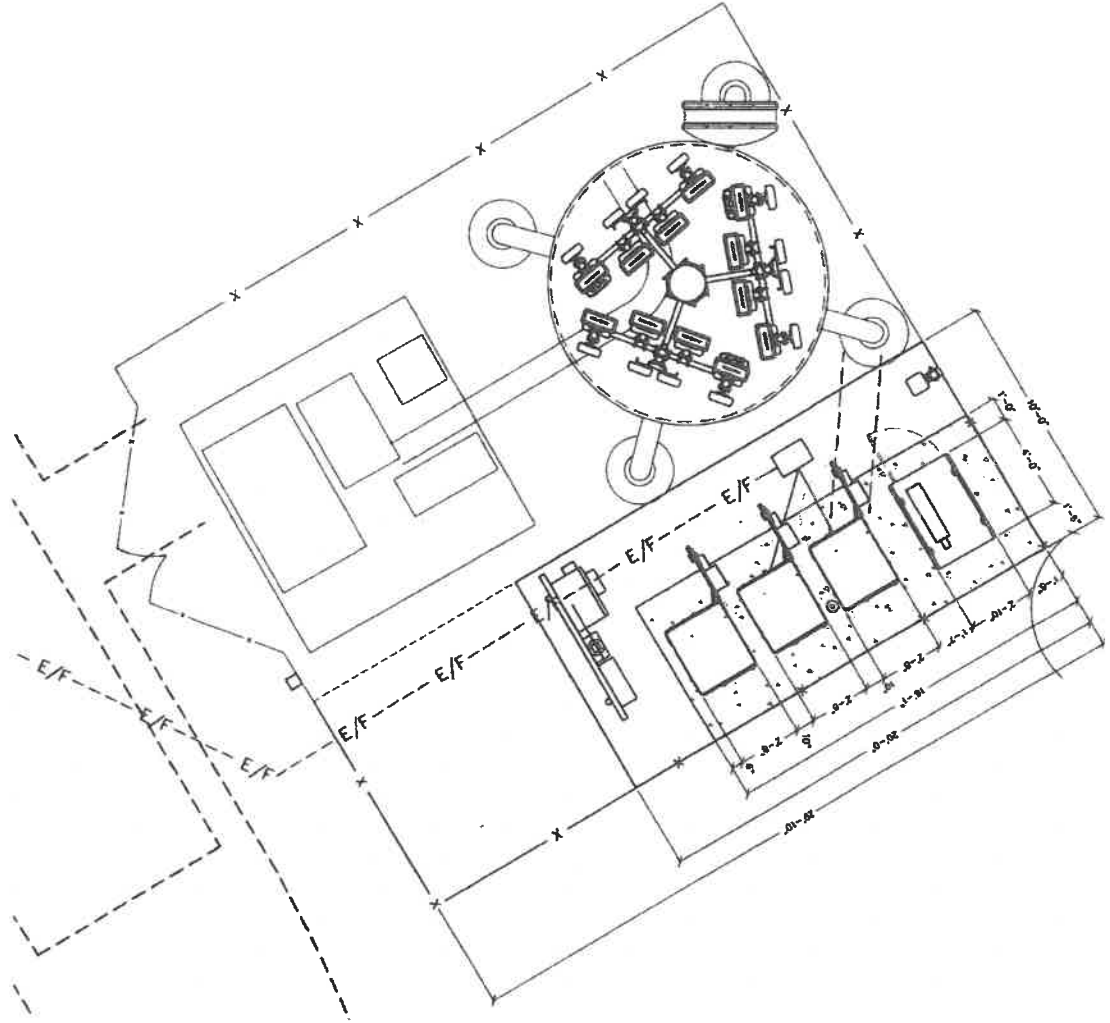
PROFESSIONAL REGISTRATION
SPECTRUM SERVICES, INC.
4400 EASTMAN DRIVE, SUITE 100
DUBLIN, CALIFORNIA 94568
PHONE: (925) 458-4601
FAX: (925) 458-4603

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
1	12/17/17	ISSUE FOR PERMIT	J.C.
2	01/24/18	ISSUE FOR PERMIT	J.C.
3	01/24/18	UTILITY REVISION	J.S.
4	01/24/18	UTILITY REVISION	CA

SHEET TITLE
SITE DETAIL, ANTENNA &
CABLE SCHEDULE AND
ANTENNA LAYOUT
REVISION: 3

SITE DETAIL WITH DIMENSIONS



LEGEND

- LEASE AREA
- CONDUIT
- EXHAUST
- 80#-40'-8" BAY
- SECTION LINE
- PROJECTIVE LINE
- OVERHEAD POWER
- EXISTING WOODEN FENCE
- PROPOSED WOODEN FENCE
- EXISTING WOODEN FENCE
- EXISTING 1" CONDUIT
- EXISTING 2" CONDUIT
- EXISTING BLOCK WALL
- FIRE HYDRANT
- PREVIOUS LOT AREA LIGHT
- OPTICAL RECORD
- POWER POLE

1"	1'	2"	2'	4"	4'	8"	8'	16"	16'
----	----	----	----	----	----	----	----	-----	-----

<p>A2.1</p>	<p>3</p>	<p>HUYGENS MTX-45 / BSC-19 MCE 4x5 9010 RECHE CANYON ROAD COLTON, CALIFORNIA 92324</p>	<p>15505 SAND CANYON AVENUE, D1 IRVINE, CALIFORNIA 92618</p>	<p>SPECTRUM</p> <p>SPECTRUM SERVICES, INC. 4404 E. AMERSON LANE, SUITE 100 IRVINE, CALIFORNIA 92614 Phone: (949) 456-6607 Fax: (949) 456-6608</p>	<p>ISSUE STATUS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>07/21/17</td> <td>ISSUE FOR PERMITS</td> <td>M.C.</td> </tr> <tr> <td>2</td> <td>07/24/17</td> <td>ISSUE FOR PERMITS</td> <td>M.C.</td> </tr> <tr> <td>3</td> <td>07/25/18</td> <td>UTILITY REVISION</td> <td>M.C.</td> </tr> <tr> <td>4</td> <td>08/09/18</td> <td>UTILITY REVISION</td> <td>CP</td> </tr> </tbody> </table>	REV	DATE	DESCRIPTION	BY	1	07/21/17	ISSUE FOR PERMITS	M.C.	2	07/24/17	ISSUE FOR PERMITS	M.C.	3	07/25/18	UTILITY REVISION	M.C.	4	08/09/18	UTILITY REVISION	CP
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AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY



October 3, 2019

Mr. Travis Engelking, Project Planner
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside CA 92502

(VIA HAND DELIVERY)

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW –
DIRECTOR'S DETERMINATION**

CHAIR
Steve Manos
Lake Elsinore

VICE CHAIR
Russell Betts
Desert Hot Springs

COMMISSIONERS

Arthur Butler
Riverside

File No.: ZAP1380MA19
Related File No.: PPW180014 (Plot Plan Wireless)
APN: 471-210-021

John Lyon
Riverside

Steven Stewart
Palm Springs

Dear Mr. Engelking:

Richard Stewart
Moreno Valley

Gary Youmans
Temecula

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed Riverside County Case No. PPW180014 (Plot Plan Wireless), a proposal to extend the height of an existing faux water tank wireless communications facility located at 9010 Reche Canyon Road from 45 feet to 55 feet and to add a 200 square foot equipment shelter area.

STAFF

Director
Simon A. Housman

John Guerin
Pauli Ruff
Barbara Santos

The site is located within Airport Compatibility Zone E High Terrain Zone of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). Within Compatibility Zone E, non-residential intensity is not restricted.

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

The elevation of Runway 14-32 at March Air Reserve Base/Inland Port Airport is approximately 1,535 feet above mean sea level (AMSL) at its northerly terminus. At a distance of 40,000 feet from the project to the nearest point on the runway, Federal Aviation Administration Obstruction Evaluation Service (FAA OES) review could be required for any structures with an elevation at top of roof exceeding 1,935 feet AMSL. The site's elevation is 2,137 feet AMSL, and the proposed maximum structure height is 55 feet, resulting in a top point elevation of 2,192 feet AMSL. Therefore, FAA OES review was required. The project applicant submitted Form 7460-1 to the FAA OES, and FAA OES assigned Aeronautical Study Number 2019-AWP-9962-OE to this proposal. The aeronautical study revealed that the proposed structure would not exceed obstruction standards and would not be a hazard to air navigation, provided conditions are met. Therefore, FAA OES issued a "Determination of No Hazard to Air Navigation" letter on September 25, 2019. The FAA OES conditions have been incorporated into ALUC's conditions listed below.

www.rcaluc.org

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, provided that Riverside County applies the following recommended conditions:

AIRPORT LAND USE COMMISSION

CONDITIONS:

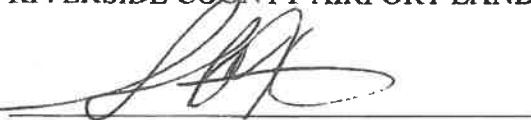
1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note 1 on Table 3 of the Reche Canyon/Badlands 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 are specifically prohibited at this location: trash transfer stations that are open on one or more sides; commercial composting operations; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; aquaculture; incinerators.
4. Prior to issuance of any building permits, due to the site's location in the High Terrain Zone, the landowners shall convey and have recorded an avigation easement to the March Inland Port Airport Authority. Contact March Joint Powers Authority at (951) 656-7000 for additional information.
5. The attached notice shall be provided to all potential purchasers and tenants and/or lessees of the property.
6. Any new aboveground detention or water quality basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

AIRPORT LAND USE COMMISSION

7. The Federal Aviation Administration has conducted an aeronautical study of the proposed project (Aeronautical Study No. 2019-AWP-9962-OE) and has determined that neither marking nor lighting of the structure(s) 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.
8. The proposed structure shall not exceed a height of 55 feet above ground level and a maximum elevation at top point of 2,191 feet above mean sea level.
9. 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.
10. The coordinates, frequencies, and power specified in the Determination of No Hazard to Air Navigation letter dated September 25, 2019 shall not be amended without further review by the Federal Aviation Administration Obstruction Evaluation Service.
11. Temporary construction equipment used during actual construction of the structure(s) shall not exceed 55 feet in height and a maximum elevation of 2,191 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 proposed 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(s).

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

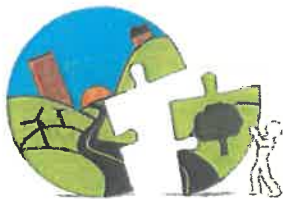
AIRPORT LAND USE COMMISSION

cc: LA SMSA LP, d/b/a Verizon Wireless (applicant)
Spectrum Services Inc, Chris Colten (representative)
Charles and Dera Weeks (property owner)
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Civil Base Engineer, March Air Reserve Base
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1380MA19\ZAP1380MA19.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 influent 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)



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: LA SMSAIP dba Verizon Wireless

Contact Person: _____ E-Mail: N/A

Mailing Address: 15505 Sand Canyon Ave. Bldg. D, 1st floor
Irvine CA 92618
City State ZIP

Daytime Phone No: (949) 286-7000 Fax No: () N/A

Engineer/Representative Name: Spectrum Services

Contact Person: Chris Colten E-Mail: ccolten@spectrumse.com

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

Daytime Phone No: (909) 831-5990 Fax No: () N/A

Property Owner Name: CHARLES D. & DEBRA A. WEEKS

Contact Person: CHARLIE WEEKS E-Mail: CWEEKS@FARMERSAGENT.COM

Mailing Address: 8950 RECHE CANYON ROAD
COLTON CA 92324
City State ZIP

Daytime Phone No: (909) 800-4704 Fax No: () _____

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P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H
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(760) 863-8277 · Fax (760) 863-7555

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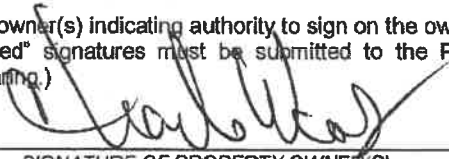

APPLICATION FOR LAND USE AND DEVELOPMENT

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the use permit type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the use permit is ready for public hearing.)

<u>Charlie Weeks</u> PRINTED NAME OF PROPERTY OWNER(S)	 SIGNATURE OF PROPERTY OWNER(S)
<u>Debra Weeks</u> 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): 471-210-021 (site), 471-120-002 (access), 471-120-028 (access)

Approximate Gross Acreage: 7.5 acres

General location (nearby or cross streets): North of residential homes, South of vacant land, East of residential homes West of vacant land.

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

Installation of (12) antennas, (18) RRUs & (3) junction boxes at a 30' RAD, on an existing 45' antenna structure. Installation of (2) MCE cabinets on a concrete pad and 15kw generator behind a 6' wood fence within a 180 sq.ft. leased area.

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

Number of existing lots: _____

EXISTING Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1	180	45'	0	existing antenna structure	<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 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 checked="" type="checkbox"/> No <input type="checkbox"/>		
No.*	Square Feet	Use/Function
1	180	wireless (co-location) telecommunications 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:

N/A

Are there previous development applications filed on the subject property: Yes No *for current wireless telecommunication tower/facility*

If yes, provide Application No(s). not known
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) not known EIR No. (if applicable): not known

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
N/A

If yes, indicate the type of report(s) and provide a signed copy(ies): N/A

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: LA SMSA LP dba Verizon Wireless

Address: 15505 Sand Canyon Ave. Bldg. D, 1st floor

Phone number: 909-831-5990

Address of site (street name and number if available, and ZIP Code): 9010 Reche Canyon Rd. Colton CA 92324

Local Agency: County of Riverside (site) (access) (access)

Assessor's Book Page, and Parcel Number: 471-210-021, 471-120-002, 471-120-028

Specify any list pursuant to Section 65962.5 of the Government Code: none.

Regulatory Identification number: N/A

Date of list: 12-19-18

Applicant: [Signature] Date 12/19/18

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

[Government Code Section 65850.2](#) requires the owner or authorized agent for any development project to disclose whether:

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

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

Owner/Authorized Agent (1) [Signature] Date 12/19/18

Owner/Authorized Agent (2) _____ Date _____

APPLICATION FOR LAND USE AND DEVELOPMENT

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

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any tentative map (tract or parcel), revised map, map minor change, reversion to acreage, conditional use permit, public use permit, surface mining permit, WECS permit, hazardous waste siting permit, temporary outdoor event permit, plot plan, substantial conformance, revised permit, variance, setback adjustment, general plan amendment, specific plan, specific plan amendment, specific plan substantial conformance, zoning amendments, and any associated environmental documents. This defense and Indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.

Property Owner(s) Signature(s) and Date

Co-locating Service Provider

Steven Lamb - Director - Network

PRINTED NAME of Property Owner(s)

Co-locating Service Provider

If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets, if necessary.

If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:

- **If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.**
- **If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.**
- **If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.**
- **If the property owner is a trust, provide a copy of the trust certificate.**

Riverside Office • 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 • Fax (951) 955-1811

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Palm Desert, California 92211
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PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on July 23, 2019,

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

APN (s) or case numbers PPW180014 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

INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION

- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.

In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.

ONLY FOR WIRELESS PROJECTS (SEE BELOW)

If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.

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

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

Anyone wishing to comment on this application, or to request a public hearing, must submit written comments to the Planning Department at the above address no later than 5:00 p.m. on April 10, 2020.

NO PUBLIC HEARING WILL BE HELD ON THE APPLICATION UNLESS A WRITTEN REQUEST FOR A HEARING HAS BEEN SUBMITTED BY 5:00 P.M. ON APRIL 10, 2020. If a public hearing is scheduled before the Planning Director a separate notice will be published and mailed to interested parties.

PLOT PLAN WIRELESS NO. 180014 (PPW180014) – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) – Applicant: LA SMSA LP dba Verizon Wireless – Engineer/Representative: Spectrum Services, Inc. – Fifth Supervisorial District – Edgemont-Sunnymead Zoning District – Reche Canyon/Badlands Area Plan: Rural: Rural Mountainous (RM) – Rural Residential (RR) – Location: Easterly of Clarice Road, southerly of Broe Road, northerly of Reche Canyon Road, and westerly of vacant land – .7.5 Gross Acres – Zoning: Residential Agricultural-20 (R-A-20) – Residential Agricultural-5 (R-A-5) – **REQUEST:** A Plot Plan review for a co-located wireless communication facility with 12 panel antennas proposed on a ten foot extension of an existing 45 foot tall wireless facility to a maximum height of 55 feet. The existing and proposed extension would be fully concealed within a water tower structure. Ancillary ground mounted equipment would be located within a 180 sq. ft. addition to the existing 1,600 sq. ft. lease area.

For further information regarding this application, please contact Project Planner Travis Engelking at (951) 955-1417 or email at TEngelki@rivco.org. The case file for the proposed application may be viewed Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Planning Department office, located at 4080 Lemon Street 12th Floor, Riverside, CA 92501.

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

471210019
KARL I KAPUSCINSKI
MICHELLE R KAPUSCINSKI
1405 E WASHINGTON ST
COLTON CA 92324

471120036
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

471210017
EARNEST C HAYES
2651 RECHE CY RD
COLTON CA 92324

471120014
JOHN E CRAWFORD
THOMAS J CRAWFORD
WILLIAM J CRAWFORD

28330 PLEASANTON CIR
MENIFEE CA 92584

471120028
RIVERSEND
JEFFREY LEE
FU MEI LEE

471230003
CATHERINE M BIANCHI
CATHERINE HELEN BIANCHI
GLENN BIANCHI

3051 E WASHINGTON AVE
LOS ANGELES CA 90023

3333 W COAST HWY STE 400
NEWPORT BEACH CA 92663

471210015
MILFRED F SMITH
40024 HARVESTON DR APT 214
TEMECULA CA 92591

471120029
ADVM INV
6901 WOODLEY AVE
VAN NUYS CA 91406

471210012
DEBORAH LEE SIPES
803 OLSEN RD
WINTER HAVEN FL 33884

471100052
SCOTT L LISK
JANETTE A LISK
8440 RECHE VISTA DR
COLTON CA 92324

471180045
LARRY R CONLEY
JAN CONLEY
8480 RECHE VISTA DR
COLTON CA 92324

471180034
LARRY R CONLEY
JAN CONLEY
8480 RECHE VISTA DR
COLTON CA. 92324

471210029
JUAN LLAMAS
IRMA YOLANDA LLAMAS
8490 RECHE VISTA DR
COLTON CA. 92324

471210002
EVILIO ZECENA SANDOVAL
8500 RECHE VISTA DR
COLTON CA. 92324

471120021
JON BREES THOGMARTIN
8830 RECHE CANYON RD
COLTON CA 92324

471210003
JOHN COOPER
8840 RECHE CANYON RD
COLTON CA 92324

471120002
CHARLIE D WEEKS
DEBRA WEEKS
8950 RECHE CANYON RD
COLTON CA. 92324

471210021
CHARLES D WEEKS
DEBRA A WEEKS
8950 RECHE CYN
COLTON CA 92324

471120035
MARTIN FRIAS
FLORENCE A FRIAS
MARTHA FRIAS

471120003
NELSON P SANDOVAL
8960 RECHE CANYON RD
COLTON CA. 92324

8955 RECHE CANYON RD
COLTON CA. 92324

471210018
CURTIS COFFMAN
9058 RECHE CANYON RD
COLTON CA. 92324

471210016
PETER H WESCH
LYNDA A WESCH
GUNDULA JAFFKE

9086 RECHE CANYON RD
COLTON CA. 92324

471210011
JERED STANSBERRY
ESTHER MCBEE
LESTER H PHILLIPS

471210022
KATIE STANSBERRY
9098 RECHE CANYON RD
COLTON CA. 92324

9098 RECHE CANYON RD
COLTON CA 92324

471210013
MASSIMO SIGNORELLI
DANIELA SIGNORELLI
9150 RECHE CANYON RD
COLTON CA. 92324

471210025
JAMES J TOUGAS
SHELLY D TOUGAS
9160 HOLLY CT
COLTON CA. 92324

471210027
WILLIAM MICHAEL ORNDOFF
ALDINE SHERRY ORNDOFF
9173 RECHE CANYON RD
COLTON CA 92324

471120011
ELISE KOPALA CARTER
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CHERRY VALLEY CA 92223

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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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant Director of TLMA

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.: PPW180014

Project Location: 9010 Reche Canyon Rd Colton, CA 92324 (See attached map)

Project Description: Plot Plan No. 180014 (PPW180014) project proposes a co-located wireless communication facility with 12 panel antennas proposed on a ten foot extension of an existing 45' tall wireless facility. The existing and proposed extension would be fully concealed within a water tower structure. Ancillary ground mounted equipment would be located within a 180 sq. ft. addition to the existing 1,600 sq. ft. lease area.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Sponsor: Spectrum Services. Chris Colton

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 (15301)
- Statutory Exemption (_____)
- Other __

Reasons why project is exempt: This proposed project has been determined to be exempted from Environmental review pursuant to the guidelines of the California Environmental Quality Act (CEQA) (Article 19, Section 15301 Class 1, Existing Facilities). Operation, repair, maintenance, or minor alteration of existing structures or facilities. This section specifically applies to whether a project involves negligible or no expansion of an existing use as the project is proposed within an approved existing facility. In this case, the proposed extension to the existing concealed wireless communication facility would be located within the existing lease area which minor alterations are proposed for this project. Therefore, the project as proposed, complies with the guidelines of the California Environmental Quality Act (CEQA), (Article 19, Section 15301 Class 1, Existing Facilities).

Travis Engelking _____ (951) 955-1417 _____
County Contact Person Phone Number

Signature Urban Regional Planner II Title 02/25/2020 Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case # _____

Please charge deposit fee case#: _____

FOR COUNTY CLERK'S USE ONLY



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.:

1.2

Planning Commission Hearing: May 6, 2020

PROPOSED PROJECT

Case Number(s):	PPW190003	Applicant(s):	Jacobs on Behalf of
CEQA Exempt	Section 15301 Existing Facilities	Verizon Wireless	
Area Plan:	Southwest	Representative(s):	C.R. Carney
Zoning Area/District:	Rancho California Area	Architects	
Supervisory District:	Third District		
Project Planner:	Travis Engelking		
Project APN(s):	917-120-004, 917-120-005		



Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

Plot Plan No. 190003 (PPW190003) is a request by Verizon Wireless to allow the co-location and operation of a Wireless Telecommunication Facility including eight (8) antennas at the 90' location onto an existing 104'-9" foot high mono-pole. In addition, ancillary ground mounted equipment including an ancillary diesel powered DC generator, two (2) equipment cabinets, and other associated support equipment are proposed within an existing 243 square-foot lease area surrounded by a chain link fence and block wall enclosure with an access gate.

The project site is located east of the Pechanga Reservation, north of San Diego County Line, and south of Temecula Parkway HWY 79.

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

PROJECT RECOMMENDATION

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Director on April 13, 2020.

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

APPROVED Plot Plan No. PPW190003, subject to the, advisory notification document, conditions, findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:

General Plan Foundation Component:	Open Space (OS), Rural (RUR)
General Plan Land Use Designation:	Mountainous (RM), Conservation (C)
Surrounding General Plan Land Uses	
North:	Open Space Rural (OS-RUR)
East:	Rural Residential (RUR)
South:	Conservation Habitat (OS-CH)
West:	Conservation (OS-C)
Zoning Classification:	R-R (Rural Residential)
Surrounding Zoning Classifications	
North:	Rural Residential (R-R)
East:	Rural Residential (R-R)
South:	Rural Residential (R-R)
West:	Rural Residential (R-R)
Existing Use:	Wireless Communication Facility
Surrounding Uses	
North:	Vacant Land
South:	Vacant Land
East:	Vacant Land
West:	Vacant Land

Located Within:

City's Sphere of Influence:	No - Not in a city sphere
Community Service Area ("CSA"):	No- Not in a Community Service Area
Special Flood Hazard Zone:	No
Area Drainage Plan:	Yes – Santa Margarita
Agricultural Preserve	No
Liquefaction Area:	Yes – Very Low
Fault Zone:	Yes County Fault Zone
Fire Zone:	Yes – Very High Fire Hazard SRA
Mount Palomar Observatory Lighting Zone:	Yes – Zone A
WRMESHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	No
Airport Influence Area ("AIA"):	No

Project Site Details:

<i>Item</i>	<i>Value</i>
Project Site	245.12 acres
Lease Area	243 square feet
Height	104' 9" (existing)

PROJECT LOCATION MAP

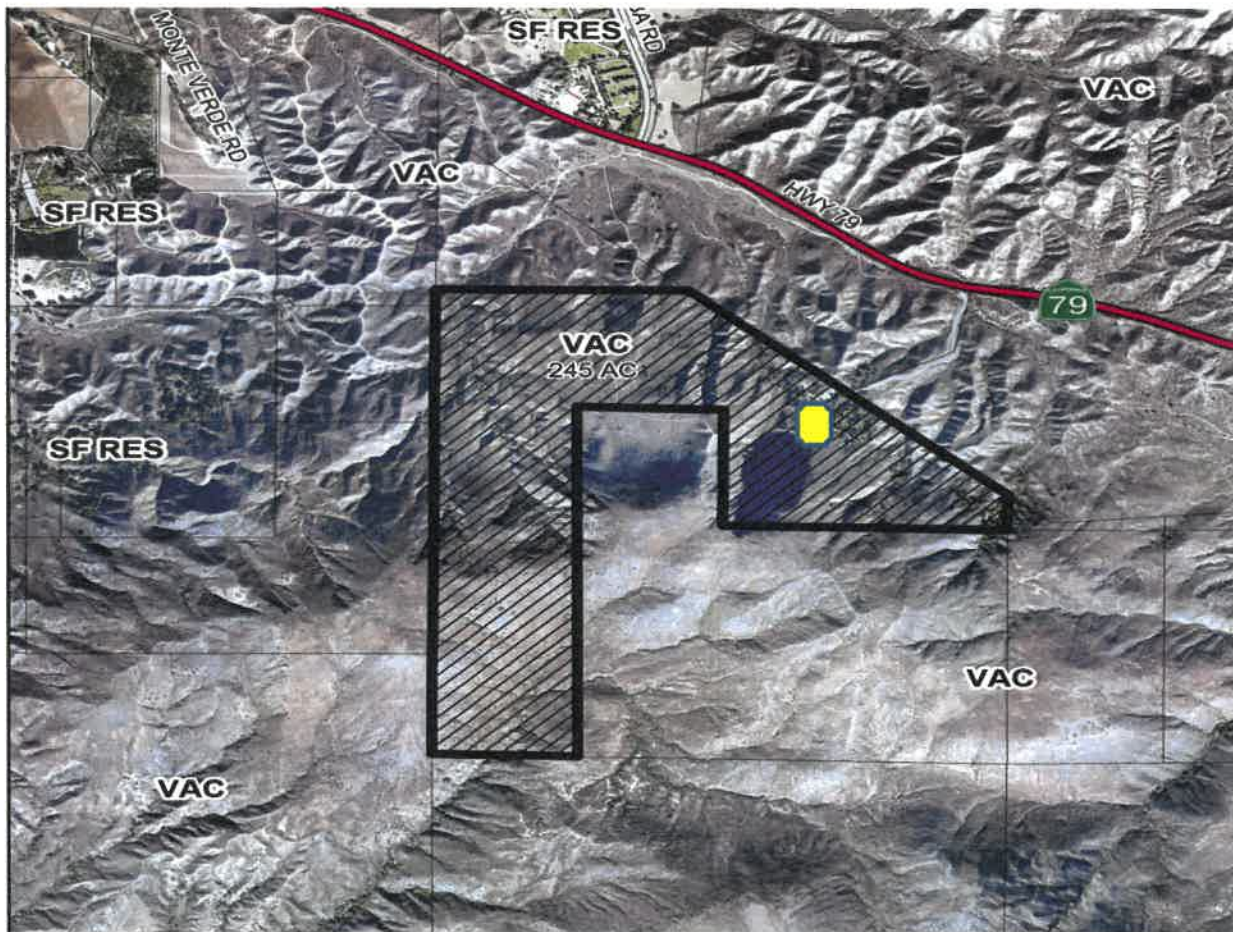


Figure 1: Project Location Map
(Project site indicated in yellow)

Site Characteristics

The site is predominately vacant. The site is improved with an existing Campsite-Family Resort with cabins scattered throughout the approximate 245.12 acre site, (CUP1105). The co-location on the existing wireless communication facility is intended to eliminate the need for an additional wireless facility in the immediate area. The existing mono-pole was approved on November 28th, 2000 for Sprint Wireless. The project site is approximately 350 feet from the nearest campsite facility.

PROJECT BACKGROUND AND ANALYSIS

Project Description:

The project proposes the colocation at the 90 foot location of an existing 104' 9" foot unmanned wireless mono-pole communication facility that includes:

- 8 - New Panel Antennas
- 12 – Radio Remote Units (RRU's)
- 1 - Microwave Antenna
- 1 - GPS
- 2 – Ray Caps
- 1 - diesel powered generator
- 2 - equipment cabinets
- 2 - Hybrid Trunk Cables

Additional associated support equipment are proposed within a 243 square-foot lease area surrounded by a block wall and chain link fence enclosure with access gate.

The existing 104' 9" mono-pole is currently improved with:

- Sprint Panel Antennas at a height of 102' 10"
- Backhaul Power Cabinet
- 160 Square Foot Equipment Shelter

Background:

General Plan Consistency

The project site has a General Plan Land Use Designation of Open Space Conservation (OS-C) and Rural Mountainous (RM). The OS-C land use designation is applied to lands containing non-MSHCP lands, natural hazards, cultural resources, or other natural and scenic resources. Ancillary structures or uses may be permitted provided that they further the intent of this designation and do not substantially alter the character of the area. Building or structure size, siting, and design would be determined on a case by case basis. The RM land use designation allows single family residential uses, limited animal-keeping and agricultural uses, with a maximum residential density of 1 dwelling unit per 10 acres. This designation applies to areas of at least 10 acres where a minimum 70% of the area has slopes of 25% or greater. It also applies to remote areas that are completely or partially surrounded by slopes greater than 25%, and that do not have both county-maintained access and access to community sewer and water systems. Limited recreational uses, compatible resource development (which may include the extraction of mineral resources with approval of a surface mining permit) and associated uses, and governmental uses are allowed within this designation. Neighborhood-serving small-scale commercial uses that are compatible with the surrounding uses are allowed. The proposed project would continue to provide wireless infrastructure that would service the residents and visitors of the area. The project's footprint of 243 square feet of lease area, is considered minimal and would not result in extensive grading or construction activity. The proposed project of additional antennas and equipment would be minimally visually intrusive, specifically consistent with Land Use Policy 23.2, which requires that structures be designed to maintain the environmental character in which they are located.

Development Code Consistency

The proposed Wireless Communication Facility would be subject to the specific development standards outlined in Ordinance No. 348, Article XIXG (Wireless Communication Facilities), Section 19.405. The project has been classified as a "Co-located Wireless Communication Facility, that proposes to construct additional antennas at the 90' location onto an existing 104'-9" foot high mono-pole. The project site is located in a 245.12 acre parcel of vacant land thus the proposed project design and siting would result in the project having a minimally visually intrusive effect on the surrounding parcels.

Ordinance No. 348, Section 19.405 allows Co-located Wireless Communication Facilities within any zone classification, subject to the approval of a plot plan. In order for the plot plan to be approved for a co-located wireless facility, the following specific findings must be made in addition to the standard plot plan findings:

1. The facility is designed and sited so that it is minimally visually intrusive.
2. Supporting equipment is located entirely within an equipment enclosure that is architecturally compatible with the surrounding area or is screened from view.
3. The application has met processing requirements set forth in this article.
4. The application has met the location and development standards set forth in this article.
5. The application has met the requirements for approval set forth in Section 18.30 of Ordinance 348.

Ordinance No. 348 Section 5.2 provides general standards for development within the R-R zone classification. In addition, Section 19.410 provides development standards specific to wireless facilities. These standards include: Area Disturbance, Fencing/Walls, Height Limitations, Impacts, Lighting, Parking, Paved Access, Power and Communication Lines, Roof-Mounted Facilities, Sensitive View shed, Setbacks, Support Facilities, and Treatment. The project has been designed to comply with each of the applicable development standards.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

This project is exempt from California Environmental Quality Act (CEQA) review pursuant to Article 19 - Categorical Exemptions, Section 15301 (Existing Facilities), which states: Class I consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The key consideration is whether the project involves negligible or no expansion of an existing use. The existing site has already been utilized for ongoing wireless communication facility. The proposed project would not expand the existing lease area and has not proposed any significant construction or improvements for the project site. Therefore, the project as proposed, would not expand upon the existing permitted buildings, would not expand the use of the site beyond those uses that already occur, and therefore the Project complies with the guidelines of the California Environmental Quality Act (CEQA), (Article 19, Section 15301 Class 1, Existing Facilities).

A Notice of Exemption has been prepared for this project in accordance with the California Environmental Quality Act (CEQA). The Notice of Exemption represents the independent judgement of Riverside County. The documents were circulated for public review per the California Environmental Quality Act Statute and Guidelines Section 15105.

FINDINGS AND CONCLUSIONS

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

1. The proposed co-located wireless communication facility is consistent with the General Plan and all applicable State law and County of Riverside Ordinances. The project site has a General Plan Foundation and Land Use Designation of Open Space Conservation (OS-C) and Rural Mountainous (RM): The OS-C land use designation is applied to lands containing non-MSHCP Habitat lands, natural hazards, cultural resources, or other natural and scenic resources. Ancillary structures or uses may be permitted provided that they further the intent of this designation and do not substantially alter the character of the area. The building or structure size, siting, and design are to be determined on a case by case basis. The RM land use designation allows single family residential uses, limited animal-keeping and agricultural uses, with a maximum residential density of 1 dwelling unit per 10 acres. This designation applies to areas of at least 10 acres where a minimum 70% of the area has slopes of 25% or greater. It also applies to remote areas that are completely or partially surrounded by slopes greater than 25%, and that do not have both county-maintained access and access to community sewer and water systems. Limited recreational uses, compatible resource development (which may include the extraction of mineral resources with approval of a surface mining permit) and associated uses, and governmental uses are allowed within this designation. Neighborhood-serving small-scale commercial uses that are compatible with the surrounding uses are allowed. The proposed project will be consistent with the OS-C and RM land use designations since it will provide wireless infrastructure that will service the residents of the rural areas. The proposed project specifically addresses Article XIXg (H) (3), in that the project facility is owned by one telecommunication service provider that are attached to facilities owned by a different telecommunication service provider. Adherence to this policy combined with the design to ensure that the project will not adversely impact the open space and rural mountainous character of the surrounding area.

The project site is surrounded by properties which have a General Plan Land Use Designation of Open Space Conservation Habitat (OS-CH) to the south; Rural Residential (RUR) to the east; and Open Space Rural (OS-RUR) to the north and Rural Mountainous (RM) to the west. The addition of a co-located wireless communication facility to an existing mono-pole conforms to the logical development of the existing open space land and is compatible with the surrounding property's present uses and would not conflict with the future logical development in the area.

2. The Zoning for the project site is R-R (Rural Residential). The proposed project, as designed and conditioned, complies with the applicable development standards of the R-R zone set forth in Ordinance No. 348 Section 5.2 Development Standards. Co-located wireless communication facilities may be located in any zone classification. The proposed co-located wireless communication facility, is a permitted use within the R-R zone, subject to the approval of a Plot Plan subject to the specific development standards and findings identified in Ordinance No. 348, Section 19.405. As proposed, the project meets all applicable development standards demonstrated below:
3. The project has been classified as a 'Co-locate Wireless Communication Facility' since the facility is owned by one telecommunication service provider and is attached to a facility owned by a different telecommunication service provider or tower owner or operator.

4. The project will be contained within the existing 243 square foot lease area of the 245.12 acre parcel. The lease area is in a location that has previously been disturbed, therefore no additional disturbance to the natural landscape is proposed.
5. The height of the existing facility is not increased by more than ten (10) feet. The proposed antennas will be located at 90 feet on the existing mono-pole, below the existing antennas. The existing mono-pole height will not increase as part of this project. Therefore, the project complies with this development standard.
6. All wireless communication facilities are required to have landscaping around the perimeter of the leased area and shall augment the natural landscaping in the area. The project's lease area will be surrounded by existing natural landscape, so additional landscaping was not required. The facility has been approved as a mono-pole to blend with the existing vegetation on the subject parcel. Therefore, the project would be consistent with the landscaping standards. Supporting equipment is located entirely within an equipment enclosure that is architecturally compatible with the surrounding area or is screened from view by site topography consisting of hills, ridges, and continuous variations to elevations.
7. Outside lighting is prohibited unless required by the FAA or building code. As described in Ordinance No. 655, Sec.1.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 for the Mt. Palomar Observatory. The project is not proposing any permeant lighting, thus in compliance with the lighting development standard.
8. The project is an unmanned wireless communication facility enclosed within a block wall and chain link fence with an access gate. The project will be conditioned to a limit of 45db inside the nearest dwelling and 60db at the property line. The project site is located approximately 300 feet from the nearest property line, and approximately 400 feet from the nearest existing single family dwelling unit. The nearest habitable structure, an existing campsite cabin, is approximately 350 feet from the project site. It is not anticipated that the project would exceed the noise limits for wireless communication facilities. Compliance with this condition will ensure that the project is consistent with this noise standard.
9. No above-ground power or communication lines will be extended to the site. All underground utilities will be installed in a manner to minimize disturbance of existing vegetation and wildlife during construction. The project will include fiber and other utility connection within a five foot wide underground service area that extends 525 feet from an existing power pole located along the eastern property line running north to HWY 79. No above-ground utility lines are proposed. Therefore the project complies with this development standard.
10. The project site has an existing unpaved access road that would be used by the project to access the parking space and lease area. Since the project parcel is not located within a residential development it is not subject to the paved access requirements. The project is providing one standard parking space would serve for service vehicle parking for any incidental maintenance. Therefore, the project will comply with the access and parking development standards.
11. The existing wireless commutation facility and equipment enclosure are finished with neutral earth tone colors or are non-opaque, intended to, blend with the surrounding environment and vegetation. The project is utilizing an existing mono-pole and equipment enclosure that will house the project's

equipment, limiting the construction activity on-site. Co-locating on an existing facility limits the need for establishing new support structures in the area. Therefore, the project will be consistent with the treatment development standard.

12. The project site is surrounded by properties which have a zoning classification of R-R (Rural Residential) to the south, east, north, and west. The properties adjacent to the subject site are generally vacant and undeveloped.
13. The proposed project has been designed for the protection of the public health, safety, and general welfare, because the project will be required to adhere to the conditions of approval and be required to obtain building permits. The design of the project has been reviewed by all applicable Riverside County Departments and agencies, including but not limited to: Building and Safety, Transportation, Fire Department, Environmental Health and Flood. The review of the project design by these departments ensures the project's compliance with applicable requirements and regulations adopted and applied to ensure that the project would not have an adverse effect on the public's health, safety, and general welfare. These departments have included conditions of approval that the project will be required to adhere to at different milestones of the project's implementation (i.e. –prior to grading, prior to issuance of building permits, prior to building permit final). In addition, the project will be required to adhere to all applicable ordinances and regulations and is also required to comply with the conditions of approval and advisory notification document. Therefore, the project's design, conditions of approval, and permitting will ensure that the project will protect the public's health, safety, and general welfare.
14. The project is located within a high fire hazard severity zone. The site is located in an area that is susceptible to liquefaction. However, the project will be engineered to comply with the applicable building and grading code requirements and therefore would not have an impact related to fire or liquefaction hazards.
15. This project is not within the City Sphere of Influence. As such, it is not required to conform to the County's Memorandum of Understanding (MOU) with any city.
16. At a height of 104' 9" feet, the mono-pole could support additional cell providers. The proposed project is at the 90 foot location allowing the potential Wireless Telecommunication Facility could still be co-located in addition to the current and proposed Wireless Telecommunication Facility. The plans do not prohibit another provider from collocating onto the lower portion of the wireless communication facility. With the ability to co-locate, there is a potential to limit the environmental impacts by reducing the number of stand-alone wireless communication facilities within the area. In the event that a future co-location would result in increasing the tower height, such co-locations would still have sufficient setback from habitable dwellings. However, any future applications for a co-location will have to be analyzed to determine compliance with the development ordinance.
17. The facility is designed and sited so that it is minimally visually intrusive. The project has been designed as a mono-pole which has a minimum structure envelope. The project site has been sited towards HWY 79, utilizing an existing unpaved access road to allow for vehicular access for maintenance purposes. The site will occupy a 243 square foot lease area of the approximate 245.12 acre subject parcel. Therefore the project complies with this development standard.
18. All use permits that propose the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of

any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. The proposed project is not selling off portions of the property as part of this application. The applicant, Verizon, has secured a lease with the existing property owner for the use of 243 square feet of the 245.12 acre parcel to co-locate on an existing mono-pole wireless facility. In the future if the property owner wanted to subdivide their property, compliance with Ordinance No. 460 would be required.

19. 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.
20. The project site is located within the WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Area. However, the site is not located within a conservation area and therefore will not result in a taking or impacts relating to the Criteria Cell.
21. The Planning Department concludes the project is exempt from CEQA based on Sections 15301 of the CEQA Guidelines. The project will therefore not have a significant impact on the environment, and no mitigation is required.

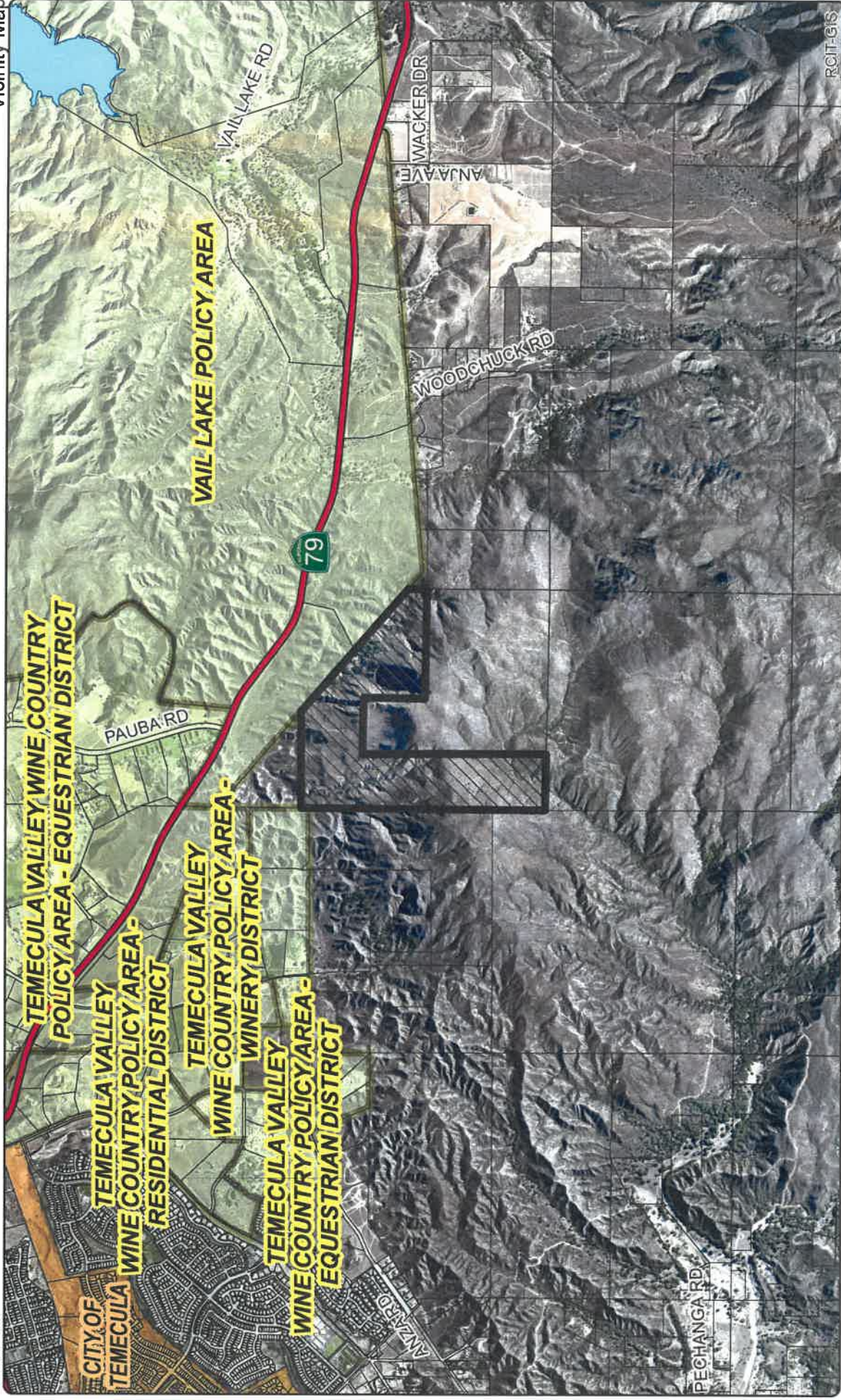
APPEAL INFORMATION

The Director's Hearing decision may be appealed to the Planning Commission. Within ten calendar days after the date of the mailing of the decision by the Planning Director, an appeal in writing may be made on the form provided by the Planning Department and which shall be accompanied by a filing fee as set forth in Ordinance 671.

RIVERSIDE COUNTY PLANNING DEPARTMENT
PPW190003
VICINITY/POLICY AREAS

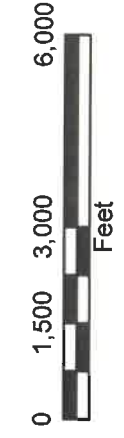
Supervisor: Washington
 District 3

Date Drawn: 03/12/2019
 Vicinity Map



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2005, the County of Riverside adopted a new General Plan. The new General Plan and its associated policies and programs are intended to guide the County's future development and growth. The County is currently in the process of updating its zoning laws to be consistent with the new General Plan. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 953-2500 (Western County) or in Palm Desert at (760) 865-8277 (Eastern County) or Website: <http://www.riverside.ca.gov>

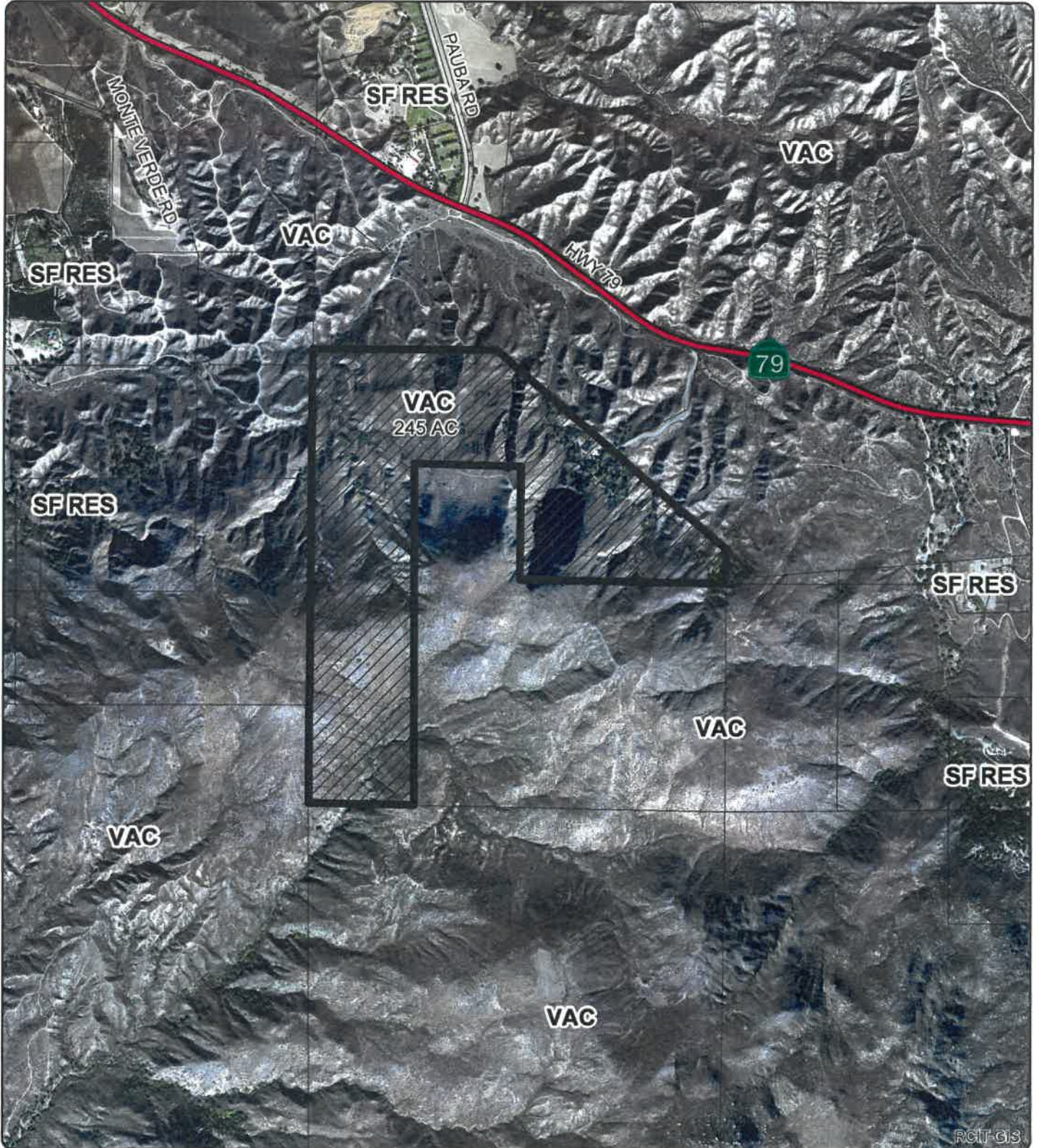
RIVERSIDE COUNTY PLANNING DEPARTMENT

PPW190003

LAND USE

Supervisor: Washington
District 3

Date Drawn: 03/12/2019
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>

RIVERSIDE COUNTY PLANNING DEPARTMENT

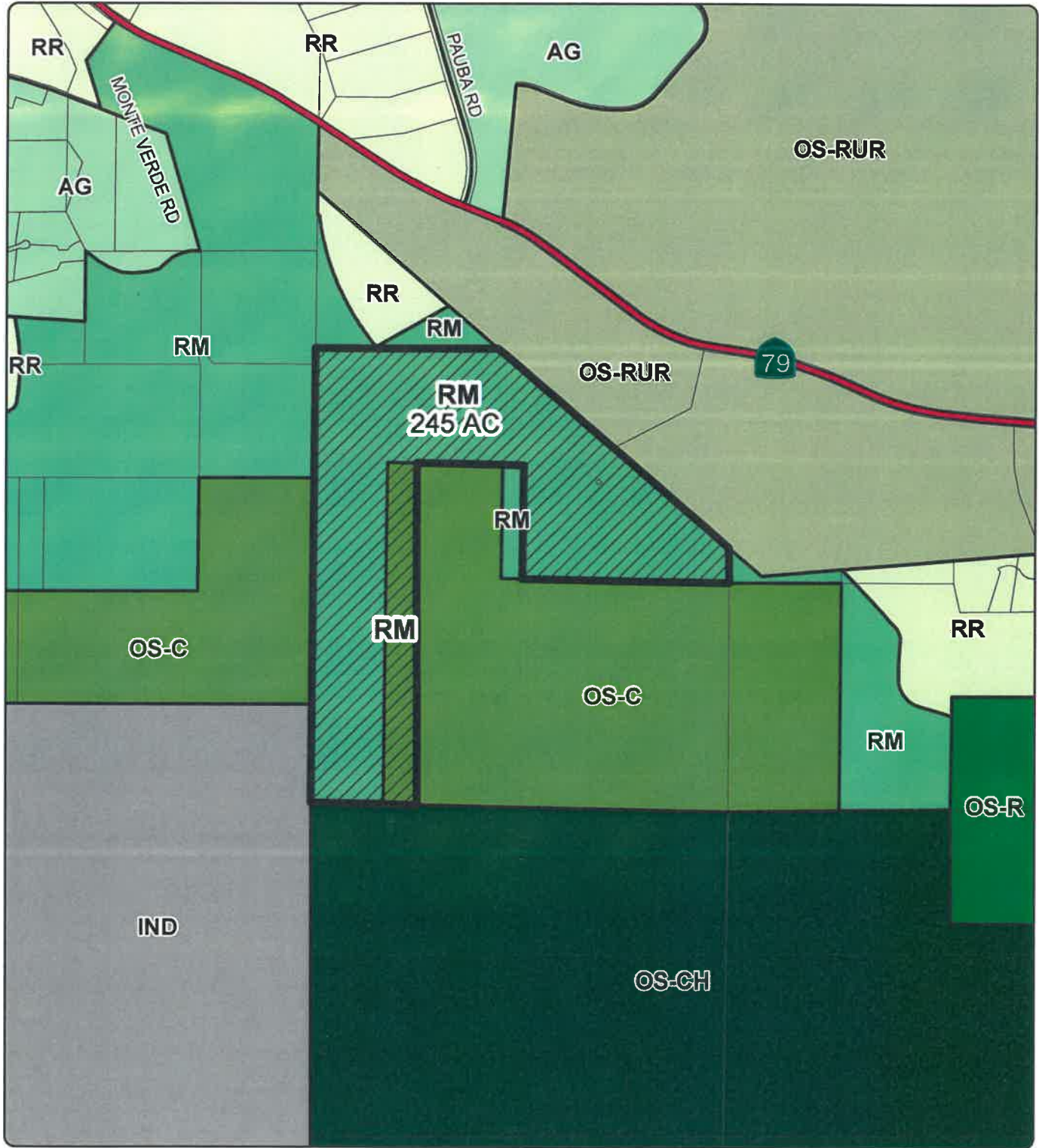
PPW190003

EXISTING GENERAL PLAN

Supervisor: Washington
District 3

Date Drawn: 03/12/2019

Exhibit 5



Zoning Area: Rancho California

Author: Vinnie Nguyen



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

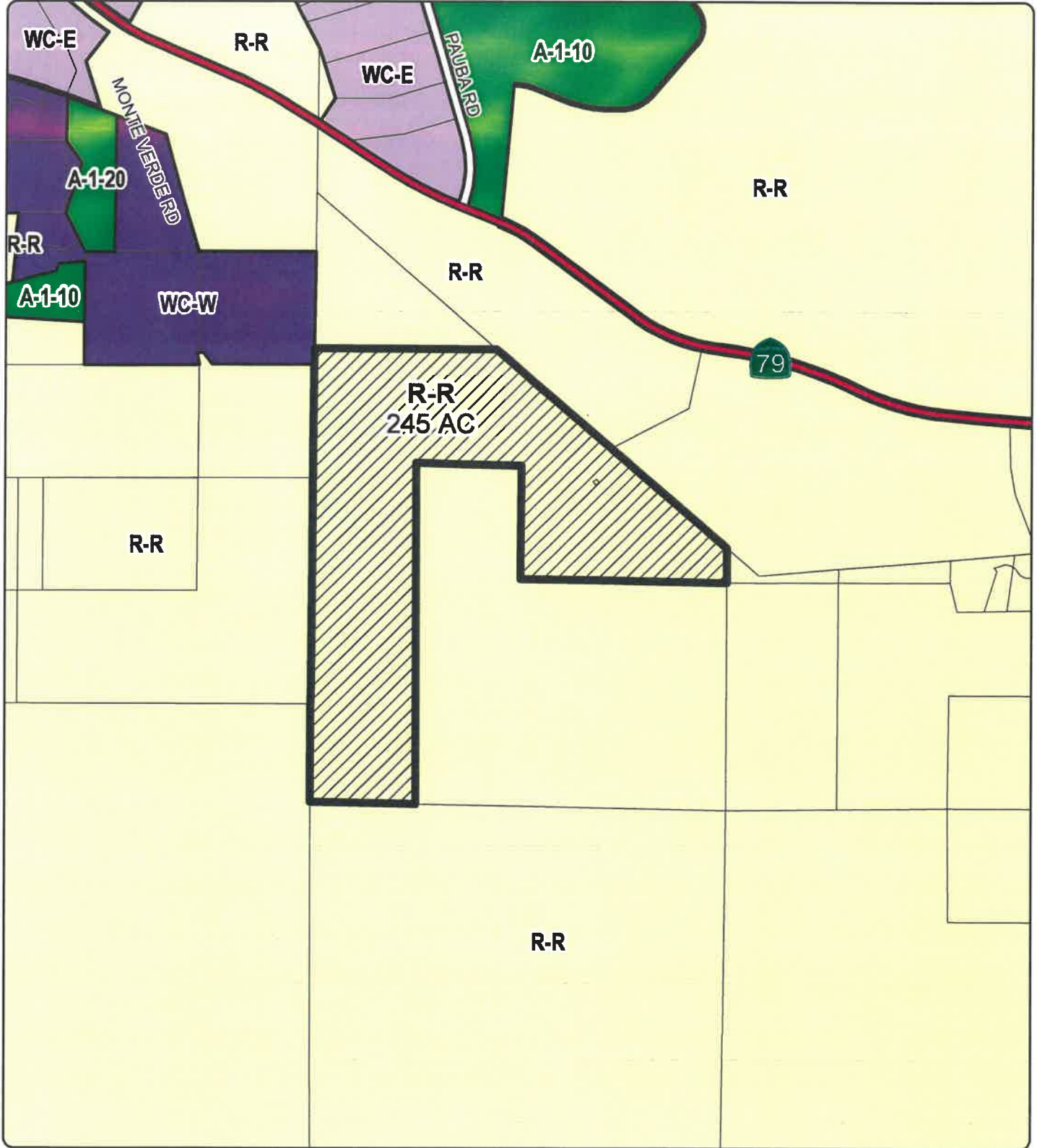
RIVERSIDE COUNTY PLANNING DEPARTMENT

PPW190003

EXISTING ZONING

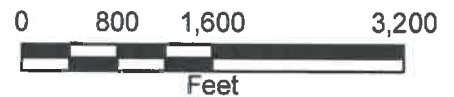
Supervisor: Washington
District 3

Date Drawn: 03/12/2019
Exhibit 2



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2009, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcplme.org>

REV.	DATE	DESCRIPTION	BY
1	10/02/2018	Issue 1	MA
2	10/02/2018	Issue 2	MA
3	10/02/2018	Issue 3	MA
4	10/02/2018	Issue 4	MA
5	10/02/2018	Issue 5	MA

C.R. CARNEY Architects, Inc.
 6883 Research Drive, Suite 100
 Irvine, California 92618

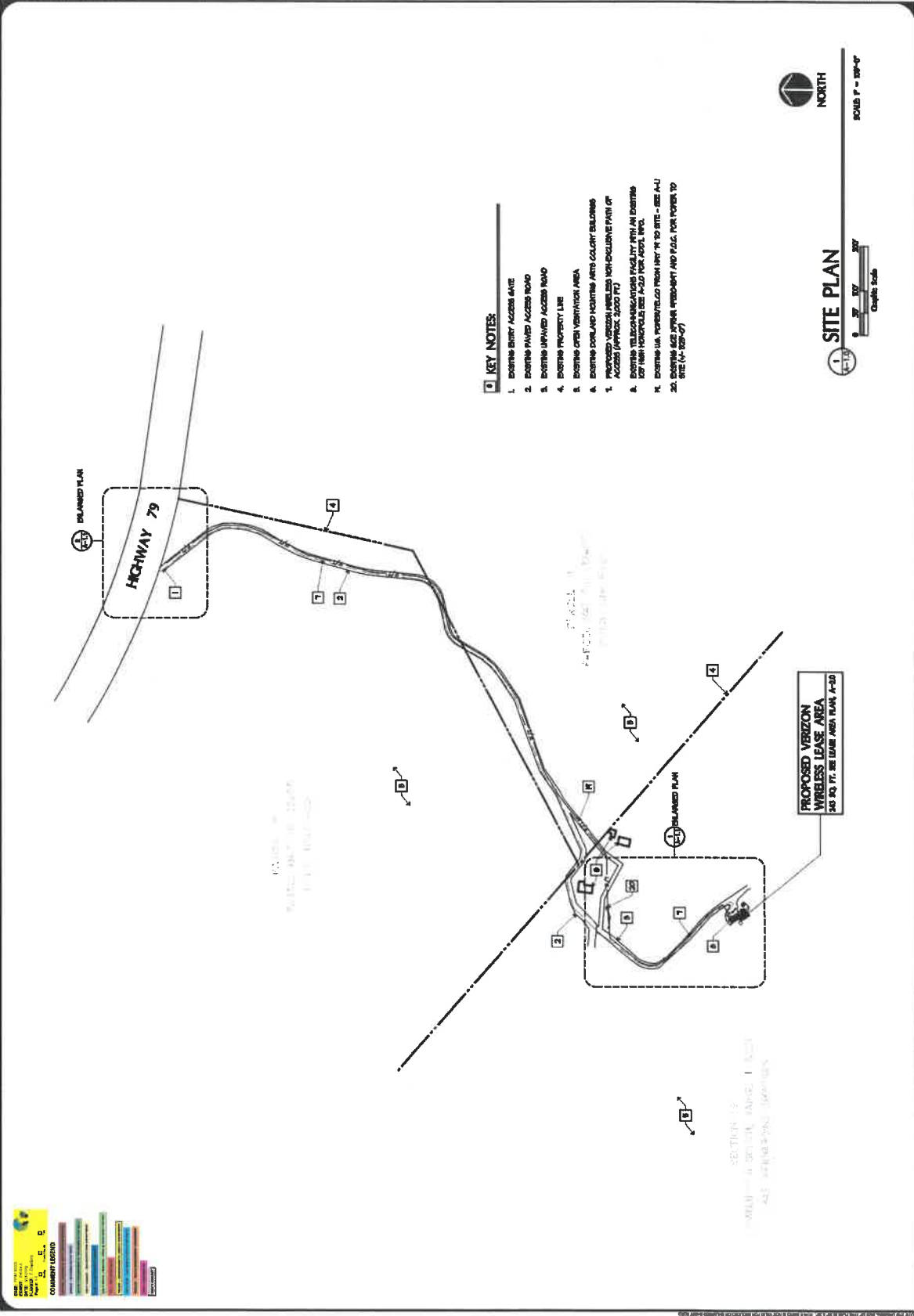
PROPOSED WIRELESS FACILITY SHALL BE CONSIDERED AS A USE OF THE PROPERTY. THE INFORMATION CONTAINED IN THIS REPORT IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE AN OFFER OF ANY FINANCIAL PRODUCT OR SERVICE. THE USER OF THIS REPORT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

Verizon
 1595 SAND CANYON AVENUE, D1
 IRVINE, CA 92618



Rusty Horse
 36701 HWY 79 S Temecula
 Temecula, CA 92692

SHEET TITLE:
SITE PLAN
A-10



KEY NOTES:

- EXISTING ENTRY ACCESS DRIVE
- EXISTING PAVED ACCESS ROAD
- EXISTING UNPAVED ACCESS ROAD
- EXISTING PROPERTY LINE
- EXISTING OPEN VEGETATION AREA
- EXISTING DRAIN AND HOUSING WITH GALVALY BUILDING
- PROPOSED VERIZON WIRELESS NON-EXCLUSIVE PART OF ACCESS (APPROX. 2000 FT)
- EXISTING TELECOMMUNICATIONS FACILITY WITH AN EXISTING 100' HIGH TOWER (SEE A-30 FOR AREA PLAN)
- EXISTING U.S. POWERLINES FROM HWY 79 TO SITE - SEE A-11
- EXISTING 660 AMPERE TRANSFORMER AND P.O.G. FOR POWER TO SITE (A-1002-C)

SITE PLAN



NOISE P = 10'-0"



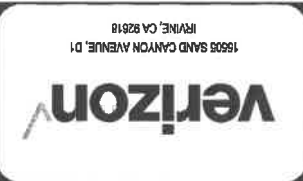
COMMITTEE LEGEND

1	2	3	4	5	6	7	8	9	10
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REV.	DATE	DESCRIPTION	BY
1	01/20/17	ISSUE FOR PERMITS	MA
2	02/01/17	POWER DESIGN	ALD
3	02/01/17	CONSTRUCTION	MA
4	02/01/17	ISSUE FOR PERMITS	MA

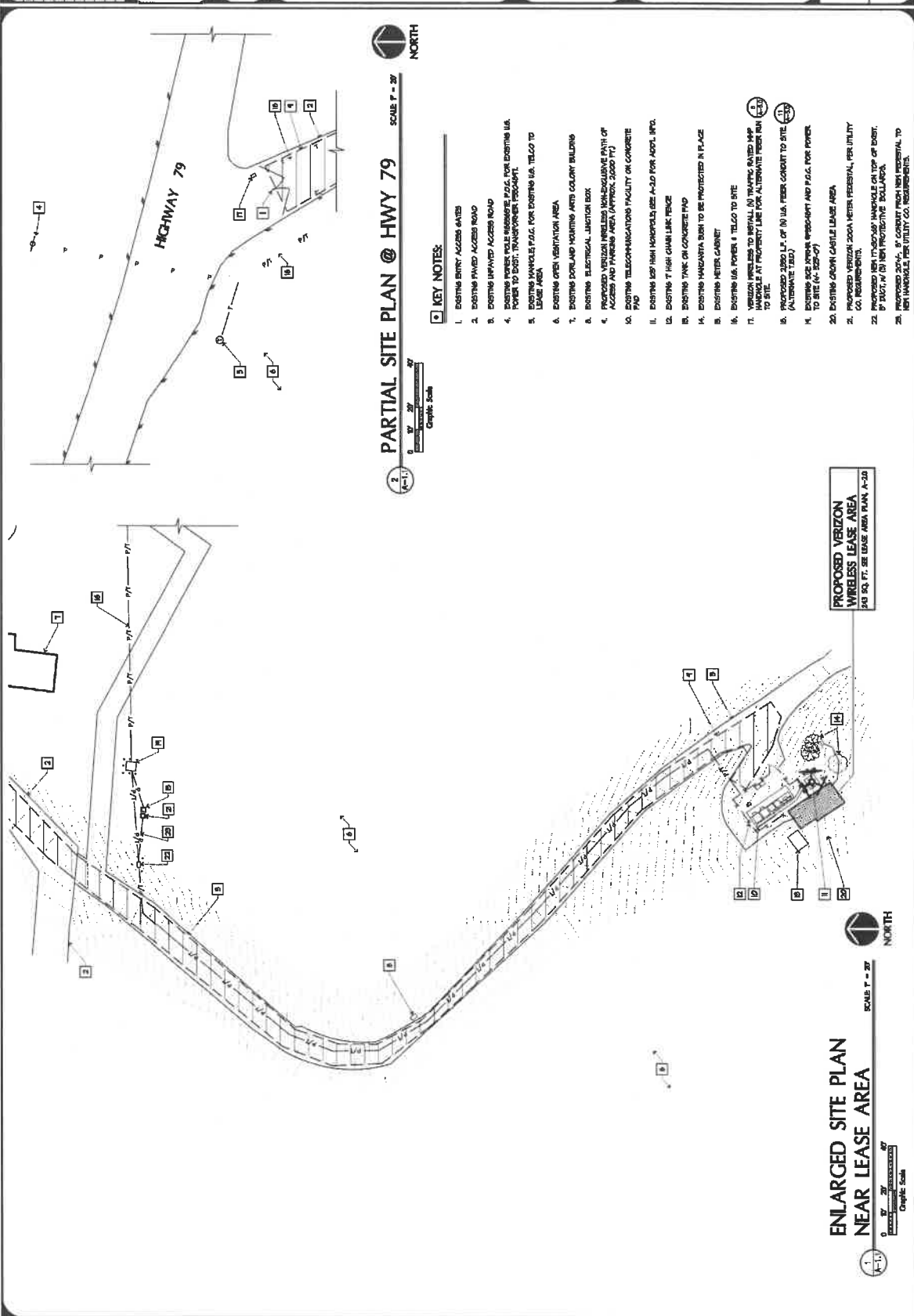
C.R. CARNEY Architects, Inc.
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 Irvine, California 92618
 TEL: 949.261.1000
 FAX: 949.261.1001

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Rusty Horse
 36701 HWY 79 S Temecula
 Temecula, CA 92592

SHEET TITLE:
ENLARGED PARTIAL PLANS
A-1.1



KEY NOTES

1. EXISTING ENTRY ACCESS AVES
2. EXISTING PAVED ACCESS ROAD
3. EXISTING IMPAVED ACCESS ROAD
4. EXISTING POWER POLE SUPPORTS, P.O.S., FOR EXISTING U.S. POWER TO EXIST. TRANSFORMER PRESENT.
5. EXISTING MANHOLE P.O.S. FOR EXISTING U.S. TELCO TO LEASE AREA
6. EXISTING OPEN VENTILATION AREA
7. EXISTING OPENLAND HOUSING WITH COLONY BUILDING
8. EXISTING ELECTRICAL JUNCTION BOX
9. PROPOSED VERIZON WIRELESS NON-EXCLUSIVE PATH OF ACCESS AND FUTURE AREA (APPROX. 2000 FT.)
10. EXISTING TELECOMMUNICATIONS FACILITY ON CONCRETE PAD
11. EXISTING 25' HIGH MANHOLE, SEE A-3.0 FOR ADPT. INFO.
12. EXISTING 7' HIGH CHAIN LINK FENCE
13. EXISTING TANK ON CONCRETE PAD
14. EXISTING HAZARDOUS TANK TO BE PROTECTED IN PLACE
15. EXISTING METER CABINET
16. EXISTING U.S. POWER & TELCO TO SITE
17. VERIZON WIRELESS TO INSTALL AN OVERHEAD WIRELESS MANHOLE AT PRESENT LINE FOR ALTERNATE FUTURE RUN TO SITE.
18. PROPOSED 2000 FT. OF 10" U.S. FIBER CONDUIT TO SITE (ALTERNATE TANK)
19. EXISTING 6" DIA. WIRELESS EQUIPMENT AND P.O.S. FOR POWER TO SITE (A-1.2P-07)
20. EXISTING CROWN CASTLE LEASE AREA
21. PROPOSED APPROX. 200A METER PERSHALL, PER UTILITY CO. REQUIREMENTS.
22. PROPOSED 18" UTILITY MANHOLE ON TOP OF EXIST. 12" DIA. W/ 18" HORN PROTECTIVE BOLLARDS.
23. PROPOSED 200A-1. FT. CONDUIT FROM NEW MANHOLE TO EXIST MANHOLE PER UTILITY CO. REQUIREMENTS.

PROPOSED VERIZON WIRELESS LEASE AREA
 200 SQ. FT. SEE LEASE AREA PLAN A-3.0

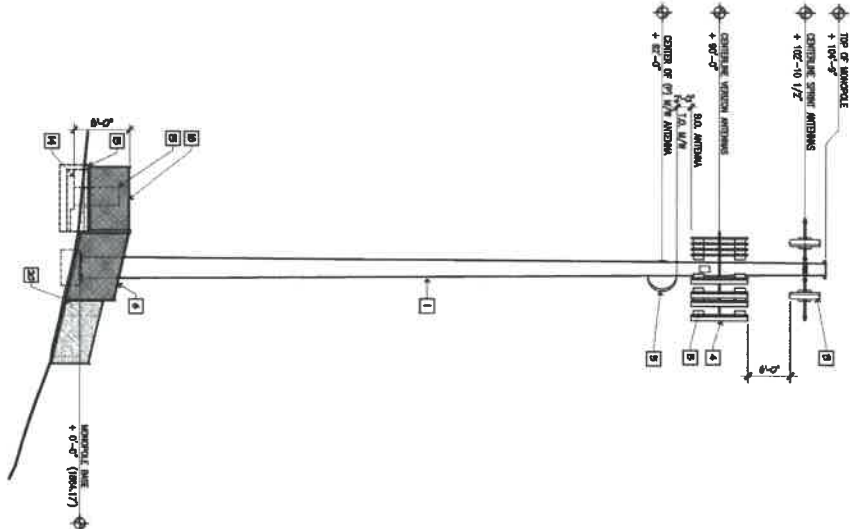
ENLARGED SITE PLAN NEAR LEASE AREA

SCALE: 1" = 20'
 GRAPHIC SCALE
 NORTH

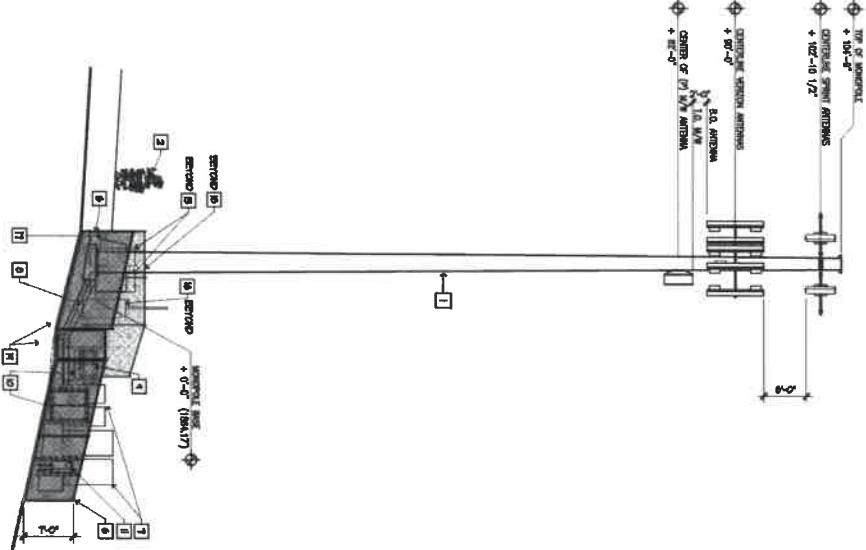
FOR THE ORIGINAL USE OF THE PLAN BY A PROFESSIONAL ENGINEER OR ARCHITECT.

REVISION	DATE	BY	DESCRIPTION
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1 SOUTH-EAST ELEVATION



2 NORTH-EAST ELEVATION



EXTERIOR ELEVATIONS



SCALE 3/8" = 1'-0"

KEY NOTES

1. EXISTING 6'-0" HIGH MONOPILE
2. EXISTING MONOPILE SHALL BE SET PERMITTED IN PLACE
3. EXISTING OTHER CAMERA ANTENNAS U.S.A.
4. PROPOSED VISION ANTENNAS PERMITTED PER LOCAL PERMITS PER PLAN
5. PROPOSED VISION ANTENNAS PERMITTED PER LOCAL PERMITS PER PLAN
6. EXISTING 7' HIGH CHAIN LINK FENCE WITH ACCESS GATE
7. EXISTING OTHER CAMERA BATH-TUB CAMERA ON CONCRETE FOUNDATION
8. EXISTING ON-DRIVE CABLE TRAY TO EXISTING BRIDGE AT MONOPILE
9. EXISTING FIBER CABLEWAY FOR VISION ANTENNAS
10. EXISTING OTHER CAMERA BATH-TUB CAMERA ON HILLOCK
11. EXISTING OTHER CAMERA BATH-TUB CAMERA ON HILLOCK PER VISION ANTENNAS WORK
12. PROPOSED VISION MONOPILE PER PLAN
13. PROPOSED 8'-0" HIGH 4" GALVANNEUM WALL OF MONOPILE PER PLAN
14. LINE OF CONCRETE BATH-TUB CAMERA PLUMB SERVICE
15. PROPOSED VISION ANTENNAS BATH-TUB CAMERA PER PLAN
16. EXISTING VISION ANTENNAS BATH-TUB CAMERA PER PLAN
17. PROPOSED VISION ANTENNAS CABLE TRAY
18. PROPOSED 7' HIGH CHAIN LINK FENCE WITH ACCESS GATE PER PLAN

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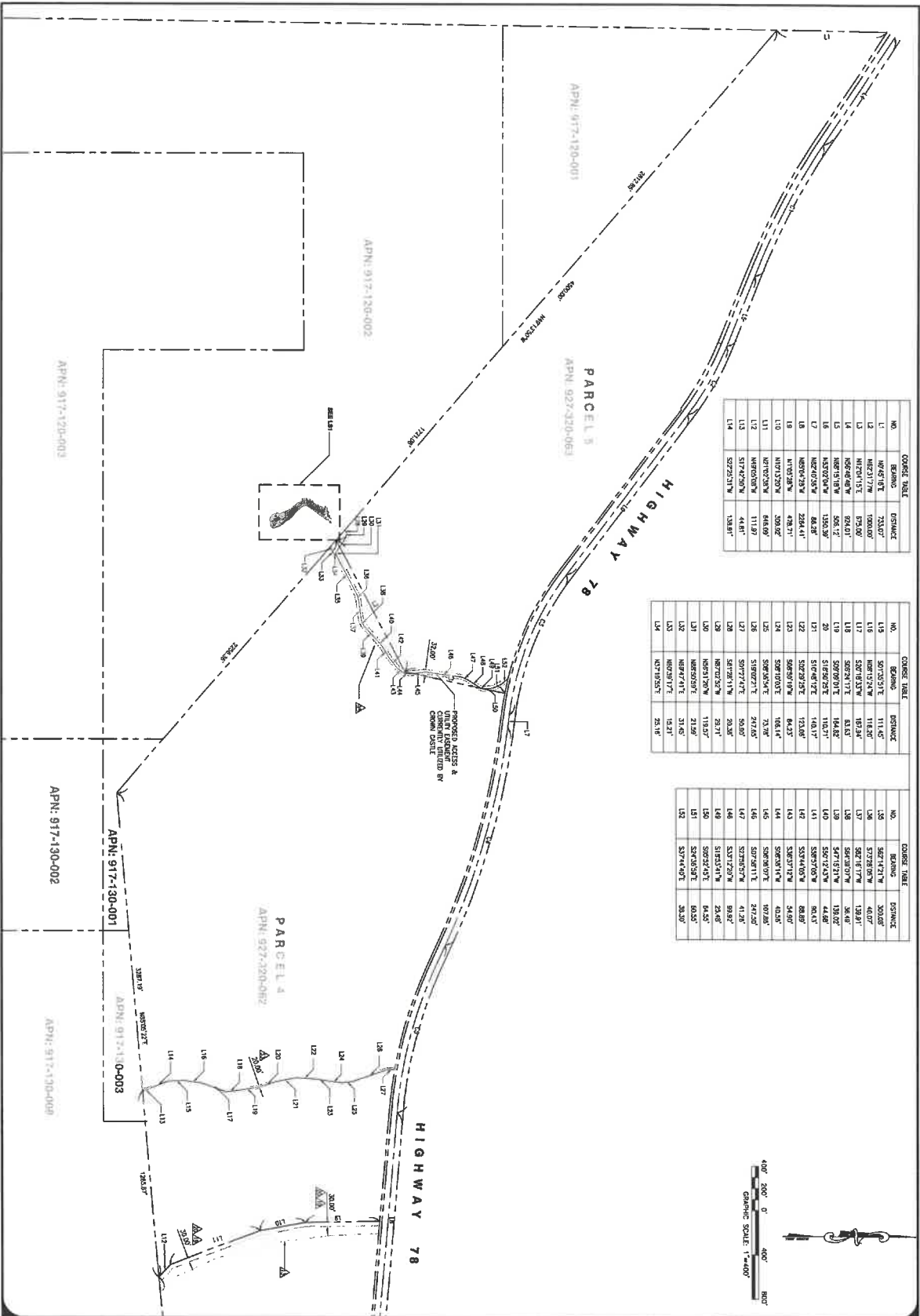
verizon
 15505 SAND CANYON AVENUE, D1
 IRVINE, CA 92618

TEMECULA VALLEY COMMUNITY COLLEGE
 1000 UNIVERSITY AVENUE
 TEMECULA, CA 92592
 TEL: 951.261.2000
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Rusty Horse
 36701 HWY 79 S Temecula Parkway,
 Temecula, CA 92592

SHEET TITLE:
EXTERIOR ELEVATIONS

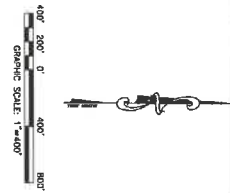
A-3.0



NO.	BEARING	DISTANCE
L1	S23°51'N	73.00'
L2	S62°17'W	72.00'
L3	N07°01'E	57.00'
L4	N65°46'W	82.43'
L5	N48°15'W	56.17'
L6	N45°07'W	136.39'
L7	N62°07'W	88.28'
L8	N65°47'W	224.41'
L9	N10°33'W	208.92'
L10	N07°02'W	84.69'
L11	N49°05'W	111.97'
L12	S17°25'W	44.81'
L13	S27°21'W	134.81'
L14		

NO.	BEARING	DISTANCE
L15	S07°51'N	11.42'
L16	S07°51'N	11.42'
L17	S07°03'W	103.26'
L18	S09°09'W	84.83'
L19	S09°09'W	164.83'
L20	S10°46'W	140.71'
L21	S02°29'W	173.08'
L22	S02°29'W	173.08'
L23	S09°19'W	84.43'
L24	S09°10'W	108.14'
L25	S08°36'W	78.78'
L26	S19°27'N	247.05'
L27	S07°14'N	58.03'
L28	S47°26'W	28.25'
L29	N07°02'W	29.71'
L30	N05°12'W	171.52'
L31	N09°17'N	31.82'
L32	N09°17'N	18.21'
L33	N07°02'W	25.14'
L34	N07°02'W	25.14'

NO.	BEARING	DISTANCE
L35	S42°17'W	202.05'
L36	S42°17'W	138.81'
L37	S47°15'W	36.49'
L38	S47°15'W	138.02'
L39	S47°15'W	44.49'
L40	S50°32'W	86.43'
L41	S50°32'W	88.89'
L42	S53°44'W	54.97'
L43	S06°37'W	40.58'
L44	S06°37'W	107.26'
L45	S07°31'N	247.26'
L46	S27°25'W	41.25'
L47	S27°25'W	89.82'
L48	S18°13'W	22.45'
L49	S20°32'W	64.52'
L50	S20°32'W	64.52'
L51	S27°44'W	26.30'
L52	S27°44'W	26.30'



ISSUE STATUS REVISION: 1 DATE: 11/11/2024 DRAWN BY: J.A. CHECKED BY: J.A.	PROFESSIONAL INFORMATION I, JAMES A. SMITH, a duly Licensed Professional Surveyor in the State of California, do hereby certify that I am the author of this survey and that the same is a true and correct copy of the original as shown to me by the person(s) who prepared the same. My Commission No. 10000 My Expiration Date 12/31/2025		verizon 15505 SAND CANYON AVENUE, D1 IRVINE, CA 92618	RUSTY HORSE 36701 HWY 79 S. TEMACULA PKWY, TEMACULA CA 92592	SHEET TITLE: TOPOGRAPHIC SURVEY LS-2

LEGEND

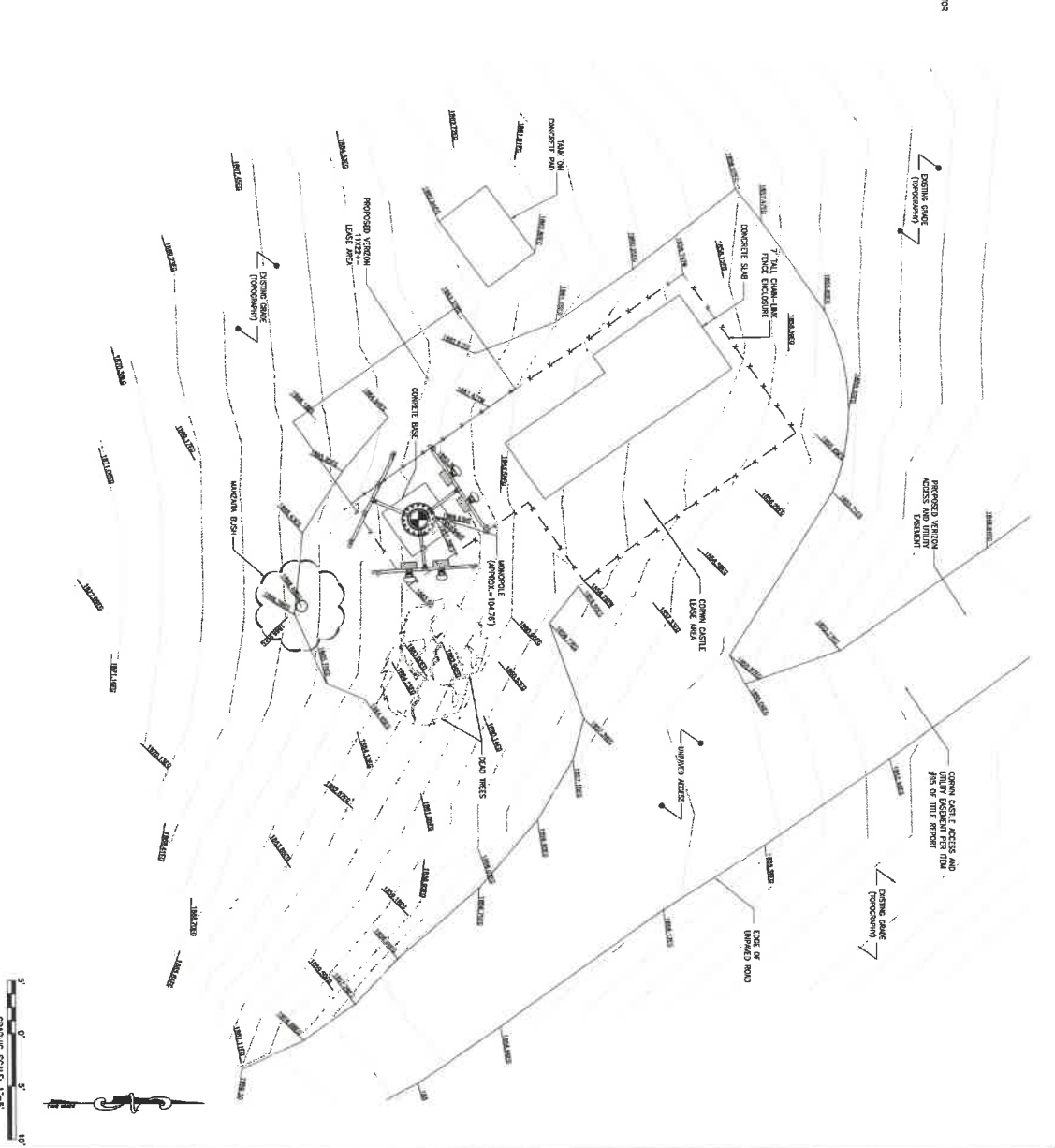
CENTER LINE
 PROPERTY LINE
 CHAIN-LINK FENCE
 WOOD FENCE
 EGRESS LINE
 GAS LINE
 WATER LINE
 TELEPHONE CABLE
 WOOD WALL
 CHU WALL
 EDGE OF PAINT
 CONCRETE FOUNDATION
 EG EXISTING GROUND
 F9 EXISTING FOUNDATION
 F1 FLOOR LINE
 F5 FINISH SURFACE
 HT HEIGHT
 BR BRASS/BRONZE CONTROL BOX
/>
 NC NATURAL GRADE
 RR ROOF GRADE
 RL PROPERTY LINE
 PF POWER POLE
 PB PULL BOX
 SSS SANITARY SWAGE CLEANOUT
 SS SINK SETBACK/STEP DOWN
 SBN SINK DOWN MAIN HOLD
 TC TOP OF CURB
 TW TOP OF WAREHOUSE
 TW UTILITY TOWER
 UM UTILITY METERS
 WM WATER METER
 WW WATER VALVE
 EL EXISTING LIGHT

Circle with dot: EXISTING ELECTRICAL AIR
 Circle with cross: EXISTING POLE STANDOFF
 Circle with dot: HOV BRAIN
 Circle with dot: EXISTING TIE WANCHIE
 Square with dot: EXISTING WATER METER
 Square with dot: EXISTING BACKFLOW PREVENTOR
 Triangle with dot: EXISTING SIGN
 Triangle with dot: EXISTING TRAFFIC SIGNAL
 Circle with dot: EXISTING MICROWAVE DISH
 Circle with dot: EXISTING STREET MANHOLE
 Circle with dot: POWER POLE
 Circle with dot: CUT WIRE HOOK
 Circle with dot: CATCH BASIN
 Circle with dot: TREE (HOLLOW)
 Circle with dot: PALM TREE
 Circle with dot: TREE
 Circle with dot: PINE TREE
 Circle with dot: NATURAL GRADE
 Circle with dot: BUSH
 Circle with dot: PALM TREE
 Circle with dot: EXISTING CONCRETE
 Circle with dot: EXISTING GRASS/TURF

Circle with dot: MONUMENT TA
 Circle with dot: LANDMARK: 3372/3147N
 Circle with dot: LANDMARK: 1770/1215W
 Circle with dot: EXISTING LIGHT

TOP OF EXISTING PAINT
 ELEV.=1084.03' MARK
 TOP OF EXISTING ANTENNA
 ELEV.=1083.61' MARK
 BOT OF ANTENNA
 ELEV.=1083.41' MARK
 TOP OF EXISTING SLOTT
 ELEV.=1082.41' MARK
 BOT OF SLOTT
 ELEV.=1081.51' MARK
 MONUMENTAL
 (JANUARY-10/1/15)
 CONCRETE BASE
 MONUMENTAL BASE
 ELEV.=1084.17' MARK

MONOPOLE PROFILE



ISSUE STATUS

NO.	DATE	DESCRIPTION	BY
1	02/27/17	FINAL SHEET	AK

LS-3
 SHEET TITLE:
 TOPOGRAPHIC SURVEY
RUSTY HORSE
 36701 HWY 79 S. TEMACULA PKWY, TEMACULA CA 92592

verizon
 15505 SAND CANYON AVENUE, D1
 IRVINE, CA 92618
AAE
 PROFESSIONAL ARCHITECT
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 IRVINE, CA 92618
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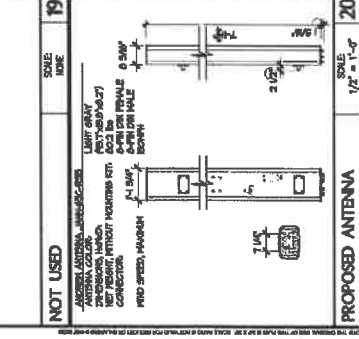
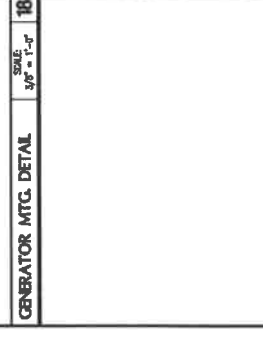
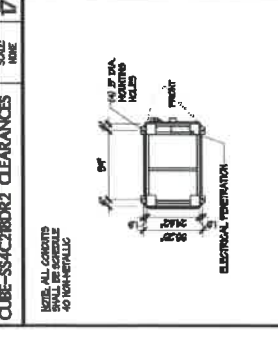
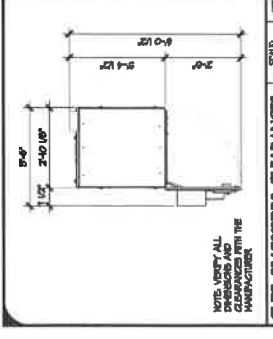
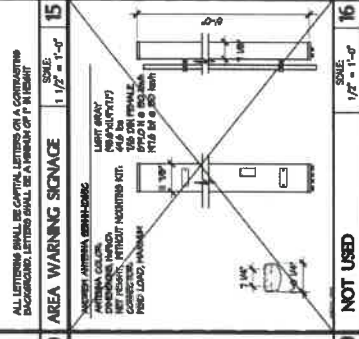
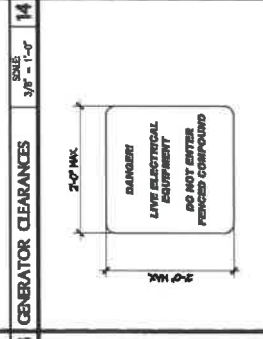
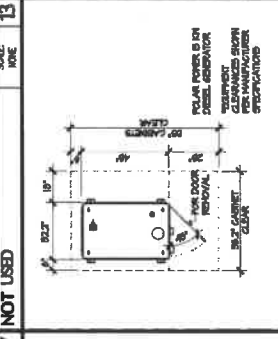
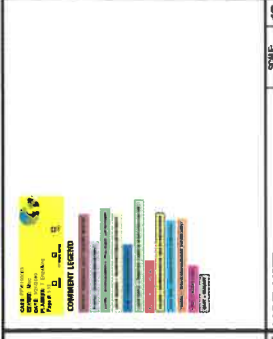
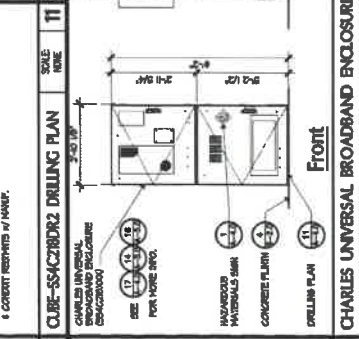
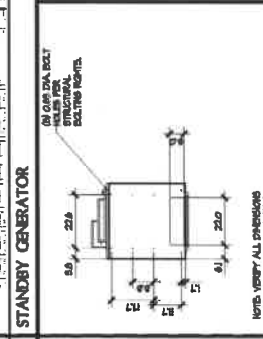
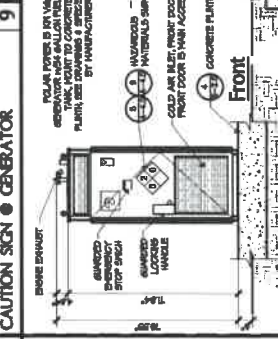
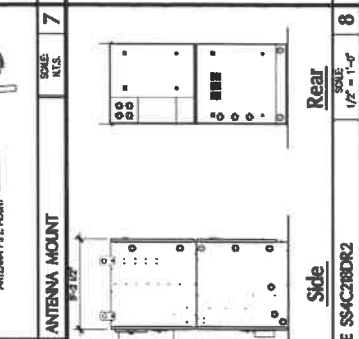
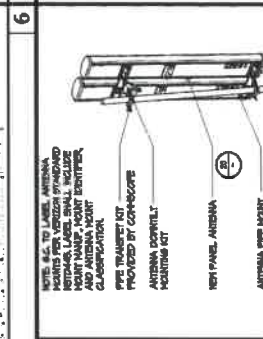
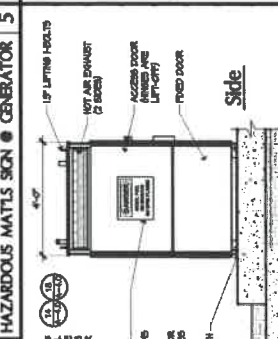
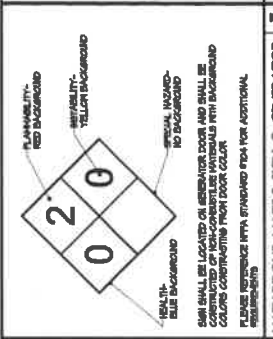
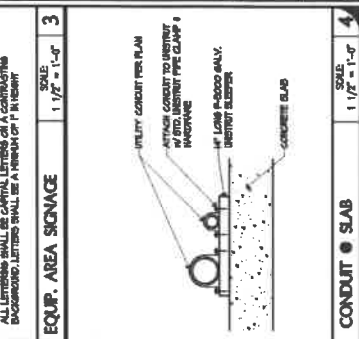
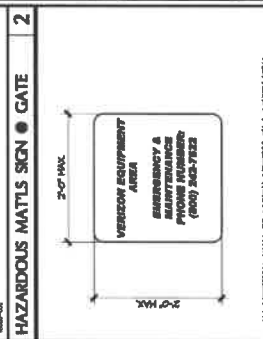
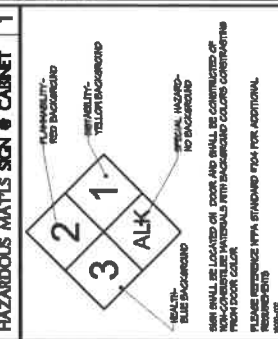
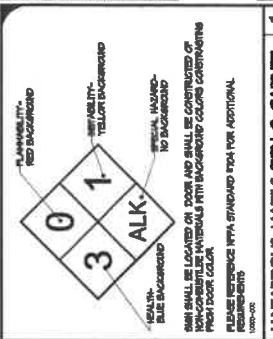
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SHEET TITLE
DETAILS
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ISSUE STATUS	DATE	DESCRIPTION	BY
1	01/20/18	ISSUED FOR PERMITS	ML
2	02/07/18	REVISIONS TO PERMITS	ML
3	02/07/18	REVISIONS TO PERMITS	ML
4	02/07/18	REVISIONS TO PERMITS	ML
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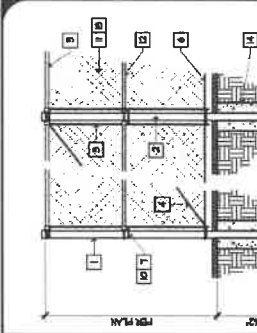
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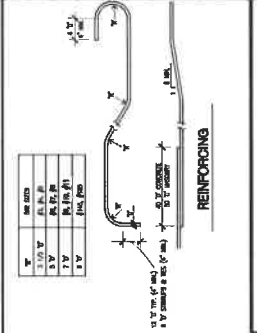
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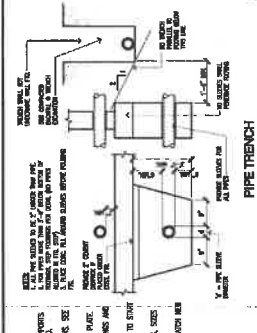
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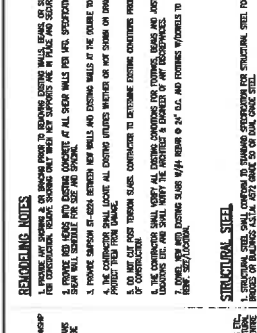
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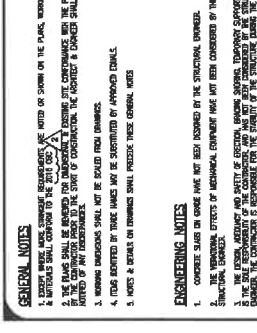
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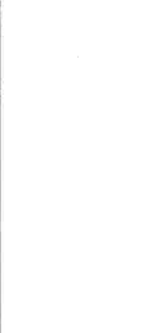
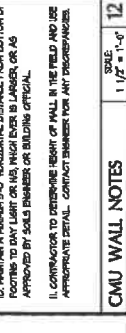
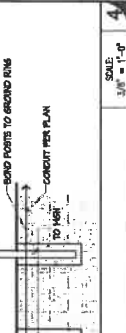
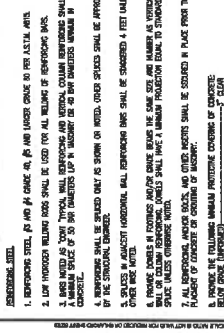
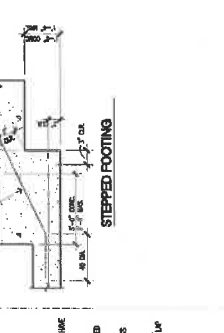
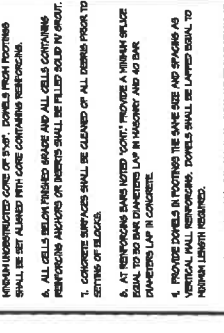
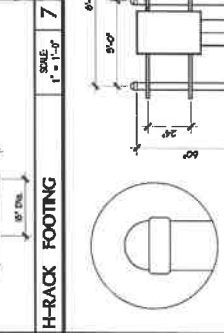
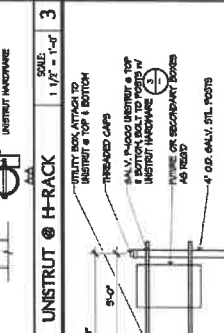
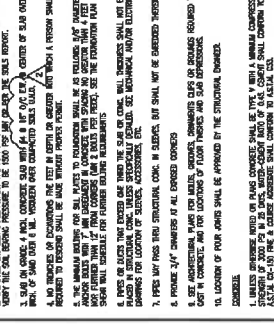
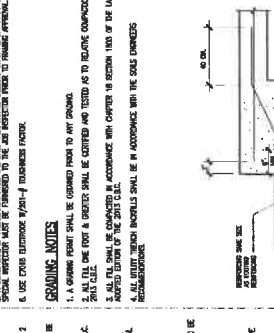
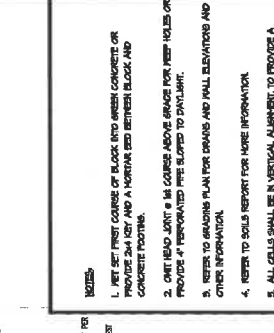
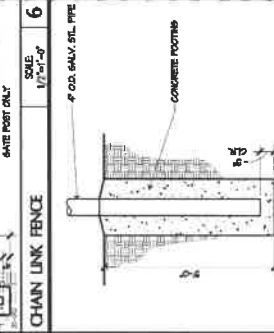
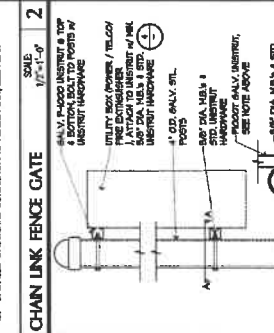
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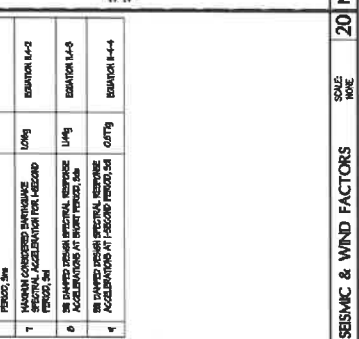
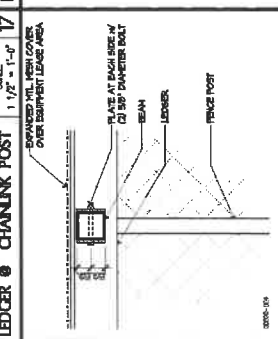
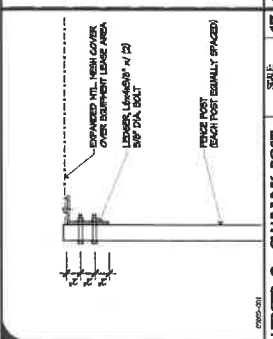
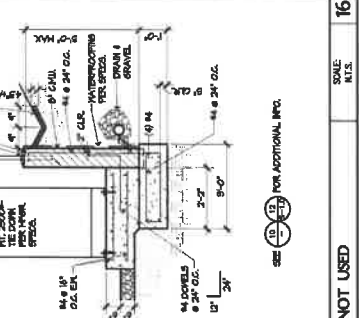
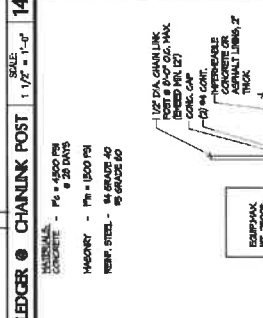
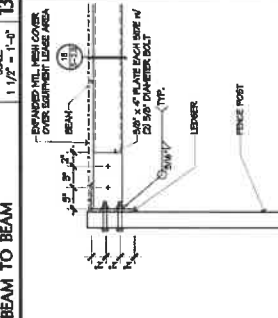
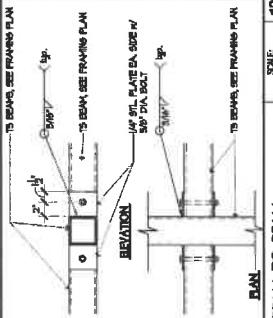
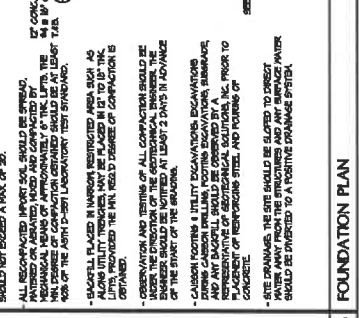
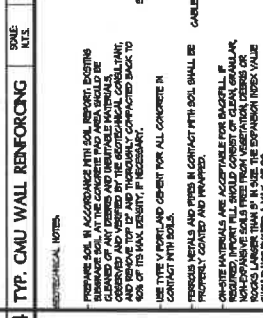
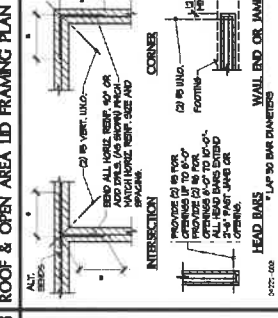
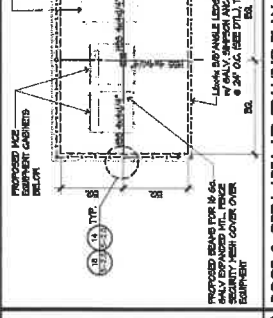
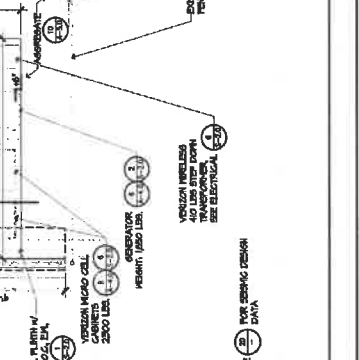
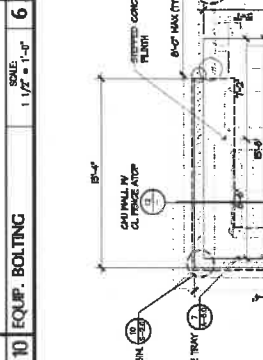
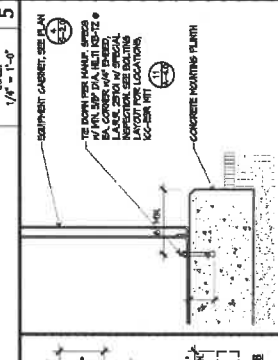
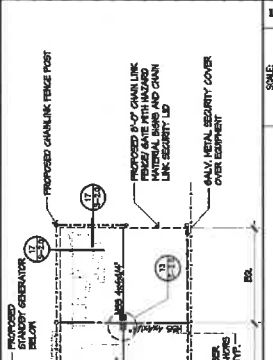
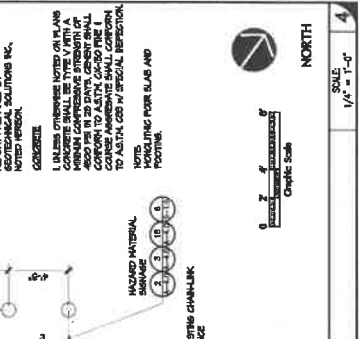
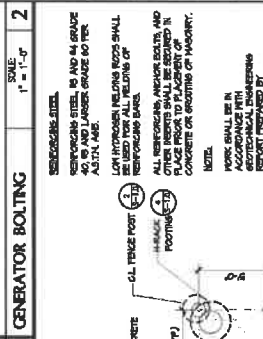
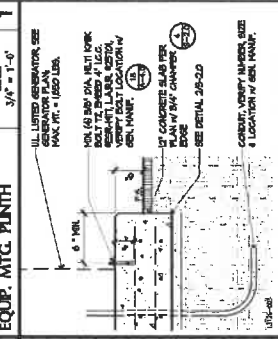
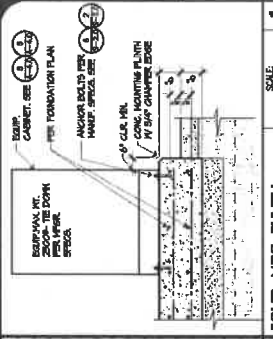
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SEISMIC FACTORS

THE FOLLOWING ARE THE SEISMIC PARAMETERS FOR ENFORCEANCE DESIGN DATA IN ACCORDANCE WITH CALIF. BUILDING CODE (CBC)

NO.	PARAMETER	VALUES	REFERENCE
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SEISMIC & WIND FACTORS

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10	DESIGNED WIND RESPONSE	150 MPH	SECTION 16-2

SEISMIC & WIND FACTORS

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5	DESIGNED WIND RESPONSE	150 MPH	SECTION 16-2
6	DESIGNED WIND RESPONSE	150 MPH	SECTION 16-2
7	DESIGNED WIND RESPONSE	150 MPH	SECTION 16-2
8	DESIGNED WIND RESPONSE	150 MPH	SECTION 16-2
9	DESIGNED WIND RESPONSE	150 MPH	SECTION 16-2
10	DESIGNED WIND RESPONSE	150 MPH	SECTION 16-2

SEISMIC & WIND FACTORS

NO.	PARAMETER	VALUES	REFERENCE
1	DESIGNED WIND SPEED RESPONSE	150 MPH	SECTION 16-2
2	DESIGNED WIND RESPONSE	150 MPH	SECTION 16-2
3	DESIGNED WIND RESPONSE	150 MPH	SECTION 16-2
4	DESIGNED WIND RESPONSE	150 MPH	SECTION 16-2
5	DESIGNED WIND RESPONSE	150 MPH	SECTION 16-2
6	DESIGNED WIND RESPONSE	150 MPH	SECTION 16-2
7	DESIGNED WIND RESPONSE	150 MPH	SECTION 16-2
8	DESIGNED WIND RESPONSE	150 MPH	SECTION 16-2
9	DESIGNED WIND RESPONSE	150 MPH	SECTION 16-2
10	DESIGNED WIND RESPONSE	150 MPH	SECTION 16-2

REV#	DATE	DESCRIPTION	BY
2	8/14/2017	REVISED	MA
1	1/20/2016	Issue Change	JLA
0	1/20/2016	Issue 1.0	EA

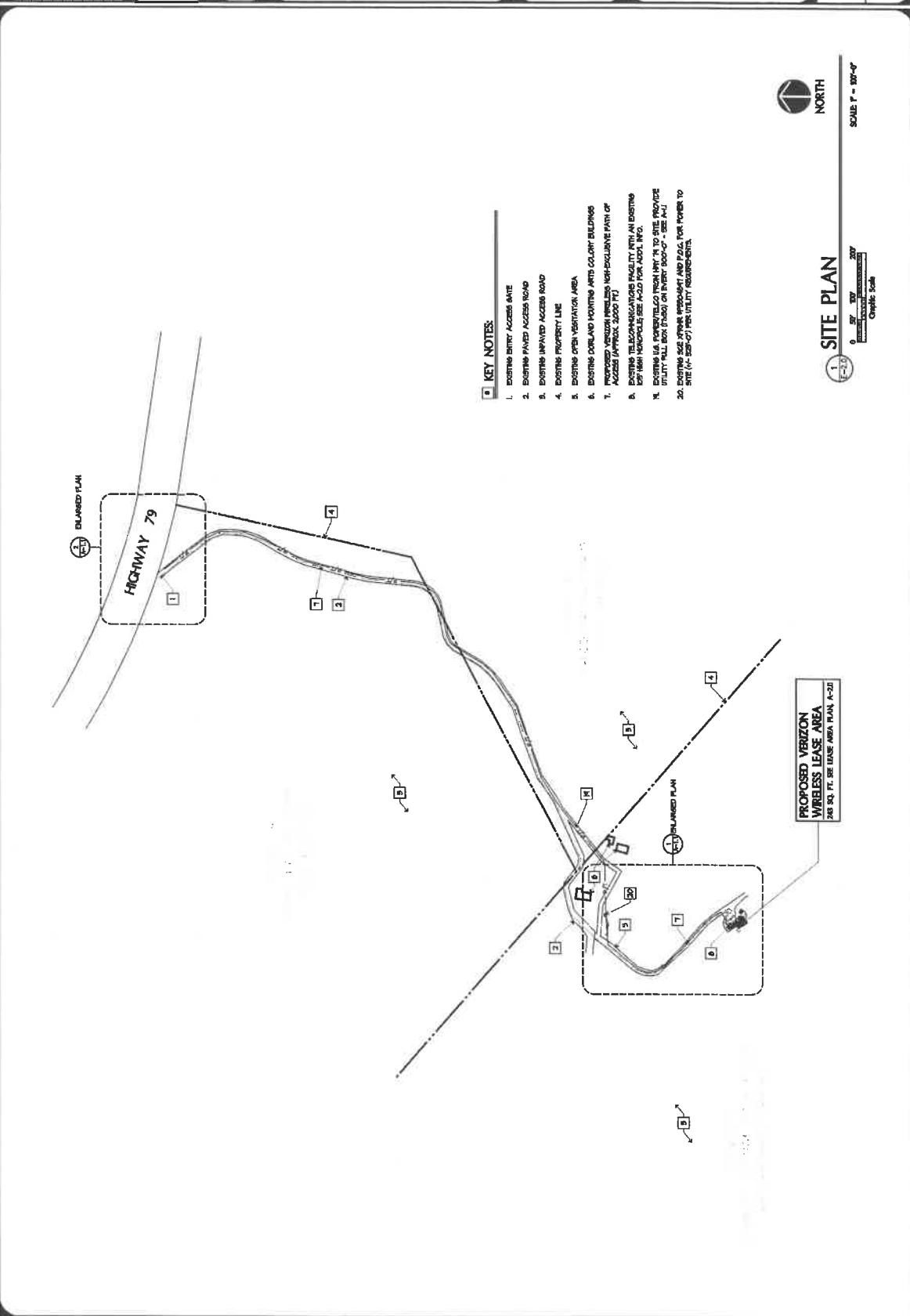
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Rusty Horse
 36701 HWY 79 S Temecula
 Temecula, CA 92592

SHEET TITLE:
SITE PLAN
 E-2.0



KEY NOTES:

1. EXISTING ENTRY ACCESS GATE
2. EXISTING PAVED ACCESS ROAD
3. EXISTING UNPAVED ACCESS ROAD
4. EXISTING PROPERTY LINE
5. EXISTING OPEN VISITATION AREA
6. EXISTING DOG/LAND MOUNTAIN ANTS COLONY BUILDINGS
7. PROPOSED VERIZON WIRELESS HIGH-CAPACITY PORT OF ACCESS (APPROX. 3000 FT)
8. EXISTING TELECOMMUNICATIONS FACILITY WITH AN EXISTING 120' X 60' MONUMENT SEE A-20 FOR ADD. INFO.
9. EXISTING UTILITY EXPANSION FROM HWY 79 TO SITE PRODUCE UTILITY WILL BEYOND ON EVERY 500'-0" - SEE A-11
10. EXISTING SET BACKS, IMPROVEMENT AND PADS FOR WORKER TO SITE (A-1, A-2, A-3, A-4)

SITE PLAN
 0' 30' 60' 90' 120'
 Graphic Scale



SCALE: 1" = 300'-0"

PROPOSED VERIZON WIRELESS LEASE AREA
 248 SQ. FT. SEE LEASE AREA PLAN A-20

REV#	DATE	DESCRIPTION	BY
1	10/20/18	Power Change	MA
2	10/20/18	WFLA, WFTS	JLD
			EC

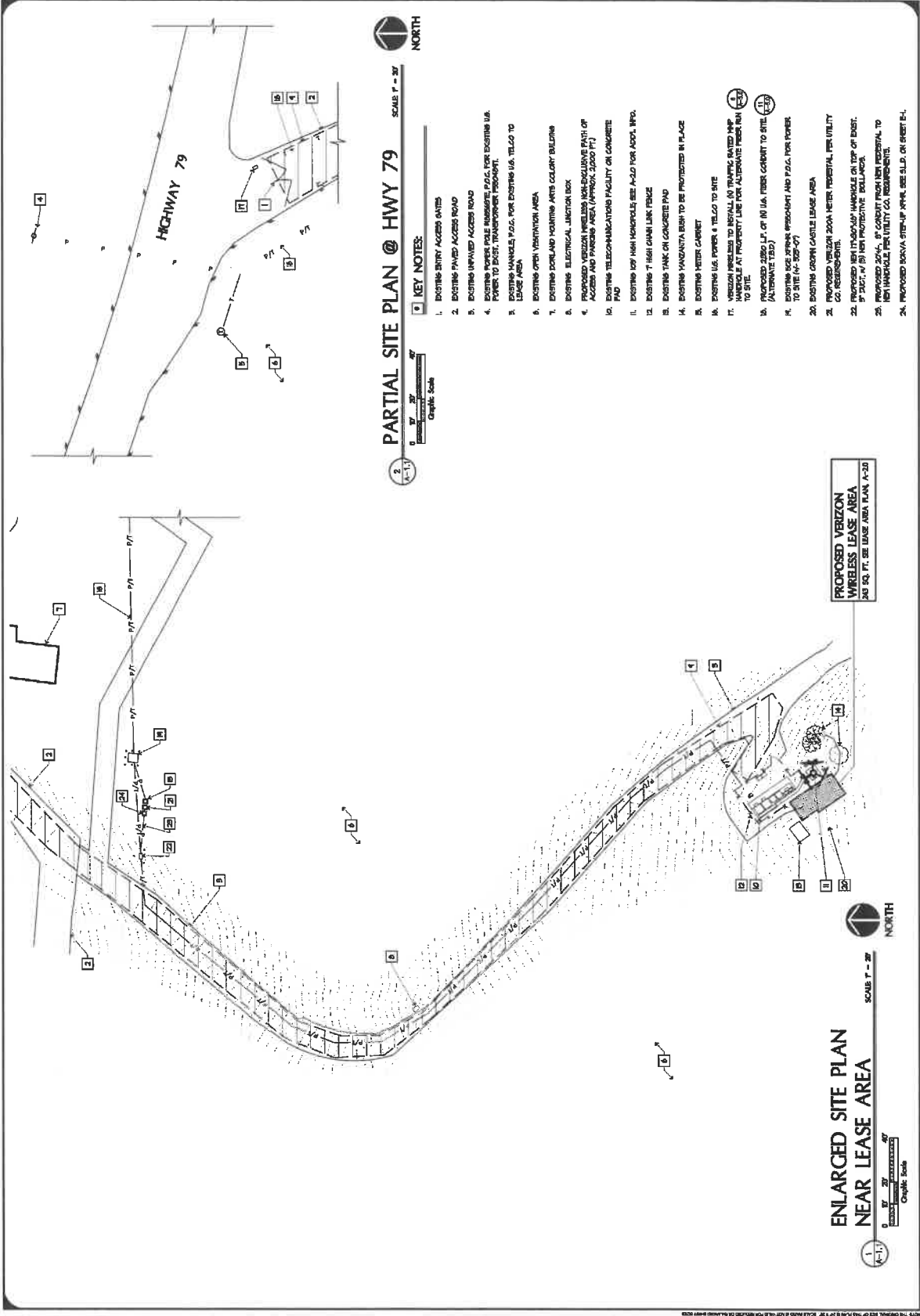
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Rusty Horse
 36701 HWY 79 S Temecula
 Temecula, CA 92592

SHEET TITLE:
ENLARGED PARTIAL PLANS
A-1.1



PARTIAL SITE PLAN @ HWY 79
 SCALE: 1" = 30'
 NORTH

KEY NOTES:

1. EXISTING ENTRY ACCESS GATES
2. EXISTING PAVED ACCESS ROAD
3. EXISTING IMPAVED ACCESS ROAD
4. EXISTING POWER POLE MOUNTED P.O.D. FOR EXISTING U.S. POWER TO BSS. TRANSMISSION TOWER
5. EXISTING MANHOLE P.O.D. FOR EXISTING U.S. TELCO TO LEASE AREA
6. EXISTING OPEN RESTRICTION AREA
7. EXISTING PORTLAND HOUSING ARTS COLONY BUILDING
8. EXISTING ELECTRICAL JUNCTION BOX
9. PROPOSED VERIZON WIRELESS WALK-IN LEASE PART OF ACCESS AND PARKING AREA (APPROX. 3,000 SF)
10. EXISTING TELECOMMUNICATIONS FACILITY ON CONCRETE PAD
11. EXISTING USE WASH HANDBOLES SEE A-2.0 FOR ADD. INFO.
12. EXISTING T-HIGH CABLE LINK TRUNK
13. EXISTING TANK ON CONCRETE PAD
14. EXISTING MANGONITA BUSH TO BE PROTECTED IN PLACE
15. EXISTING METER CABINET
16. EXISTING U.S. POWER & TELCO TO SITE
17. VERIZON WIRELESS TO INSTALL AN TRAFFIC BAYED HWP W/ MANHOLE AT PROPERTY LINE FOR ALTERNATE POWER RUN TO SITE
18. PROPOSED U.S. POWER & TELCO TO SITE (SEE A-2.0 FOR ADDITIONAL INFO)
19. EXISTING U.S. POWER & TELCO TO SITE (SEE A-2.0 FOR ADDITIONAL INFO)
20. EXISTING CEMENT CEMENT LEASE AREA
21. PROPOSED VERIZON 200A METER INDUSTRIAL PER UTILITY CO. REQUIREMENTS
22. PROPOSED NEW 15' WIDE WALKWAY W/ MANHOLE ON TOP OF EXIST. 5' DIA. IN 15' DIA. CONC. BOLLARD.
23. PROPOSED 20% P-CURB FROM NEW INDUSTRIAL TO NEW MANHOLE PER UTILITY CO. REQUIREMENTS.
24. PROPOSED SOCCA STEP-UP AREA. SEE S.I.D. ON SHEET E-4.

PROPOSED VERIZON WIRELESS LEASE AREA
 240 SQ. FT. SEE LEASE AREA PLAN A-2.0

ENLARGED SITE PLAN NEAR LEASE AREA
 SCALE: 1" = 30'
 NORTH

REV#	DATE	DESCRIPTION	BY
1	08/15/11	ISSUE FOR PERMITS	MA
2	08/15/11	ISSUE FOR PERMITS	MA
3	08/15/11	ISSUE FOR PERMITS	MA
4	08/15/11	ISSUE FOR PERMITS	MA

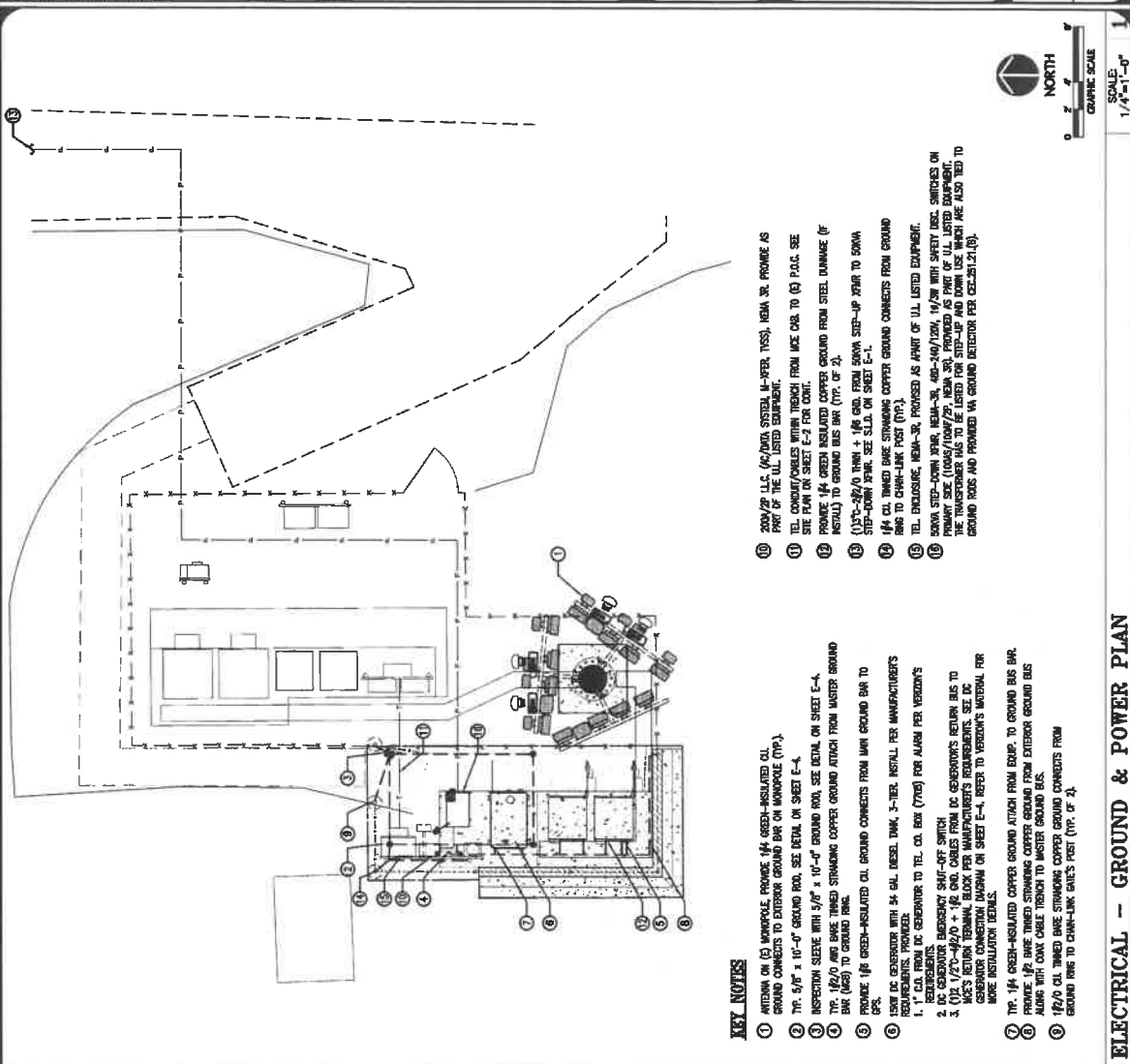
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FOR COMPLETE LIST OF NOTES, REFER TO SHEET E-3.0
 ALL NOTES ARE TO BE READ IN CONJUNCTION WITH THE ELECTRICAL SCHEDULES AND PANEL SCHEDULES.
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED TO HIM BY THE ARCHITECT OR OTHER PROFESSIONAL PERSONNEL.
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Rusty Horse
 36701 HWY 79 S Temecula
 Temecula, CA 92592

ELECTRICAL SCHEDULES
E-3.0



- KEY NOTES**
1. AT WORK ON (3) MANHOLE, PROVIDE 1/4" GREEN-INSULATED OIL GROUND CONNECTS TO EXTERIOR GROUND BAR ON MANHOLE (TYP.).
 2. THE 5/8" x 10'-0" GROUND ROD, SEE DETAIL ON SHEET E-4.
 3. INSULATION SLABS WITH 5/8" x 10'-0" GROUND ROD, SEE DETAIL ON SHEET E-4.
 4. THE 1/2" O.D. AND 1/4" WALL THICKNESS STRIKING COPPER GROUND ATTACH FROM MASTER GROUND BAR (MGB) TO GROUND BARS.
 5. PROVIDE 1/8" GREEN-INSULATED OIL GROUND CONNECTS FROM MGB GROUND BAR TO EACH DC GENERATOR WITH 5/8" GAL. DIESEL TANK, 3-TIER INSTALL PER MANUFACTURER'S REQUIREMENTS, PROVIDED.
 6. 1" O.D. TANK DC GENERATOR TO TEL. CO. BAR (TYP.) PER ALARM PER VENDOR'S REQUIREMENTS, PROVIDED.
 7. 1" O.D. TANK DC GENERATOR TO TEL. CO. BAR (TYP.) PER ALARM PER VENDOR'S REQUIREMENTS, PROVIDED.
 8. PROVIDE 1/2" GREEN-INSULATED COPPER GROUND CONNECTS FROM EXTERIOR GROUND BAR TO EXTERIOR GROUND BAR ON MANHOLE (TYP.).
 9. PROVIDE 1/2" GREEN-INSULATED COPPER GROUND CONNECTS FROM EXTERIOR GROUND BAR TO EXTERIOR GROUND BAR ON MANHOLE (TYP.).
 10. PROVIDE 1/2" GREEN-INSULATED COPPER GROUND CONNECTS FROM EXTERIOR GROUND BAR TO EXTERIOR GROUND BAR ON MANHOLE (TYP.).
 11. PROVIDE 1/2" GREEN-INSULATED COPPER GROUND CONNECTS FROM EXTERIOR GROUND BAR TO EXTERIOR GROUND BAR ON MANHOLE (TYP.).
 12. PROVIDE 1/2" GREEN-INSULATED COPPER GROUND CONNECTS FROM EXTERIOR GROUND BAR TO EXTERIOR GROUND BAR ON MANHOLE (TYP.).
 13. PROVIDE 1/2" GREEN-INSULATED COPPER GROUND CONNECTS FROM EXTERIOR GROUND BAR TO EXTERIOR GROUND BAR ON MANHOLE (TYP.).
 14. PROVIDE 1/2" GREEN-INSULATED COPPER GROUND CONNECTS FROM EXTERIOR GROUND BAR TO EXTERIOR GROUND BAR ON MANHOLE (TYP.).
 15. PROVIDE 1/2" GREEN-INSULATED COPPER GROUND CONNECTS FROM EXTERIOR GROUND BAR TO EXTERIOR GROUND BAR ON MANHOLE (TYP.).
 16. PROVIDE 1/2" GREEN-INSULATED COPPER GROUND CONNECTS FROM EXTERIOR GROUND BAR TO EXTERIOR GROUND BAR ON MANHOLE (TYP.).
 17. PROVIDE 1/2" GREEN-INSULATED COPPER GROUND CONNECTS FROM EXTERIOR GROUND BAR TO EXTERIOR GROUND BAR ON MANHOLE (TYP.).
 18. PROVIDE 1/2" GREEN-INSULATED COPPER GROUND CONNECTS FROM EXTERIOR GROUND BAR TO EXTERIOR GROUND BAR ON MANHOLE (TYP.).
 19. PROVIDE 1/2" GREEN-INSULATED COPPER GROUND CONNECTS FROM EXTERIOR GROUND BAR TO EXTERIOR GROUND BAR ON MANHOLE (TYP.).
 20. PROVIDE 1/2" GREEN-INSULATED COPPER GROUND CONNECTS FROM EXTERIOR GROUND BAR TO EXTERIOR GROUND BAR ON MANHOLE (TYP.).

PANEL-A (NEMA-3R)

DESCRIPTION	QUANTITY	UNIT	AMPS	FEET	CONDUCTORS	CONDUIT	TERMINALS	NOTES
1-PHASE, 3-WIRE	1	1000	100	10	10	10	10	
2-PHASE, 3-WIRE	1	1000	100	10	10	10	10	
3-PHASE, 3-WIRE	1	1000	100	10	10	10	10	
TOTAL	3	3000	300	30	30	30	30	

PANEL-B (PART OF MGS)

DESCRIPTION	QUANTITY	UNIT	AMPS	FEET	CONDUCTORS	CONDUIT	TERMINALS	NOTES
1-PHASE, 3-WIRE	1	1000	100	10	10	10	10	
2-PHASE, 3-WIRE	1	1000	100	10	10	10	10	
3-PHASE, 3-WIRE	1	1000	100	10	10	10	10	
TOTAL	3	3000	300	30	30	30	30	

2 ELECTRICAL - GROUND & POWER PLAN

SCALE: N.T.S.

PANEL SCHEDULES

REV	DATE	DESCRIPTION	BY
1	10/15/10	Issue for Bid	ALD
2	10/20/10	Revise	ER

ISSUE STATUS

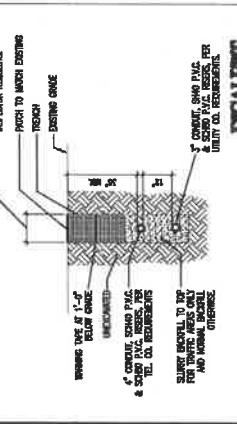
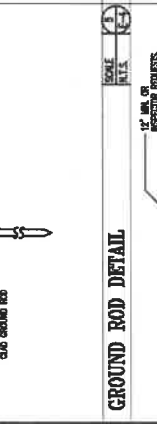
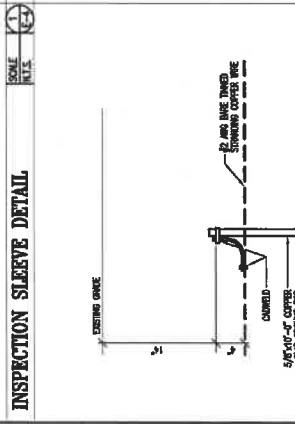
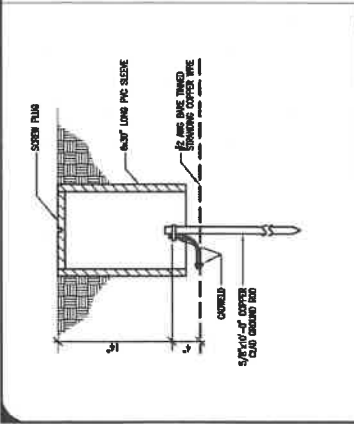
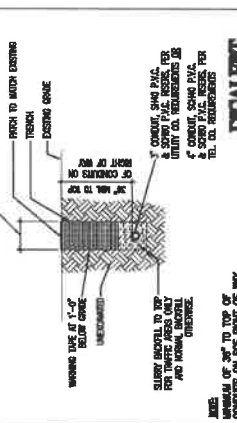
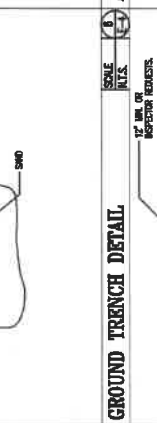
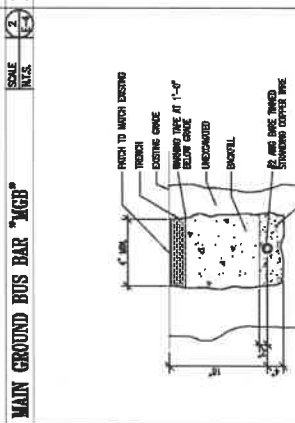
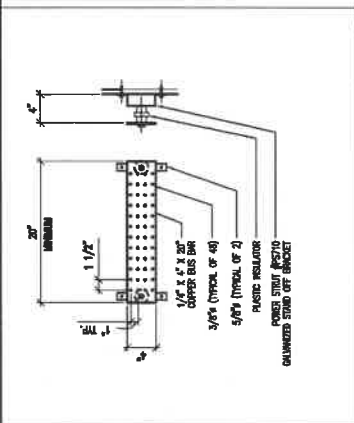
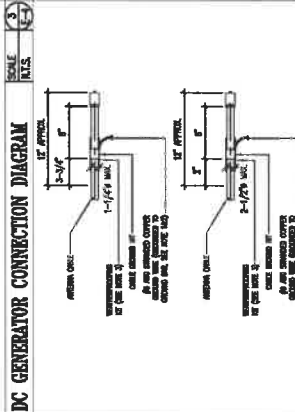
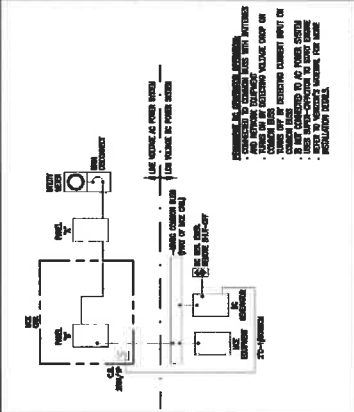
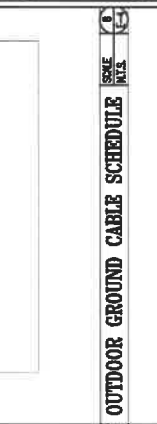
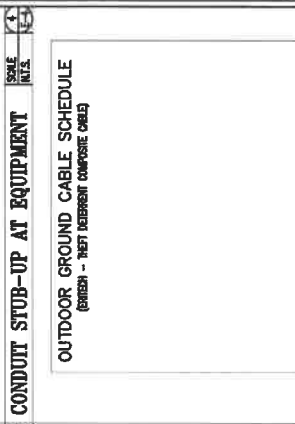
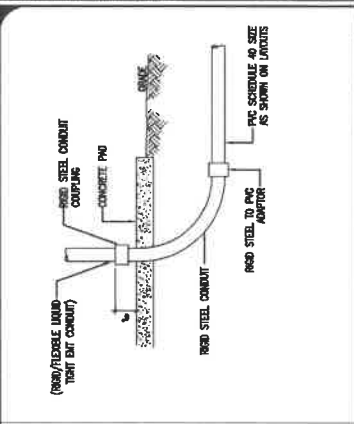
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Rusty Horse
 36701 HWY 79 S Temecula
 Temecula, CA 92592

SHEET TITLE
ELECTRICAL
DETAILS

E-4.0



REV	DATE	DESCRIPTION	BY
1	10/15/2019	Issue for Bid	DL
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204	9/11/2023	Clarification	DL
205	9/18/2023	Clarification	DL
206	9/25/2023	Clarification	DL
207	10/02/2023	Clarification	DL
208	10/09/2023	Clarification	DL
209	10/16/2023	Clarification	DL
210	10/23/2023	Clarification	DL
211	10/30/2023	Clarification	DL
212	11/06/2023	Clarification	DL
213	11/13/2023	Clarification	DL
214	11/20/2023	Clarification	DL
215	11/27/2023	Clarification	DL
216	12/04/2023	Clarification	DL
217	12/11/2023	Clarification	DL
218	12/18/2023	Clarification	DL
219	12/25/2023	Clarification	DL
220	1/01/2024	Clarification	DL
221	1/08/2024	Clarification	DL
222	1/15/2024	Clarification	DL
223	1/22/2024	Clarification	DL
224	1/29/2024	Clarification	DL
225	2/05/2024	Clarification	DL
226	2/12/2024	Clarification	DL
227	2/19/2024	Clarification	DL
228	2/26/2024	Clarification	DL
229	3/05/2024	Clarification	DL
230	3/12/2024	Clarification	DL
231	3/19/2024	Clarification	DL
232	3/26/2024	Clarification	DL
233	4/02/2024	Clarification	DL
234	4/09/2024	Clarification	DL
235	4/16/2024	Clarification	DL
236	4/23/2024	Clarification	DL
237	4/30/2024	Clarification	DL
238	5/07/2024	Clarification	DL
239	5/14/2024	Clarification	DL
240	5/21/2024	Clarification	DL
241	5/28/2024	Clarification	DL
242	6/04/2024	Clarification	DL
243	6/11/2024	Clarification	DL
244	6/18/2024	Clarification	DL
245	6/25/2024	Clarification	DL
246	7/02/2024	Clarification	DL
247	7/09/2024	Clarification	DL
248	7/16/2024	Clarification	DL
249	7/23/2024	Clarification	DL
250	7/30/2024	Clarification	DL
251	8/06/2024	Clarification	DL
252	8/13/2024	Clarification	DL
253	8/20/2024	Clarification	DL
254	8/27/2024	Clarification	DL
255	9/03/2024	Clarification	DL
256	9/10/2024	Clarification	DL
257	9/17/2024	Clarification	DL
258	9/24/2024	Clarification	DL
259	10/01/2024	Clarification	DL
260	10/08/2024	Clarification	DL
261	10/15/2024	Clarification	DL
262	10/22/2024	Clarification	DL
263	10/29/2024	Clarification	DL
264	11/05/2024	Clarification	DL
265	11/12/2024	Clarification	DL
266	11/19/2024	Clarification	DL
267	11/26/2024	Clarification	DL
268	12/03/2024	Clarification	DL
269</			

REV	DATE	DESCRIPTION	BY
1	10/01/18	POWER SUPPLY	AJO
2	10/01/18	POWER SUPPLY	AJO
3	10/01/18	POWER SUPPLY	AJO
4	10/01/18	POWER SUPPLY	AJO
5	10/01/18	POWER SUPPLY	AJO

ISSUE STATUS

CR. CARNEY Architects, Inc.
8665 Research Drive, Suite 300
Irvine, California 92618

PROPRIETARY INFORMATION
THIS DOCUMENT CONTAINS THE BEST OF KNOWLEDGE OF THE ARCHITECT AND ENGINEER AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

Verizon
15505 SANB CANYON AVENUE, D1
IRVINE, CA 92618



Rusty Horse
36701 HWY 79 S Temecula
Temecula, CA 92592

SHEET TITLE
SPECIFICATIONS
SP-2.0

SECTION 02300 - CONCRETE
PART 1 - GENERAL

1.01 SUMMARY
A. Section includes all concrete work, including but not limited to:
1. Foundations
2. Retention walls
3. Slabs
4. Columns
5. Beams
6. Walls
7. Stairs
8. Other concrete elements as indicated on drawings

1.02 MATERIALS
A. Concrete shall be in accordance with ACI 308 and ACI 309. All concrete shall be placed and finished in accordance with the approved concrete placement, curing, and protection procedures.
B. All concrete shall be tested in accordance with ASTM C 192 and ACI 308.1. The test results shall be reported to the Engineer.
C. All concrete shall be placed and finished in accordance with the approved concrete placement, curing, and protection procedures.

1.03 INSTALLATION
A. Formwork shall be in accordance with ACI 308 and ACI 309. All formwork shall be placed and finished in accordance with the approved formwork placement, curing, and protection procedures.
B. All concrete shall be placed and finished in accordance with the approved concrete placement, curing, and protection procedures.
C. All concrete shall be tested in accordance with ASTM C 192 and ACI 308.1. The test results shall be reported to the Engineer.

1.04 FINISHES
A. All concrete shall be finished in accordance with the approved concrete placement, curing, and protection procedures.
B. All concrete shall be tested in accordance with ASTM C 192 and ACI 308.1. The test results shall be reported to the Engineer.

SECTION 02310 - AGGREGATE SURFACING
PART 1 - GENERAL

1.01 SUMMARY
A. Section includes all aggregate surfacing, including but not limited to:
1. Driveways
2. Walkways
3. Other aggregate surfacing as indicated on drawings

1.02 MATERIALS
A. Aggregate shall be in accordance with ASTM C 33 and ACI 308. All aggregate shall be placed and finished in accordance with the approved aggregate placement, curing, and protection procedures.
B. All aggregate shall be tested in accordance with ASTM C 33 and ACI 308.1. The test results shall be reported to the Engineer.

1.03 INSTALLATION
A. All aggregate shall be placed and finished in accordance with the approved aggregate placement, curing, and protection procedures.
B. All aggregate shall be tested in accordance with ASTM C 33 and ACI 308.1. The test results shall be reported to the Engineer.

1.04 FINISHES
A. All aggregate shall be finished in accordance with the approved aggregate placement, curing, and protection procedures.
B. All aggregate shall be tested in accordance with ASTM C 33 and ACI 308.1. The test results shall be reported to the Engineer.

SECTION 02320 - SITE DRAINAGE
PART 1 - GENERAL

1.01 SUMMARY
A. Section includes all site drainage, including but not limited to:
1. Stormwater management
2. Erosion control
3. Other site drainage as indicated on drawings

1.02 MATERIALS
A. All site drainage shall be in accordance with the approved site drainage placement, curing, and protection procedures.
B. All site drainage shall be tested in accordance with the approved site drainage placement, curing, and protection procedures.

1.03 INSTALLATION
A. All site drainage shall be placed and finished in accordance with the approved site drainage placement, curing, and protection procedures.
B. All site drainage shall be tested in accordance with the approved site drainage placement, curing, and protection procedures.

1.04 FINISHES
A. All site drainage shall be finished in accordance with the approved site drainage placement, curing, and protection procedures.
B. All site drainage shall be tested in accordance with the approved site drainage placement, curing, and protection procedures.

SECTION 02330 - CHAIN LINK FENCING AND GATES (CONTINUED)
PART 1 - GENERAL

1.01 SUMMARY
A. Section includes all chain link fencing and gates, including but not limited to:
1. Fencing
2. Gates
3. Other chain link fencing and gates as indicated on drawings

1.02 MATERIALS
A. Chain link fencing shall be in accordance with ASTM A 95 and ACI 308. All chain link fencing shall be placed and finished in accordance with the approved chain link fencing placement, curing, and protection procedures.
B. All chain link fencing shall be tested in accordance with ASTM A 95 and ACI 308.1. The test results shall be reported to the Engineer.

1.03 INSTALLATION
A. All chain link fencing shall be placed and finished in accordance with the approved chain link fencing placement, curing, and protection procedures.
B. All chain link fencing shall be tested in accordance with ASTM A 95 and ACI 308.1. The test results shall be reported to the Engineer.

1.04 FINISHES
A. All chain link fencing shall be finished in accordance with the approved chain link fencing placement, curing, and protection procedures.
B. All chain link fencing shall be tested in accordance with ASTM A 95 and ACI 308.1. The test results shall be reported to the Engineer.

SECTION 02340 - CHAIN LINK FENCING AND GATES
PART 1 - GENERAL

1.01 SUMMARY
A. Section includes all chain link fencing and gates, including but not limited to:
1. Fencing
2. Gates
3. Other chain link fencing and gates as indicated on drawings

1.02 MATERIALS
A. Chain link fencing shall be in accordance with ASTM A 95 and ACI 308. All chain link fencing shall be placed and finished in accordance with the approved chain link fencing placement, curing, and protection procedures.
B. All chain link fencing shall be tested in accordance with ASTM A 95 and ACI 308.1. The test results shall be reported to the Engineer.

1.03 INSTALLATION
A. All chain link fencing shall be placed and finished in accordance with the approved chain link fencing placement, curing, and protection procedures.
B. All chain link fencing shall be tested in accordance with ASTM A 95 and ACI 308.1. The test results shall be reported to the Engineer.

1.04 FINISHES
A. All chain link fencing shall be finished in accordance with the approved chain link fencing placement, curing, and protection procedures.
B. All chain link fencing shall be tested in accordance with ASTM A 95 and ACI 308.1. The test results shall be reported to the Engineer.

SECTION 02350 - CONCRETE
PART 1 - GENERAL

1.01 SUMMARY
A. Section includes all concrete work, including but not limited to:
1. Foundations
2. Retention walls
3. Slabs
4. Columns
5. Beams
6. Walls
7. Stairs
8. Other concrete elements as indicated on drawings

1.02 MATERIALS
A. Concrete shall be in accordance with ACI 308 and ACI 309. All concrete shall be placed and finished in accordance with the approved concrete placement, curing, and protection procedures.
B. All concrete shall be tested in accordance with ASTM C 192 and ACI 308.1. The test results shall be reported to the Engineer.

1.03 INSTALLATION
A. Formwork shall be in accordance with ACI 308 and ACI 309. All formwork shall be placed and finished in accordance with the approved formwork placement, curing, and protection procedures.
B. All concrete shall be placed and finished in accordance with the approved concrete placement, curing, and protection procedures.

1.04 FINISHES
A. All concrete shall be finished in accordance with the approved concrete placement, curing, and protection procedures.
B. All concrete shall be tested in accordance with ASTM C 192 and ACI 308.1. The test results shall be reported to the Engineer.

SECTION 02360 - CONCRETE
PART 1 - GENERAL

1.01 SUMMARY
A. Section includes all concrete work, including but not limited to:
1. Foundations
2. Retention walls
3. Slabs
4. Columns
5. Beams
6. Walls
7. Stairs
8. Other concrete elements as indicated on drawings

1.02 MATERIALS
A. Concrete shall be in accordance with ACI 308 and ACI 309. All concrete shall be placed and finished in accordance with the approved concrete placement, curing, and protection procedures.
B. All concrete shall be tested in accordance with ASTM C 192 and ACI 308.1. The test results shall be reported to the Engineer.

1.03 INSTALLATION
A. Formwork shall be in accordance with ACI 308 and ACI 309. All formwork shall be placed and finished in accordance with the approved formwork placement, curing, and protection procedures.
B. All concrete shall be placed and finished in accordance with the approved concrete placement, curing, and protection procedures.

1.04 FINISHES
A. All concrete shall be finished in accordance with the approved concrete placement, curing, and protection procedures.
B. All concrete shall be tested in accordance with ASTM C 192 and ACI 308.1. The test results shall be reported to the Engineer.

SECTION 02370 - CONCRETE
PART 1 - GENERAL

1.01 SUMMARY
A. Section includes all concrete work, including but not limited to:
1. Foundations
2. Retention walls
3. Slabs
4. Columns
5. Beams
6. Walls
7. Stairs
8. Other concrete elements as indicated on drawings

1.02 MATERIALS
A. Concrete shall be in accordance with ACI 308 and ACI 309. All concrete shall be placed and finished in accordance with the approved concrete placement, curing, and protection procedures.
B. All concrete shall be tested in accordance with ASTM C 192 and ACI 308.1. The test results shall be reported to the Engineer.

1.03 INSTALLATION
A. Formwork shall be in accordance with ACI 308 and ACI 309. All formwork shall be placed and finished in accordance with the approved formwork placement, curing, and protection procedures.
B. All concrete shall be placed and finished in accordance with the approved concrete placement, curing, and protection procedures.

1.04 FINISHES
A. All concrete shall be finished in accordance with the approved concrete placement, curing, and protection procedures.
B. All concrete shall be tested in accordance with ASTM C 192 and ACI 308.1. The test results shall be reported to the Engineer.

SECTION 02380 - CONCRETE
PART 1 - GENERAL

1.01 SUMMARY
A. Section includes all concrete work, including but not limited to:
1. Foundations
2. Retention walls
3. Slabs
4. Columns
5. Beams
6. Walls
7. Stairs
8. Other concrete elements as indicated on drawings

1.02 MATERIALS
A. Concrete shall be in accordance with ACI 308 and ACI 309. All concrete shall be placed and finished in accordance with the approved concrete placement, curing, and protection procedures.
B. All concrete shall be tested in accordance with ASTM C 192 and ACI 308.1. The test results shall be reported to the Engineer.

1.03 INSTALLATION
A. Formwork shall be in accordance with ACI 308 and ACI 309. All formwork shall be placed and finished in accordance with the approved formwork placement, curing, and protection procedures.
B. All concrete shall be placed and finished in accordance with the approved concrete placement, curing, and protection procedures.

1.04 FINISHES
A. All concrete shall be finished in accordance with the approved concrete placement, curing, and protection procedures.
B. All concrete shall be tested in accordance with ASTM C 192 and ACI 308.1. The test results shall be reported to the Engineer.



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

Juan C. Perez
Agency Director



03/17/20, 9:27 am

PPW190003

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PPW190003. 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 (PPW190003) 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 review to allow the co-location and operation of a Wireless Telecommunication Facility including eight (8) antennas, on an existing 104'-9" foot high mono-pole. In addition, ancillary ground mounted equipment including an ancillary diesel powered DC generator, two (2) equipment cabinets, and other associated support equipment are proposed within an existing 243 square-foot chain link fence and block wall enclosure with an access gate.

Advisory Notification. 3 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT(S) Exhibit -A -1.0 (Site Plan), dated 03/21/2018.
Exhibit -A - 3.0 (Elevations), dated 03/21/2018

Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)
2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance (cont.)

- School District Impact Compliance
 - 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. 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. 915 (Regulating Outdoor Lighting) {Geographically based}
4. Mitigation Fee Ordinances
- Ord. No. 659 Development Impact Fees (DIF)
 - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
 - Ord. No. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF)
 - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
 - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)
 - Ord. No. 875 Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP)

Advisory Notification. 5 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.



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach P.E.
Assistant TLMA Director

March 17, 2020

TO: Crown Castle
38 Technology Dr.
Irvine, CA 92618

CC: Jacobs on behalf of Verizon
c/o Rachel Davidson
2600 Michelson #500
Irvine, CA 92618

FROM: Travis Engelking, Project Planner
Riverside County Planning Department

RE: PLOT PLAN NO. PPW190003 (Co-Location Wireless Communication Facility), APN: 917-120-004, 917-120-005
Regional Team: Riverside Office

Project Location: The project site is located north of San Diego County Line, south of State HWY 79, east of Los Panteras Rd., west of State HWY 79, and is located within the Southwest area plan.

Dear Owner/Applicant,

On February 26th, 2019, Plot Plan No. PPW190003 was submitted to the Riverside County Planning Department to allow the co-location and operation of a Wireless Telecommunication Facility including eight (8) antennas, ancillary ground mounted equipment on an existing 104 foot mono-pole. In addition, the project proposes an ancillary diesel powered DC generator, two (2) equipment cabinets, and other associated support equipment within a 243 square-foot lease area surrounded by an existing chain link fence and CMU block wall enclosure with an access gate. The proposed project site is located at 36701 Highway 79 just north of the San Diego County line in Temecula, CA. The project site is located within the Rural Residential (R-R) zone classification.

Planning Department Comments:

NOTE: All comments are in addition to, and intended to compliment Ordinance No. 348, 460, and all other County Ordinances, Guidelines, and Policies which establish minimum requirements. At minimum, all requirements shall be satisfied even if they are not explicitly noted or identified in this comment letter.

1. The Indemnification Agreement application have not been received. Please complete this form and return to the Planning Department as soon as possible.

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

DAC PROJECT REVIEW COMMENTS

Exhibit Comments:

On Exhibit A, (PPW190003) 3/21/18

1. Identify the existing parking space.
2. Include the Plot Plan Number (Plot Plan No. PPW190003) on the title page.

Request for Additional Fees:

1. Plot Plan NO. PPW190003 has been assessed for an additional **\$5,100.00**. Cases with negative balances are locked and delayed from moving forward until all fees are paid. This additional deposit will ensure a positive account balance and the continuous processing of your case.

NOTE:

1. Deposit based fee cases are subject to additional charges.
2. Within 45 days of the final closure of any deposit based fee case, a full refund will be processed for those cases with a balance greater than \$5.00.
3. Mitigation fee payment will be required prior to grading permit, building permit, or building permit final inspection as required per the Ordinances described in the General Site information of this document. Reference the identified ordinances and/or districts for fee information.
4. In accordance with the policy adopted by the Board of Supervisors on October 5, 1993, if there is no activity by an applicant on an application for more than one and less than two years, the application is abandoned, and any deposit fees remaining may be refunded.
5. Payments may be made to the County of Riverside Cashier.

Exhibits:

Once all comments and/or clearances have been received from these departments, please submit **one** physical (1) set of amended maps/site plans, and **one** (1) set of elevations, floor, and landscaping plans, along with include electronic copies reflecting any requests, comments, and requirements, folded to dimensions of no greater than 8.5" x 14" along with a response letter addressing each comment. Colored digital images must also be provided for all landscape and elevation plans.

Final Comments:

Substantial revisions to the proposal after issuance of this letter, which do not conform to the comments of the letter, will invalidate the letter and a complete review will be required. Furthermore, failure to submit all required corrections, documentation, and special studies as described in the contents of this letter will slow down the review process. After site plans are amended, the project representative will make an appointment to resubmit a complete application package to the Project Planner, including all special studies, and fees.

DAC PROJECT REVIEW COMMENTS

Please address any Planning Department questions or concerns to Travis Engelking at TEngelki@RIVCO.ORG or call (951) 955-1417. Questions concerning other departments should be addressed to the individuals listed on the phone list provided. To schedule your project for a public hearing, all property tax assessments associated with this project must be paid.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Charissa Leach P.E. Assistant TLMA Director

Travis Engelking, Project Planner



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

APPLICATION FOR MINOR PLOT PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

~~PPW190003~~ PPW190003

APPLICATION INFORMATION

Applicant Name: Jacobs on behalf of Verizon

Contact Person: Rachael Davidson E-Mail: Rachael.davidson@jacobs.com

Mailing Address: 2600 Michelson Drive, Suite 500,
Irvine, CA. 92618
City State ZIP

Daytime Phone No: (619) 729-2294 Fax No: () Laura Whitten

Engineer/Representative Name: C.R. Carney Architects

Contact Person: Emmanuel Rodriguez E-Mail: erodriguez@crcarney.com

Mailing Address: 8865 Research Dr. #100
Irvine CA 92618
City State ZIP

Daytime Phone No: (949) 656-8444 Fax No: ()

Property Owner Name: Crown Castle

Contact Person: Margaret Chang E-Mail: Margaret.chang@crowncastle.com

Mailing Address: 38 Technology Dr. #250
Irvine CA 92618
City State ZIP

Daytime Phone No: (949) 930-4362 Fax No: ()

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the plot plan 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.

Riverside Office • 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 • Fax (951) 955-1811

Desert Office • 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"


APPLICATION FOR MINOR PLOT PLAN

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 plot plan is ready for public hearing.)

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Ariana Griffin - on behalf of Crown Castle 
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): 917-120-004, 005

Approximate Gross Acreage: _____

General location (nearby or cross streets): North of Temecula Parkway, South of _____, East of _____, West of _____

APPLICATION FOR MINOR PLOT PLAN

PROJECT PROPOSAL:

Describe the proposed project.

Verizon proposes to colocate onto E pole at 90' and add (8) panel antennas and ancillary equipment, 2 BTS cabinets and an emergency back up generator

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

Related cases filed in conjunction with this application:

Crown Castle currently has a 104'-0" tower with Sprint currently collocating @ 102'-10.5".

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 the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

If not known, please refer to Riverside County's Map My County website to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

- [Santa Ana River/San Jacinto Valley](#)
- [Santa Margarita River](#)
- [Whitewater River](#)

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

APPLICATION FOR MINOR PLOT PLAN

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: Jacobs on behalf of Verizon

Address: 15505 Sand Canyon, Irvine CA 92618

Phone number: 619-729-2294

Address of site (street name and number if available, and ZIP Code): 36701 HWY 79 S. Temecula Parkway

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 917-120-004

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

Regulatory Identification number: NA

Date of list: NA

Applicant: Jacobs on behalf of Verizon Wireless Date 11.6.18

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

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

Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County. Yes No

The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions. Yes No

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

Owner/Authorized Agent (1) _____ Date _____

Owner/Authorized Agent (2) _____ Date _____

This completed application form, together with all of the listed requirements provided on the Minor Plot Plan 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\295-1022 PPA Condensed Application.docx
Created: 06/19/2015 Revised: 08/03/2018

ACKNOWLEDGMENT

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

State of California

County of Orange

On January 22, 2019 before me, Christine Kim, Notary Public
(insert name and title of the officer)

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

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

WITNESS my hand and official seal.

Signature

Christine Kim

(Seal)





RIVERSIDE COUNTY PLANNING DEPARTMENT

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

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any tentative map (tract or parcel), revised map, map minor change, reversion to acreage, conditional use permit, public use permit, surface mining permit, WECS permit, hazardous waste siting permit, temporary outdoor event permit, plot plan, substantial conformance, revised permit, variance, setback adjustment, general plan amendment, specific plan, specific plan amendment, specific plan substantial conformance, zoning amendments, and any associated environmental documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.

Property Owner(s) Signature(s) and Date

Steve Lamb - Director, Network

Printed Name of Owner

If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets of this page, if necessary.

If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:

- *If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.*
- *If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.*
- *If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.*
- *If the property owner is a trust, provide a copy of the trust certificate.*

Riverside Office • 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 • Fax (951) 955-1811

Desert Office • 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.

In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.

If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.

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

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

Anyone wishing to comment on this application, or to request a public hearing, must submit written comments to the Planning Department at the above address no later than 5:00 p.m. on April 6, 2020.

NO PUBLIC HEARING WILL BE HELD ON THE APPLICATION UNLESS A WRITTEN REQUEST FOR A HEARING HAS BEEN SUBMITTED BY 5:00 P.M. ON APRIL 6, 2020. If a public hearing is scheduled before the Planning Director a separate notice will be published and mailed to interested parties.

PLOT PLAN NO. 190003 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) – Applicant: Verizon Wireless (c/o Jacobs/Rachel Davidson) – Engineer/Representative: C.R. Carney Architects – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Open Space Conservation (OS-C) – Rural: Rural Mountainous (RM) – Location: Easterly of the Pechanga Reservation, northerly of San Diego County Line, and southerly of Temecula Parkway Highway 79 – 245.12 Gross Acres – Zoning: Rural Residential (R-R) – **REQUEST:** A Plot Plan review to allow the co-location and operation of a Wireless Telecommunication Facility including eight (8) antennas, on an existing 104'-9" foot high mono-pole. In addition, ancillary ground mounted equipment including an ancillary diesel powered DC generator, two (2) equipment cabinets, and other associated support equipment are proposed within an existing 243 sq. ft. chain link fence and block wall enclosure with an access gate.

For further information regarding this application, please contact Project Planner Travis Engelking at (951) 955-1417 or email at TEngelki@rivco.org. The case file for the proposed application may be viewed Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Planning Department office, located at 4080 Lemon Street 12th Floor, Riverside, CA 92501.

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on March 05, 2019,

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

APN (s) or case numbers PPW190003 for

Company or Individual's Name RCIT - GIS,

Distance buffered 2400'

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

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

TITLE: GIS Analyst

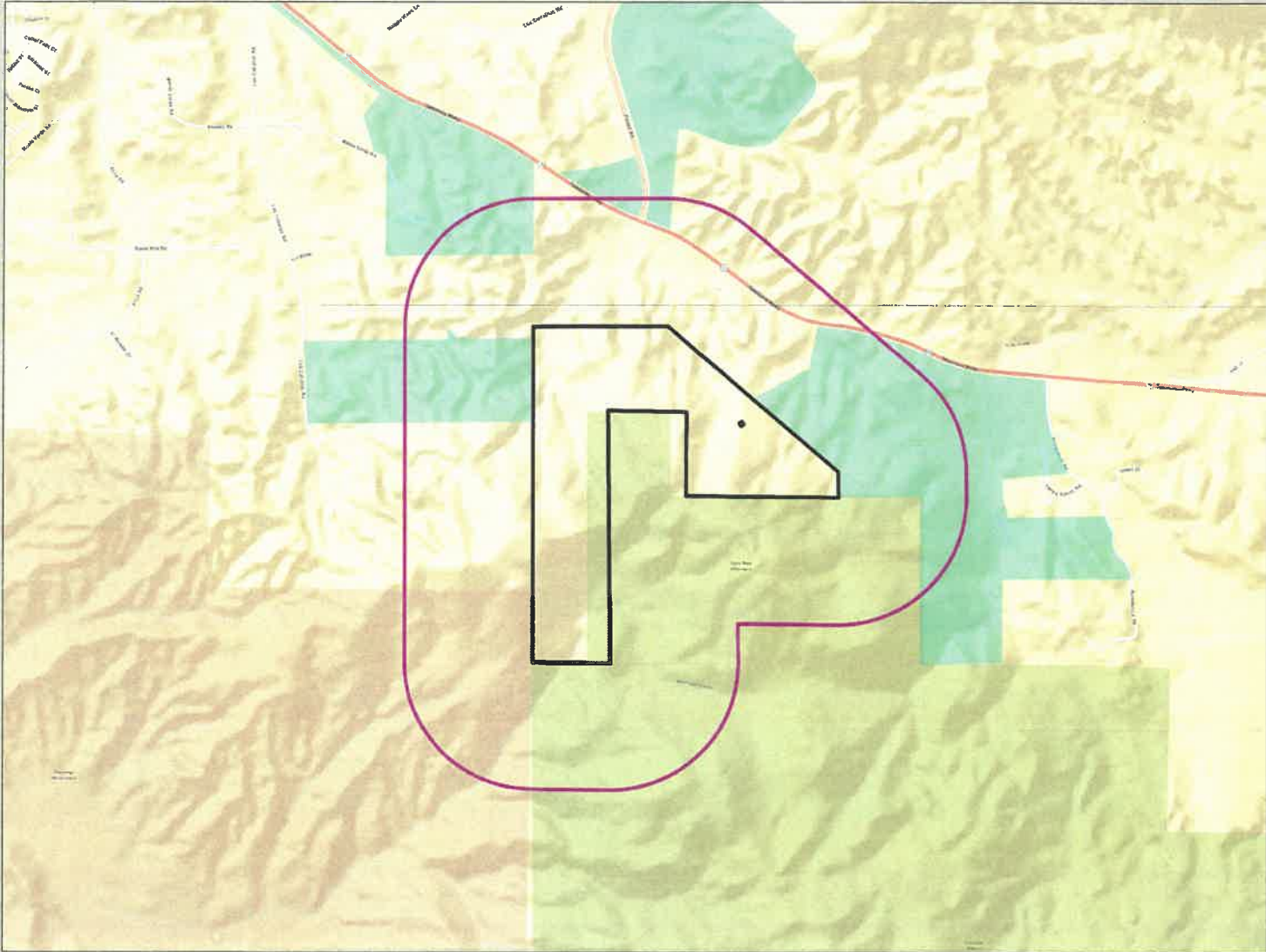
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502




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

Riverside County GIS Mailing Labels

PPW190003 (2400 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... 3/6/2019 10:36:18 AM

© Riverside County RCIT

917110014
KEN SMITH
44040 JERAMIE DR
TEMECULA CA 92590

917110017
REGENTS OF THE UNIVERSITY OF CALIF
C/O C/O REAL ESTATE SERVICES GROUP
1111 FRANKLIN ST 6TH FL
OAKLAND CA 94607

917120005
DORLAND MOUNTAIN ARTS COLONY INC
CROWN CASTLE TOWERS 09
C/O C/O CROWN CASTLE
4017 WASHINGTON PMB 331
MCMURRAY PA 15317

917130001
DORLAND MOUNTAIN ARTS COLONY INC
P O BOX 6
TEMECULA CA 92593

917130003
JIMMY GENE BAKER
ERIN NICOLE BAKER
37551 HIGHWAY 79
TEMECULA CA. 92592

917130008
KKOTTONGNAE INC
C/O C/O CHOON WON SUH
37885 HIGHWAY 79
TEMECULA CA 92592

927180032
JEROME T AMERMAN
JOHN W AMERMAN
38951 PAUBA RD
TEMECULA CA 92592

927170006
ERIC R CARSON
39100 PAUBA RD
TEMECULA CA. 92592

927180002
KENNETH C SMITH
44040 JERAMIE DR
TEMECULA CA 92592

927180012
THOMAS J CAMPBELL
SUSANNE CAMPBELL
22536 LAKE FOREST LN
LAKE FOREST CA 92630

927320062
RANCHO CALIF WATER DIST
C/O C/O GENERAL MANAGER
P O BOX 9017
TEMECULA CA 92589

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.
Assistant Director of TLMA*

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.: Plot Plan No. PPW190003

Project Location: 36701 HWY 79 Temecula, CA 92592. (See attached map)

Project Description: The plot plan proposes the colocation and operation to an existing unmanned communication facility mono-pole. The colocation will be installed at the 90 foot level on 104-foot-tall tower which includes: eight (8) panel antennas, one (1) microwave antenna, 12 remote radio units (RRU's), and 2 ray-caps. A diesel powered DC generator, two (2) equipment cabinets, and other associated support equipment are proposed within a 243 square-foot lease area surrounded by an existing CMU block wall enclosure with a metal access gate.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Sponsor: Jacobs for Verizon Wireless (Applicant)

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268) Categorical Exemption (15301)
 Declared Emergency (Sec. 21080(b)(3); 15269(a)) Statutory Exemption (_____)
 Emergency Project (Sec. 21080(b)(4); 15269(b)(c)) Other _____

Reasons why project is exempt: The Planning Department concludes the project is exempt from CEQA based on Sections 15301 of the CEQA Guidelines.

Plot Plan No. PPW190003 has been determined to be exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (CEQA Section 15301, Class 1, Operation, repair, maintenance, or minor alteration of existing structures or facilities. This section specifically applies to whether a project involves negligible or no expansion of an existing use. The proposed project is a collocate at the 90 foot area of antennas and equipment on an existing wireless communication facility that is a 104 foot mono-pole within a 243 square foot lease area, on an existing 245.12 acre site.

Travis Engelking County Contact Person (951) 955-0417 Phone Number

Signature Title Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case # _____

Please charge deposit fee case#: ZEA43083 ZCFG 06458

FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant Director of TLMA

NOTICE OF EXEMPTION

TO: Office of Planning and Research (OPR) FROM: Riverside County Planning Department 38686 El Cerrito Road
P.O. Box 3044 4080 Lemon Street, 12th Floor Palm Desert, CA 92201
Sacramento, CA 95812-3044 P.O. Box 1409
 County of Riverside County Clerk Riverside, CA 92502-1409

Project Title/Case No.: Plot Plan No. PPW190003

Project Location: 36701 HWY 79 Temecula, CA 92592. (See attached map)

Project Description: The plot plan proposes the colocation and operation to an existing unmanned communication facility mono-pole. The colocation will be installed at the 90 foot level on 104-foot-tall tower which includes: eight (8) panel antennas, one (1) microwave antenna, 12 remote radio units (RRU's), and 2 ray-caps. A diesel powered DC generator, two (2) equipment cabinets, and other associated support equipment are proposed within a 243 square-foot lease area surrounded by an existing CMU block wall enclosure with a metal access gate.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Sponsor: Jacobs for Verizon Wireless (Applicant)

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268) Categorical Exemption (15301)
 Declared Emergency (Sec. 21080(b)(3); 15269(a)) Statutory Exemption (_____)
 Emergency Project (Sec. 21080(b)(4); 15269(b)(c)) Other _____

Reasons why project is exempt: The Planning Department concludes the project is exempt from CEQA based on Sections 15301 of the CEQA Guidelines.

Plot Plan No. PPW190003 has been determined to be exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (CEQA Section 15301, Class 1, Operation, repair, maintenance, or minor alteration of existing structures or facilities. This section specifically applies to whether a project involves negligible or no expansion of an existing use. The proposed project is a collocate at the 90 foot area of antennas and equipment on an existing wireless communication facility that is a 104 foot mono-pole within a 243 square foot lease area, on an existing 245.12 acre site.

Travis Engelking County Contact Person (951) 955-0417 Phone Number

Signature Urban Regional Planner II Title 03/06/19 Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case # _____ Please charge deposit fee case#: ZEA43083 ZCFG 06458

FOR COUNTY CLERK'S USE ONLY



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

Agenda Item No.:

1.3

Planning Commission Hearing: May 6, 2020

PROPOSED PROJECT

Case Number(s):	PLOT PLAN NO. 180010	Applicant(s): AT&T
Area Plan:	Eastern Coachella Valley	
Zoning Area/District:	Lower Coachella Valley District	Representative(s):
Supervisory District:	Fourth District	c/o Alisha Strasheim
Project Planner:	Jay Olivas	
Project APN(s):	755-162-012	


Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

PLOT PLAN NO. 180010 ("PPW180010") proposes a Wireless Communication Facility consisting of a disguised 70-foot high mono-palm with two (2) live palm trees at a minimum of 45-feet in height, along with twelve (12) antennas, thirty-six (36) RRUs, one (1) microwave antenna, six (6) surge protectors, one (1) GPS antenna, one (1) equipment cabinet, and one (1) power generator surrounded by an 6-foot tall wrought iron fence within an 800 sq. ft. lease area, located at the northeast portion of a 9.5 gross acre site.

The project is located in the Eastern Coachella Valley Area Plan, and is northerly of 77th Avenue, southerly of 76th Avenue, easterly of Harrison Street, westerly of Pierce Street and, more specifically located at 76600 Highway 86 in the unincorporated community of Oasis.

PROJECT RECOMMENDATION

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Director on March 25, 2020.

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

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

APPROVED PLOT PLAN NO. 180010, subject to the attached Advisory Notification Document and Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

Plot Plan No. 180010 was submitted to Riverside County on November 9, 2018 to locate a wireless tower (AT&T) along the north-easterly lot line of subject land located at 76600 Highway 86 in Oasis, CA.

The subject land of 9.5 acres is mostly vacant (APN 755-162-012) that contains an existing grocery store with accessory caretaker's residence that was previously approved under Plot Plan No. 18415 on February 24, 2003, and subsequently approved under Conditional Use Permit No. 3458 in 2005 for beer and wine sales for off-premises consumption.

The project was scheduled for a Development Advisory Committee meeting on November 29, 2018. Corrections were provided at the meeting ranging from required concept landscaping plans to confirmation of the Indemnification Agreement (IA). The project was heard before the Thermal-Oasis Community Council meeting on September 23, 2019 for informational purposes only.

The project was approved by the Planning Director at the Desert Office on March 25, 2020. The project was found to be CEQA Exempt based on findings in the attached staff report. A 10-day optional hearing notice was mailed to surrounding land owners within 600-feet of the property boundaries. April 8, 2020 was the public comment deadline indicated in the optional hearing notice. No public comments were received requesting a public hearing by the comment deadline in accordance with the optional hearing notice. Therefore, the project is recommended to be received and filed.



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

Planning Director: March 25, 2020

PROPOSED PROJECT

Case Number(s): PLOT PLAN NO. 180010

Applicant(s): AT&T

EA No.: CEQA Exempt

Area Plan: Eastern Coachella Valley

Representative(s): Smartlink, LLC -
Alisha Strasheim

Zoning Area/District: Lower Coachella Valley District

Supervisorial District: Fourth District

Project Planner: Jay Olivas

Project APN(s): 755-162-012

Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

PLOT PLAN NO. 180010 ("PPW180010") proposes a Wireless Communication Facility consisting of a disguised 70-foot high mono-palm with two (2) live palm trees at a minimum of 45-feet in height, along with twelve (12) antennas, thirty-six (36) RRUs, one (1) microwave antenna, six (6) surge protectors, one (1) GPS antenna, one (1) equipment cabinet, and one (1) power generator surrounded by an 6-foot tall wrought iron fence within an 800 sq. ft. lease area, located at the northeast portion of a 9.5 gross acre site.

The project is located in the Eastern Coachella Valley Area Plan, and is northerly of 77th Avenue, southerly of 76th Avenue, easterly of Harrison Street, westerly of Pierce Street and, more specifically located at 76600 Highway 86 in the unincorporated community of Oasis.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING DIRECTOR TAKE THE FOLLOWING ACTIONS:

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

APPROVE PLOT PLAN NO. 180010, subject to the attached Advisory Notification Document and Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Community Development (CD)
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Mixed Use Area (MUA)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Use Designations	
North:	Mixed Use Area (CD: MUA)
East:	Torres Martinez IND Land (Non-land use designation)
South:	Mixed Use Area (CD: MUA)
West:	Mixed Use Area (CD:MUA)
Existing Zoning Classification(s):	Mixed Use (MU)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Mixed Use (MU)
East:	Controlled Development Areas (W-2)
South:	Mixed Use (MU)
West:	Mixed Use (MU)
Existing Use:	Existing grocery store and residence
Surrounding Uses	
North:	Tree Crops
South:	Tree Crops; Vacant
East:	Scattered Dwellings
West:	Tree Crops; Scattered Dwellings

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	9.5	N/A
Proposed Project Area:	800 sq. ft. lease area	N/A
Structure Height (FT):	Disguised Mono-palm 70-feet	70-feet Maximum

Parking:

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Wireless Facility	800	Temporary Service vehicle only	1	1
TOTAL:				

Located Within:

City's Sphere of Influence:	No
County Service Area ("CSA"):	Yes – Thermal #125 Lighting
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – Moderate
Subsidence Area:	Yes – Active
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	Yes – Not in Conservation Area
Stephens Kangaroo Rat ("SKR") Fee Area:	No
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

Plot Plan No. 180010 was submitted to Riverside County on November 9, 2018 to locate a wireless mono palm (AT&T) along the north-easterly lot line of subject land located at 76600 Highway 86 in Oasis, CA.

The subject land of 9.5 acres is mostly vacant (APN 755-162-012) that contains an existing small grocery store with accessory caretaker's residence, storage building that was previously approved under Plot Plan No. 18415 on February 24, 2003, and CUP 3458 in 2005 for beer and wine sales for off-premises consumption.

The project held a Development Advisory Committee on November 29, 2018. Corrections were provided ranging from required concept landscaping plans to confirmation of the Indemnification Agreement (IA). The project was heard before the Thermal-Oasis Community Council meeting on September 23, 2019 for informational purposes only.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

The project has been determined to be categorically exempt from CEQA pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures), Section 15304 (Minor Alterations to Land), and Section 15061 (b)(3) (Review for Exemption).

Section 15303 exempts the construction and location of limited numbers of new, small facilities or structures as outlined in Section 15303(e). The proposed project is to allow for the construction of 70-foot high mono-palm on an overall 9.5 gross acre site within an 800-square foot lease area. As a result of this limited amount of new construction within north easterly portion of previously disturbed land, which can be considered accessory/appurtenant structures (Section 15303e), the project is categorically exempt based on Section 15303 (New Construction or Conversion of Small Structures).

Additionally, the site is not located in an environmentally sensitive area and already includes existing commercial market building and caretaker dwelling, the remaining criteria for application of the Class 3 exemption is met. Therefore, the Project is exempt from CEQA.

Section 15304 exempts the project since proposed wireless mono palm would be a minor alteration to the land which includes site preparation, and minor grading for 800 square foot lease area which area would include minor equipment and the mono-palm tower. The minor grading and site preparation would be on flat topography and occur on slopes less than 10% and be much less than 50 cubic yards of disturbance which qualifies as Class 4 exemption. Additionally, the project proposes two-live palm trees which would be new water efficient landscaping which qualifies under Section 15304 exemption.

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

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

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

FINDINGS AND CONCLUSIONS

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

Land Use Findings:

1. The project site has a General Plan Foundation Component and Land Use Designation of Community Development: Mixed Use Area (CD: MUA).
2. The project site has a Zoning Classification of Mixed Use (MU), a classification which is consistent with the Riverside County General Plan of Community Development: Mixed Use Area (CD: MUA).
3. The project site of 9.5 acres consists of existing grocery store, with accessory caretaker's residence with majority of the project site being vacant land.
4. Surrounding land uses consist of tree crops, scattered dwellings, vacant land, medical office, vegetable packing plant, and existing mobile-home park. The project proposes as a 70-foot high mono-palm near the north-east property corner is consistent with surrounding land uses in that the project is disguised as a mono-palm tree and palm trees are very common to the area which includes existing date palm grove along the northern property boundary, other nearby date groves, utility pole, and scattered palm trees in the immediate vicinity.
5. The proposed 70-foot high mono-palm wireless communication facility would be a compatible structure for existing and future development encouraged by the Mixed Use Land Use Designation and Mixed Use Zone. The proposed mono-palm as an accessory structure would facilitate wireless communication to the immediate area which is anticipated to consist of residential, commercial, office, and entertainment and recreation land uses.
6. The wireless communication facility will service the local residents in the area by providing additional cellular coverage.

Entitlement Findings:

1. The proposed use, a disguised wireless communication facility, meets the requirements for approval per Ordinance No. 348 Article XIXg "Wireless Communication Facilities," including the appropriate location, permit application, and requirements for approval for disguised wireless communication facilities as set forth in Section 19.404, the processing requirements for all wireless

communication facilities as set forth in Section 19.409, the development standards for all wireless communication facilities as set forth in Section 19.410 based on the following:

- i. The facility is designed and sited so that it is minimally visually intrusive because the proposed use is a disguised wireless communication facility that has been designed to be a palm tree (mono palm) to assist in blending into the surrounding area on which the subject parcel is located and the facility matches the neutral earth tone colors with the surrounding areas landscape design.
- ii. The supporting equipment is located entirely within an equipment enclosure that is architecturally compatible with the surrounding area or is screened from view because the disguised wireless communication facility has a 6 foot tall wrought iron fence and meets the Countywide Standard Design Guidelines.
- iii. Pursuant to Section 19.409 of Ordinance No. 348, the application has met the processing requirements set forth in Article XIXg for wireless communication facilities, including a fully executed copy of the lease agreement entered into by the underlying property owner.
- iv. Pursuant to Section 19.404.A of Ordinance No. 348 (Appropriate Location), disguised wireless communication facilities is not specifically listed as being a permitted use in the Mixed Use (MU) Zone. However parking lots and parking structures are permitted within the Mixed Use zone, subject to Plot Plan Approval. Pursuant to Section 9.86.D (Same Character and Intensity) of Ordinance No. 348, "Any use that is not specifically listed in subsections B. or C. may be considered a permitted or conditionally permitted use provided that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated subsections and therefore is consistent with the MU zoning classification. Such a use is subject to the permit process which governs the category in which it falls." A disguised wireless communication facility is similar to parking structures and parking lots for the following reasons:
 - a. A parking structure or lot and an unmanned wireless communication facility tower provides the general public and the community within the surrounding area with a needed service. A parking lot or structure provide commuters with means to park their vehicles to use various commercial projects and/or residential parcels within the area. An unmanned wireless communication facility's tower and equipment enclosure provide these same commuters with communication services, as they enjoy these surrounding commercial and residential parcels. Parking structures or lots would generally be a more intensive structure or use, having more daily vehicle trips to use them with multiple or hundreds of parking spaces provided; whereas with an unmanned wireless communication facility's tower and equipment enclosure the trips after construction would only be for maintenance purposes only and only requires one (1) parking space.
 - b. The service of a parking structure or lot to the nearby community can be visually impactful as parking structures are several stories or levels tall with a large overall footprint, many landscaped areas for screening, and painted to hopefully blend into the surrounding look of the community. Whereas with an unmanned wireless communication facility's tower and equipment enclosure; the tower is disguised (for this project the tower is disguised as a palm tree), painted to match the neutral color of the surrounding area with minimal landscaping (if needed), and a very smaller overall footprint or lease area.

- c. Accordingly, for the reasons above, the Assistant TLMA Director finds that the proposed disguised wireless communication facility is substantially the same in character and intensity as the specifically listed use described above and may be permitted within the Mixed Use zone, subject to the Plot Plan approval.
2. The facility is designed so that it is visible, but disguised as a mono-palm tower up to 70-feet in height to blend in with the existing physical environment with two (2) live palm trees and adjoining date grove located 20-feet to the north of the mono-palm leasing area. The 70-foot mono-palm tower, with 6-foot decorative wrought iron enclosure, will assist in looking aesthetically pleasing to the surrounding area, and be partially recognizable as a communication facility. The mono-palm tower will have neutral earth tone colors with palm fronds and is consistent with Ordinance No. 348, Section 19.404.C.1.
3. Pursuant to Ordinance No. 348, Section 19.404.C.2, supporting equipment is located entirely within an equipment enclosure that is architecturally compatible with the surrounding area and largely screened from view. The multiple equipment cabinets will be placed on concrete pads with number to be determined upon finalization of site plan details and will be enclosed by a 6-foot decorative wrought-iron fence. Therefore, it meets this requirement.
4. The application meets the processing requirements set forth in Section 19.409 of Ordinance No. 348, including providing the County with a fully executed copy of the lease entered into with the owner of the underlying property. The lease or other agreement includes a provision indicating that the telecommunication service provider, or its successors and assigns, shall remove the wireless communication facility completely upon its abandonment. The lease or other agreement also includes a provision notifying the property owner that if the telecommunication service provider does not completely remove a facility upon its abandonment, the County may remove the facility at the property owner's expense and lien the property for the cost of such removal Pursuant to Section 19.410 of Ordinance No. 348 (Development Standards):

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

1. Pursuant to Sections 19.404.C and 19.410 of Ordinance No. 348, the application has met the location and development standards for disguised wireless communication facilities as follows:
2. Disturbance to the natural landscape shall be minimized. This project meets this development standard because the disguised wireless communication facility is located adjacent to an existing date palm grove located along the north property line which will partially blend with these existing trees on adjacent parcel with the addition of two (2) live palm trees. The only disturbance is within the 800 square foot enclosed lease area and once construction has concluded; the disturbed area outside the lease area will be remediated or returned to its original status as indicated by Advisory Notification Document (AND) 15.Planning
3. All wireless communication facilities shall be enclosed with a screening option at a maximum height of six (6) feet as deemed appropriate by the Planning Director and shall conform to the Countywide Design Standards and Guidelines. This project meets this development standard because project will provide a 6-foot decorative wrought iron fence that must be constructed according to County Design Standards and Guidelines. Therefore, the project complies with the screening requirement.

4. Disguised wireless communication facilities in non-residential zone classifications shall not exceed seventy (70) feet. This project meets this development standard because the project site is located within the Mixed Use (MU) zone. The MU zone classification is classified, per the Planning Director, as a non-residential zone classification since mixed uses such as both residential, commercial, office, and recreational land uses are allowed in the zone, and the proposed disguised mono-palm is 70 feet in height, which meets the height limitation and is permissible for a non-residential zoning classification.
5. All wireless communication facilities shall be sited so as to minimize the adverse impacts to the surrounding community and biological resources. As demonstrated since project site is previously disturbed within an extensive agriculture area at the corner of Pierce Street and Harrison Street with an existing commercial market building, the proposed project meets this development standard because the facility will result in no significant environmental impacts, is consistent with the CVMSHCP, and will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.
6. All wireless communication facilities shall have landscaping around the perimeter of the leased area and shall match and/or augment the natural landscaping in the area. There is limited desert landscaping located on the overall project site, but drought resistant landscape is proposed around the immediate perimeter of the 800 square foot lease area. In addition, wireless communication facilities constructed to look like trees shall have other similar tree species planted adjacent to and/or around the facility to enhance the concealing effect. Therefore, the project has been conditioned to install two (2) 45-foot high live palm trees with irrigation as indicated by Condition of Approval (COA) 80.Planning. –Install Live Palms to meet this requirement. Therefore, these development standards are met.
7. Outside lighting is prohibited unless required by the FAA or the California Building Code (CBC). Any lighting system installed shall also be shielded to the greatest extent possible so as to minimize the negative impact of such lighting on adjacent properties and so as not to create nuisance for the surrounding property owners or wildlife attractant. The project meets this development standard because the disguised wireless communication facility has lighting integrated into the equipment cabinets for the site. This lighting is shielded and directed down into the lease area. The lighting can only be accessed by maintenance workers for the wireless facility at the periodic times they service the facility, when needed, and otherwise there will be no outside lighting.
8. 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 concealed wireless communication facility will not exceed 45 decibels inside the nearest dwelling and 60 decibels at the property line (COA Planning-Noise Reduction). The nearest habitable dwelling is approximately 400-feet away and the disguised wireless mono-palm with equipment shelter will not generate noise levels exceeding 45-decibels due to setback distance to the single-family residence and lease area improvements which includes fencing and landscaping.
9. All wireless communication facilities with existing residences on lots larger than 18,000 square feet shall be accessed via an all-weather surface. The project meets this development standard because the disguised wireless communication facility on a 9.5 acre site with existing residence is

located near a County maintained road (Pierce Street) which provides an all-weather surface for access through a non-exclusive easement from the road right of way. Additionally, temporary parking for service vehicles may be permitted on site which is accommodated at the terminus of the 12-wide all weather access driveway adjacent to the equipment shelter.

10. No above-ground power or communication lines shall be extended to the site and all underground utilities shall be installed in a manner so as to minimize disturbance of existing vegetation and wildlife habitats during construction. This project meets this development standard because all power and communication lines for the disguised wireless communication facility are proposed to be underground.
11. Wireless communication facilities mounted on a roof shall be less than ten (10) feet above the roofline. This project meets the development standard because the disguised wireless communication facility is not designed as a roof-mounted facility.
12. Wireless communication facilities proposed on ridgelines and other sensitive view-sheds, as defined in Ordinance No. 348, shall be concealed and sited so that the top of the facilities below the ridgeline as viewed from any direction. The project meets this development standard because the disguised wireless communication facility is not proposed on a ridgeline. The proposed design for this wireless facility has been set to be as minimally intrusive as possible and the mono-palm is sited to blend into the surrounding area by using earthen tones where the subject property is located and well below any ridgeline that could be viewed in any direction.
13. Disguised wireless communication facilities in or adjacent to non-residential zone classifications shall be setback from habitable dwellings at a distance equal to one hundred and twenty-five (125) percent of the facility height. This project meets the development standard because the disguised wireless communication facility is located within the non-residential zone of MU, as discussed above. With the height of the facility being 70 feet; the distance would need to be equal to 87.5 feet from a habitable dwelling. The disguised wireless communication facility is set back 400 feet from the nearest dwelling, which is much more than 125 percent of the facility height of 70 feet.
14. Freestanding equipment enclosures shall be constructed to look like adjacent structures or facilities typically found in the area and shall adhere to the Countywide Design Standards and Guidelines, where appropriate. The project meets this development standard because the disguised wireless communication facility's supporting equipment is designed with a color scheme of neutral earth tone colors that blend with natural view elements (beiges and browns) of the surrounding area. Additionally, the 20-foot by 40-foot equipment area is partially screened with a 6-foot high decorative wrought iron barrier in conformance with Section 19.410 B., of Ordinance No. 348.
15. Wireless communication facilities shall be given a surface treatment similar to surrounding architecture and all finishes shall be dark in color with a matte finish. The project meets this development standard because the disguised wireless communication facility's tower and equipment have been designed and painted to match the surrounding area in color and look with earth-tone colors.

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

1. This project meets the requirements for consistency with the General Plan, Land Use Elements of Area Plans, Foundation Components, and Land Use Designations by its location within the Eastern Coachella Valley Area Plan. As noted above, it has a Foundation Component of Community Development and a Land Use Designation of Mixed Use Area (CD: MUA). It is consistent with these designations because under the Eastern Coachella Valley Area Plan, within this Oasis Neighborhood, it is encouraged for mixed commercial uses and community services to operate within these neighborhoods. The Eastern Coachella Valley Area Plan policies encourage various residential development and local serving commercial uses within Mixed Use neighborhoods. The subject property currently has one-caretaker dwelling and a commercial market building with majority being vacant; plus the unmanned wireless communication facility will service the local constituents in the area, making it consistent with the Eastern Coachella Valley Area Plan, the Land Use Designation of Mixed Use (MU), and the General Plan Foundation Component of Community Development: Mixed Planning (CD: MUA). It is also in compliance with all other applicable land use policies and County ordinances.
2. Based on the above, the plot plan is such that the overall development of the land is designed for the protection of the public health, safety, and general welfare, which are protected through the project design.
3. Based on the above, the project conforms to the logical development of the land and is compatible the present and future logical development of the surrounding property. Because of the small lease area and type of use, there is no need for dedication or improvement of streets or sidewalks, and, there are no topographical or drainage conditions of concern.
4. All plot plans which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each structure is located on a separate legally divided parcel. The project does not propose sale of multiple buildings or structures on one existing parcel, however, project shall comply with AND Planning. Land Division should any future subdivisions be proposed.

Other Findings:

1. The project site is not located within a Sphere of Influence of any City.
2. The project site is located approximately 42 miles from Mt. Palomar Observatory and is within Zone B of Ordinance No. 655. The project is therefore required to comply with Ordinance No. 655 of the Riverside County Standards and Guidelines. The project complies in that no lighting is proposed on the mono palm and any security lighting around the equipment shelter shall be hooded, low pressure sodium lighting, 4080 lumens or below.
3. This project site is located within the Coachella Valley Multiple Species Habitat Conservation Plan but is not located within a conservation area of that plan. The project for new mono palm shall be required to pay CV-MSHCP fees in accordance with Ordinance No. 875 in order to be consistent with the plan and is a standard requirement.

Fire Findings:

1. The project site is not located within a Cal Fire State Responsibility Area ("SRA") or Local Responsibility Area ("LRA") and is not located within a hazard severity zone.
2. Fire protection or suppression services will be available by the CAL Fire Mecca Station located approximately 3-miles to the northeast.

Conclusion:

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

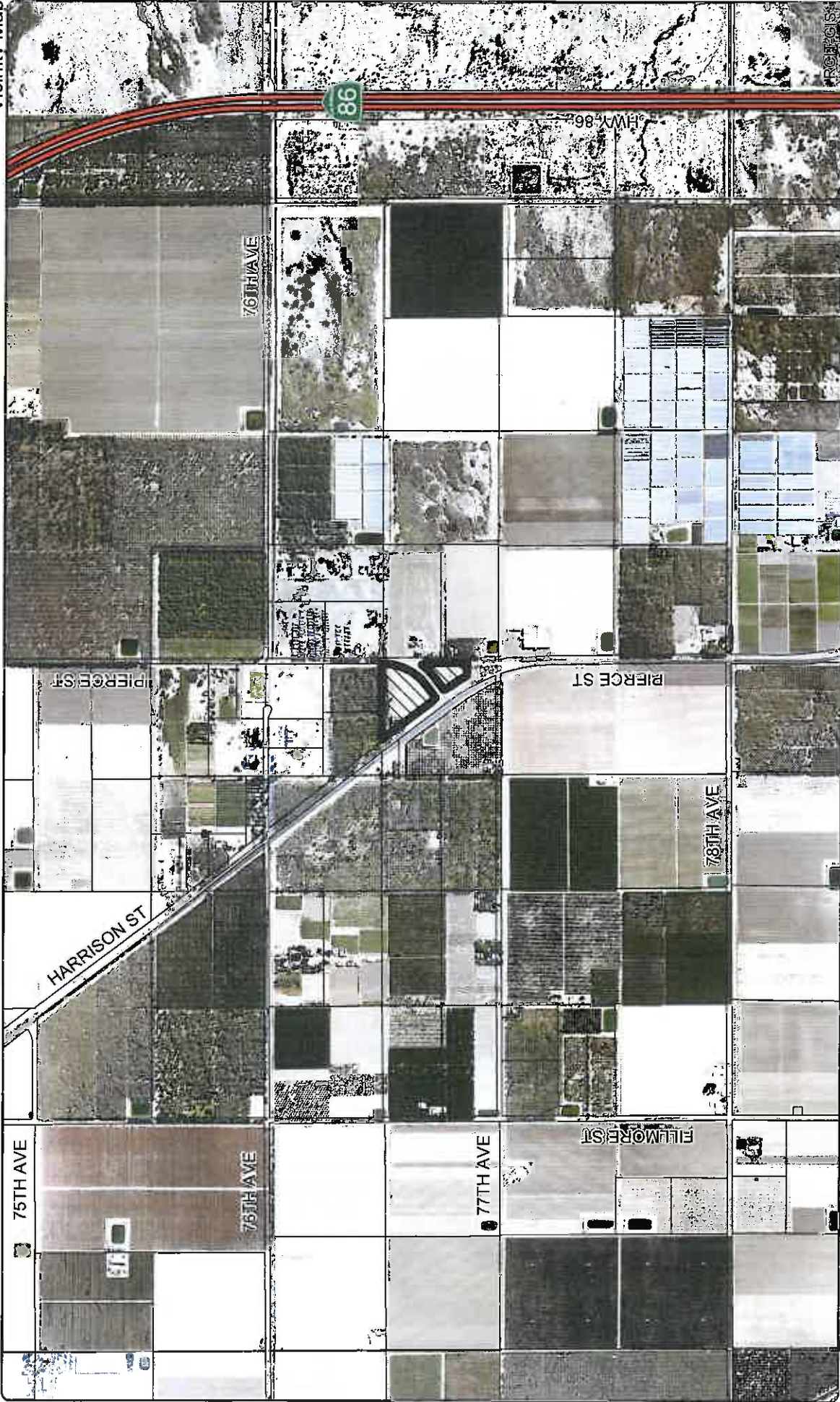
PUBLIC NOTIFICATION AND COMMUNITY OUTREACH

Optional hearing notices were mailed to property owners within 600-feet of the project site. As of the writing of this report, Planning Staff has not received written communications who indicated support or opposition to the proposed project.

RIVERSIDE COUNTY PLANNING DEPARTMENT
PPW180010
VICINITY/POLICY AREAS

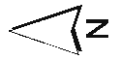
Supervisor: Perez
District 4

Date Drawn: 04/23/2020
Vicinity Map



Zoning Dist: Low Coachella Valley

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2004, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. This new General Plan may contain different type of land use than is provided in the Planning Department's zoning map. The Planning Department is not responsible for providing information on the new General Plan. Contact the Planning Department at (951) 962-2200, Western County or its Public Center at (951) 962-2277, Riverside County or Website: <http://www.riverside.ca.gov>

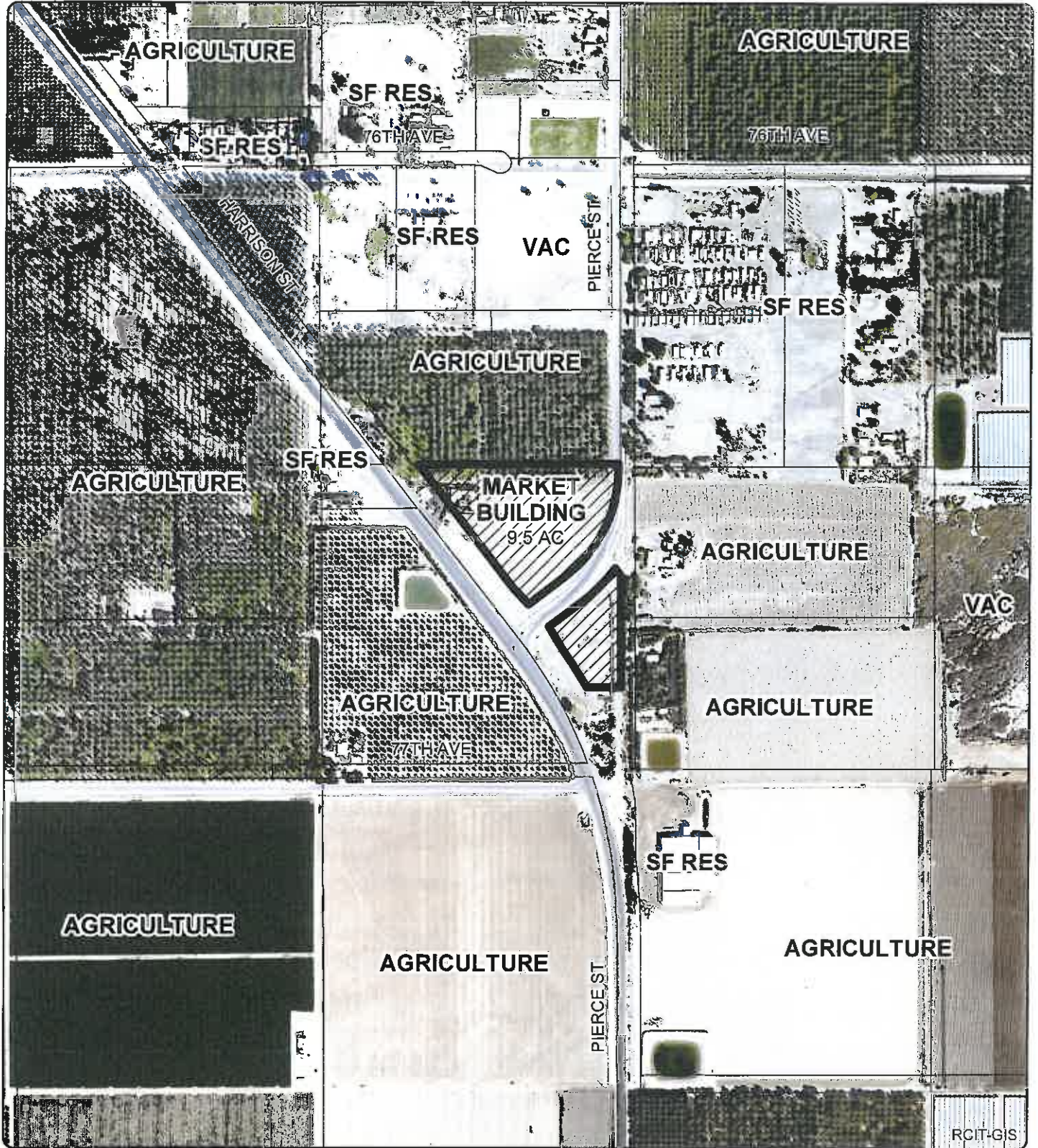
RIVERSIDE COUNTY PLANNING DEPARTMENT

PPW180010

LAND USE

Supervisor: Perez
District 4

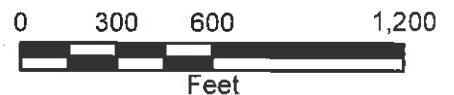
Date Drawn: 04/23/2020
Exhibit 1



Zoning Dist: Low Coachella Valley

Author: Vinnie Nguyen

DISCLAIMER: On October 7, 2005, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcolima.org>



RIVERSIDE COUNTY PLANNING DEPARTMENT

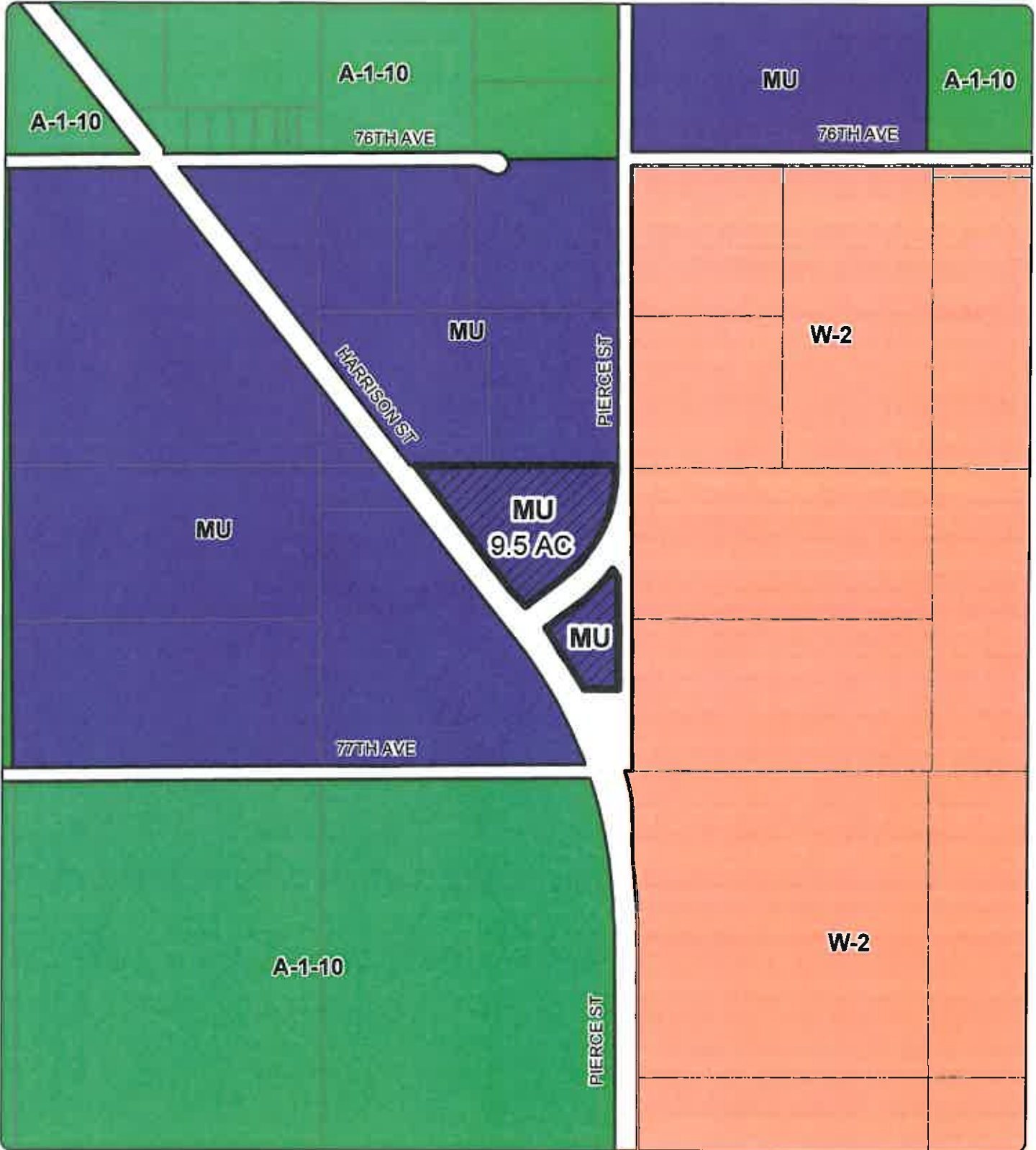
PPW180010

EXISTING ZONING

Supervisor: Perez
District 4

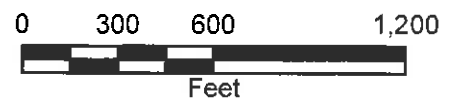
Date Drawn: 04/23/2020

Exhibit 2



Zoning Dist: Low Coachella Valley

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2008, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)865-8277 (Eastern County) or Website <http://planinfo.rcplma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

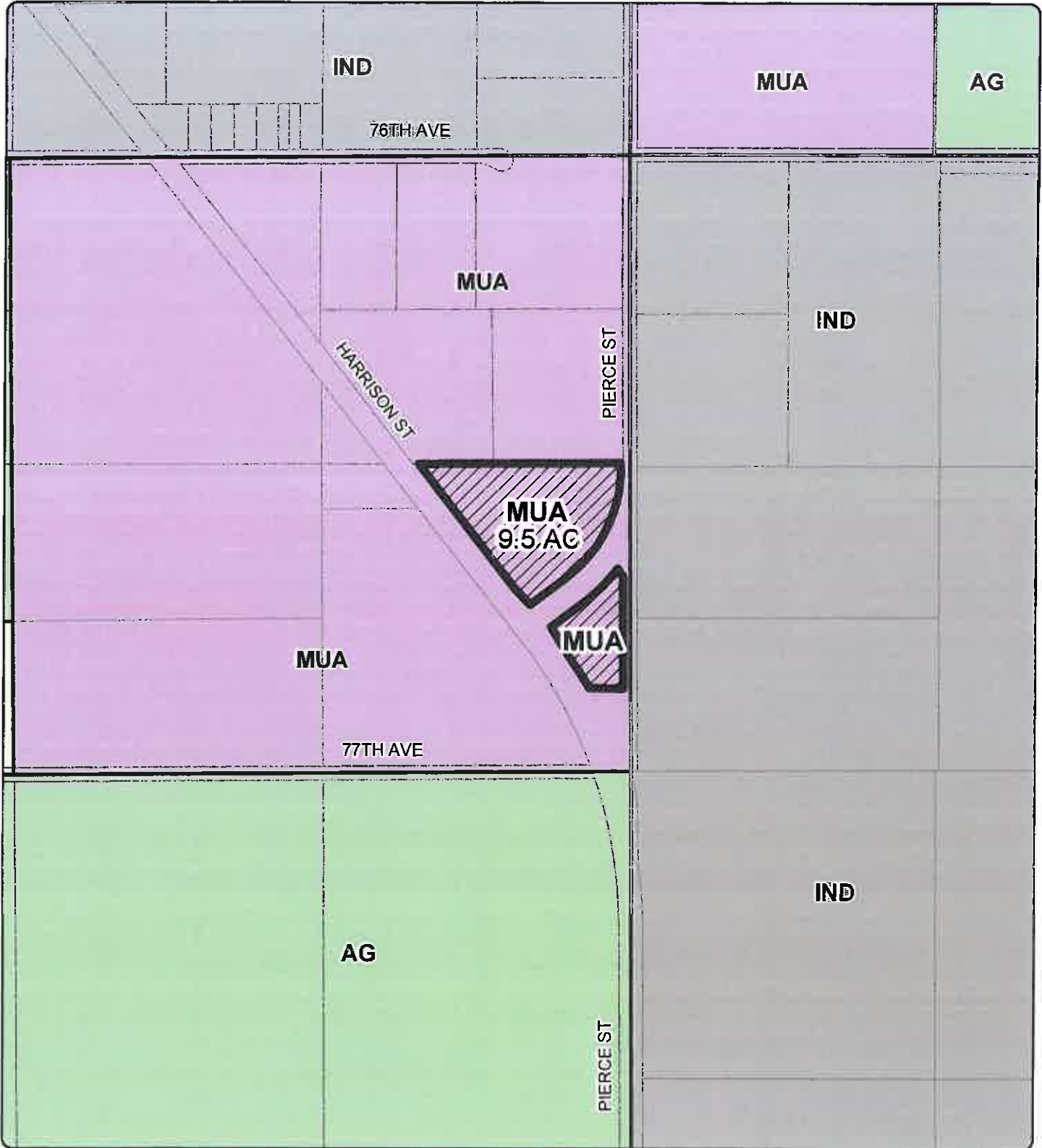
PPW180010

EXISTING GENERAL PLAN

Supervisor: Perez
District 4

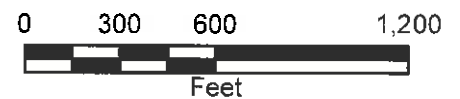
Date Drawn: 04/23/2020

Exhibit 5



Zoning Dist: Low Coachella Valley

Author: Vinnie Nguyen



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



AT&T

CSL00253

KITAGAWA

76600 HARRISON ST, THERMAL, CA 92274



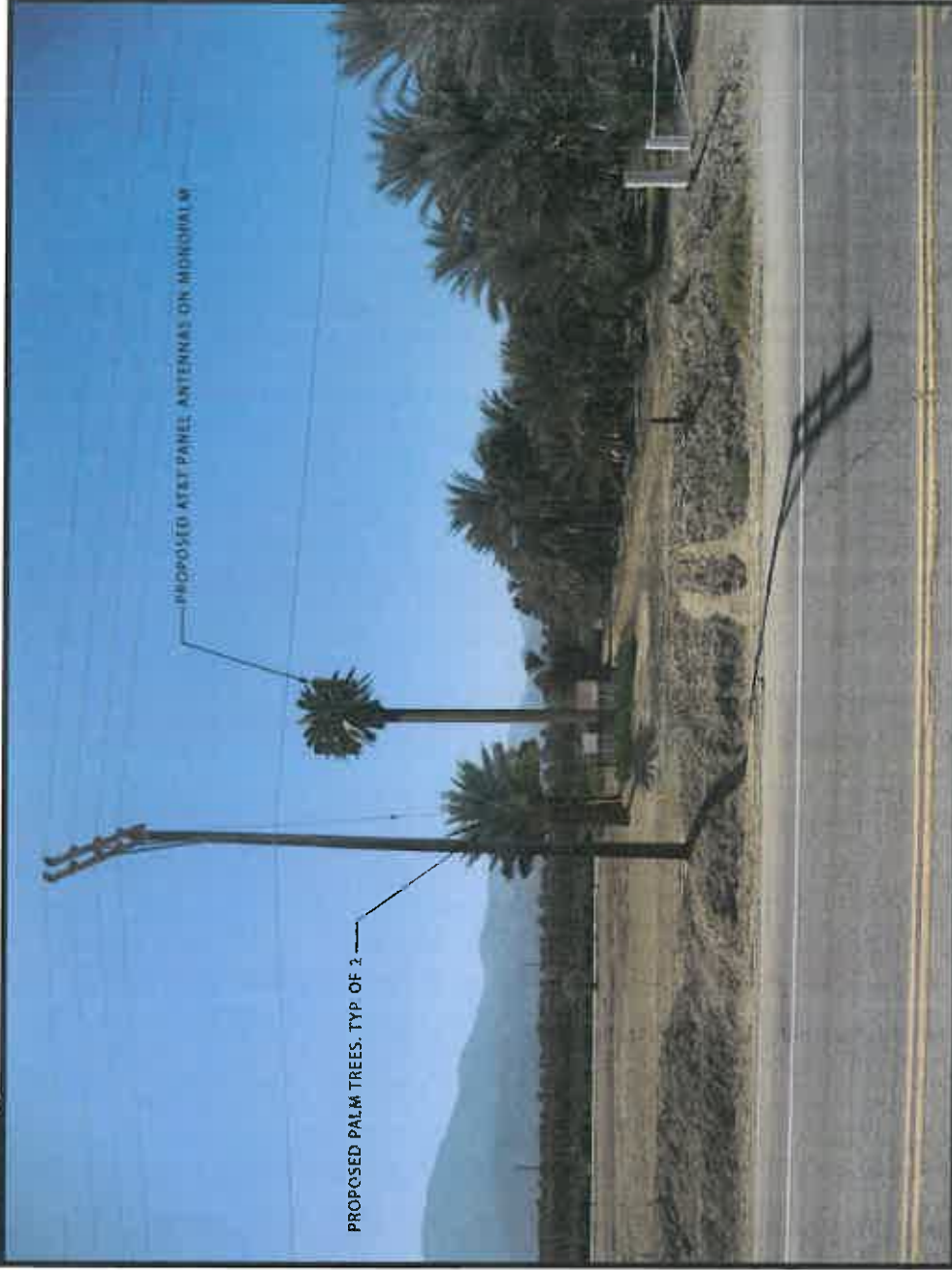
LOCATION

©2011 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.



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KITAGAWA

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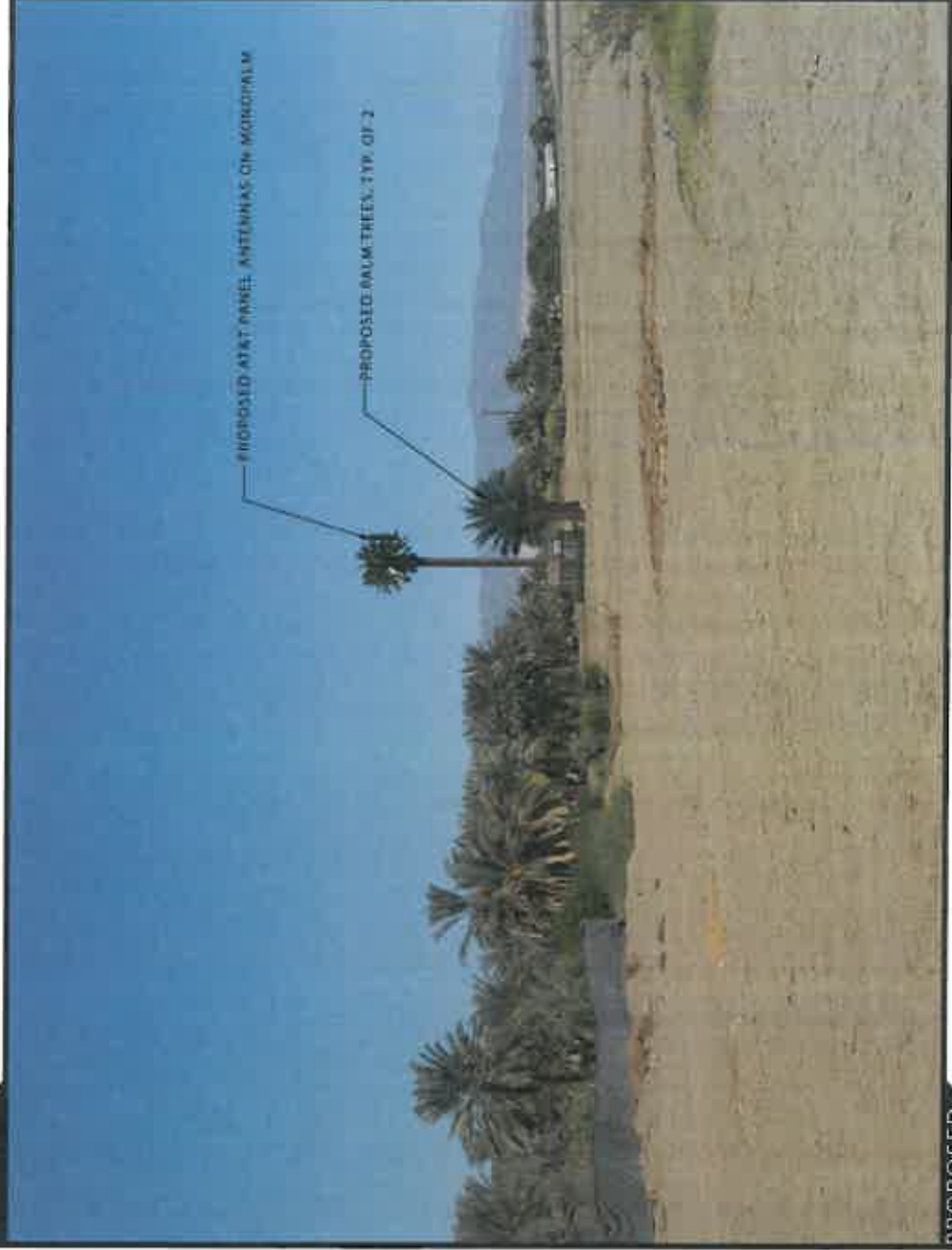


VIEW 2



LOCATION

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PROPOSED



EXISTING

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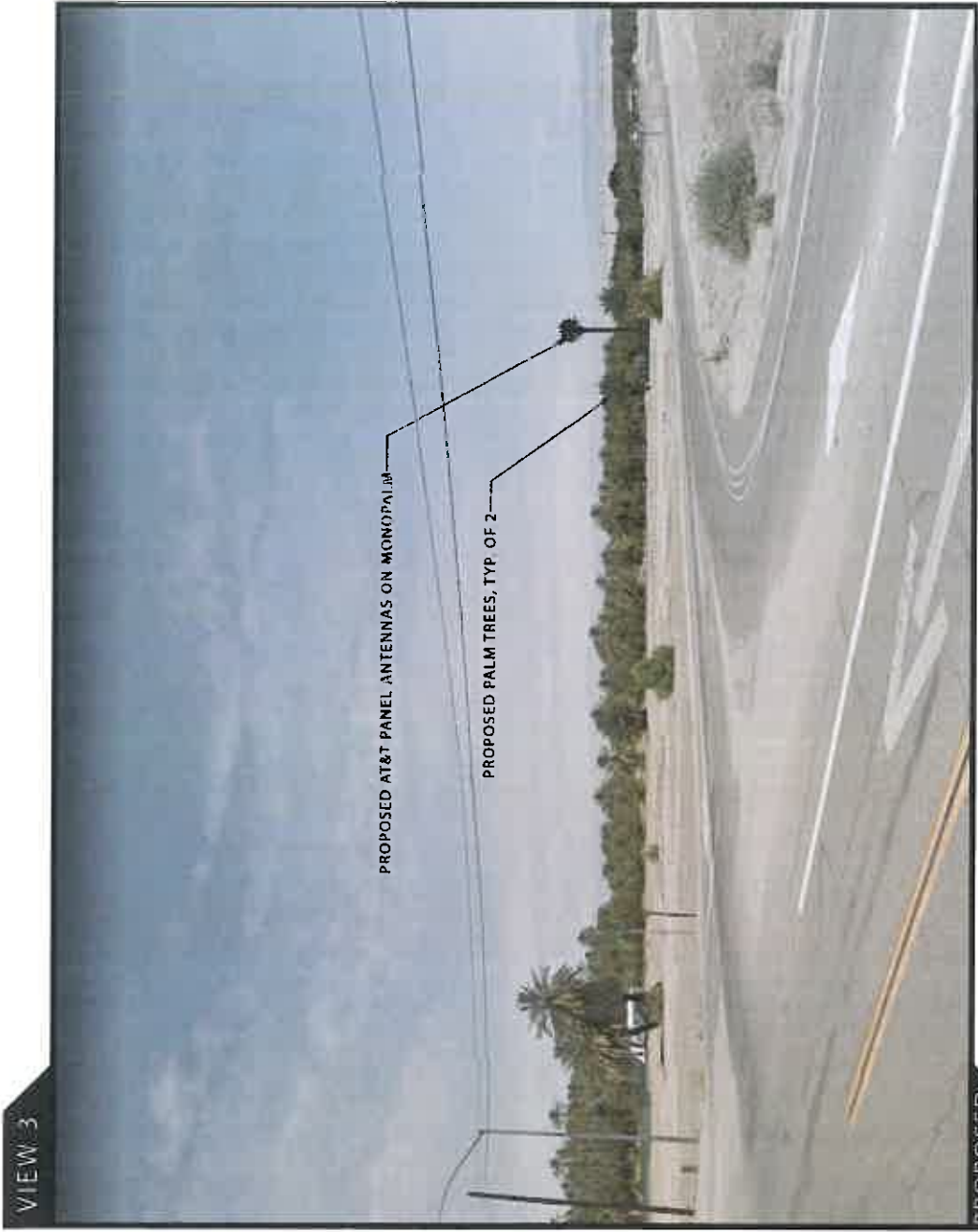
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KITAGAWA

76600 HARRISON ST, THERMAL, CA 92274



LOCATION

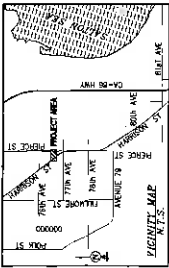


PROPOSED



EXISTING

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SURVEY DATE
09/16/2018

BASIS OF BEARING
BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE MADS COORDINATE SYSTEM CALIFORNIA STATE PLANE COORDINATE ZONE 5N, DETERMINED BY GPS OBSERVATIONS.

BENCHMARK
PROJECT ELEVATIONS ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NAD 83 GEOID 18" MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY OBSERVATIONS OF THE CALTRANS REAL TIME NETWORK. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAD03B.

FLOOD ZONE
THIS PROJECT APPEARS TO BE LOCATED WITHIN FLOOD ZONE "D" AREAS OF UNDETERMINED FLOOD HAZARD AS SHOWN ON THE CALTRANS MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP ID #R0095C2503H, DATED 03/09/2018.

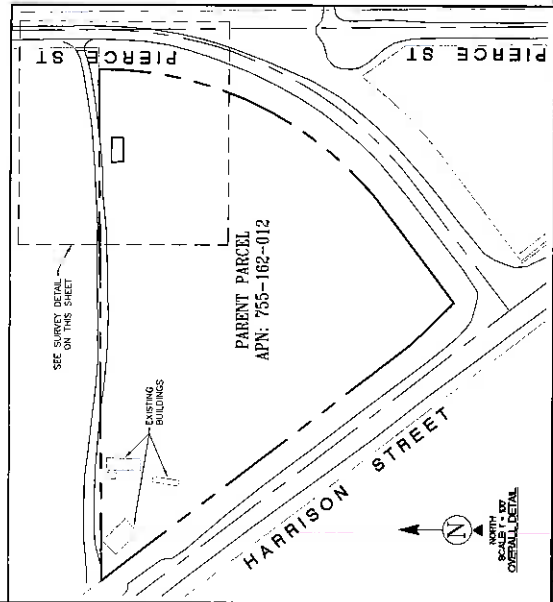
UTILITY NOTES
SURVEYOR'S GUARANTEE THAT ALL UTILITIES ARE SHOWN ON THIS PLAN. LOCATIONS ARE DETERMINED BY THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE DEPARTMENTS AND/OR UTILITIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION, REMOVAL, RELOCATION AND/OR DISPOSITION IS THE RESPONSIBILITY OF THE CONTRACTOR.

LESSOR'S LEGAL DESCRIPTION
TO BE PROVIDED BY TITLE.

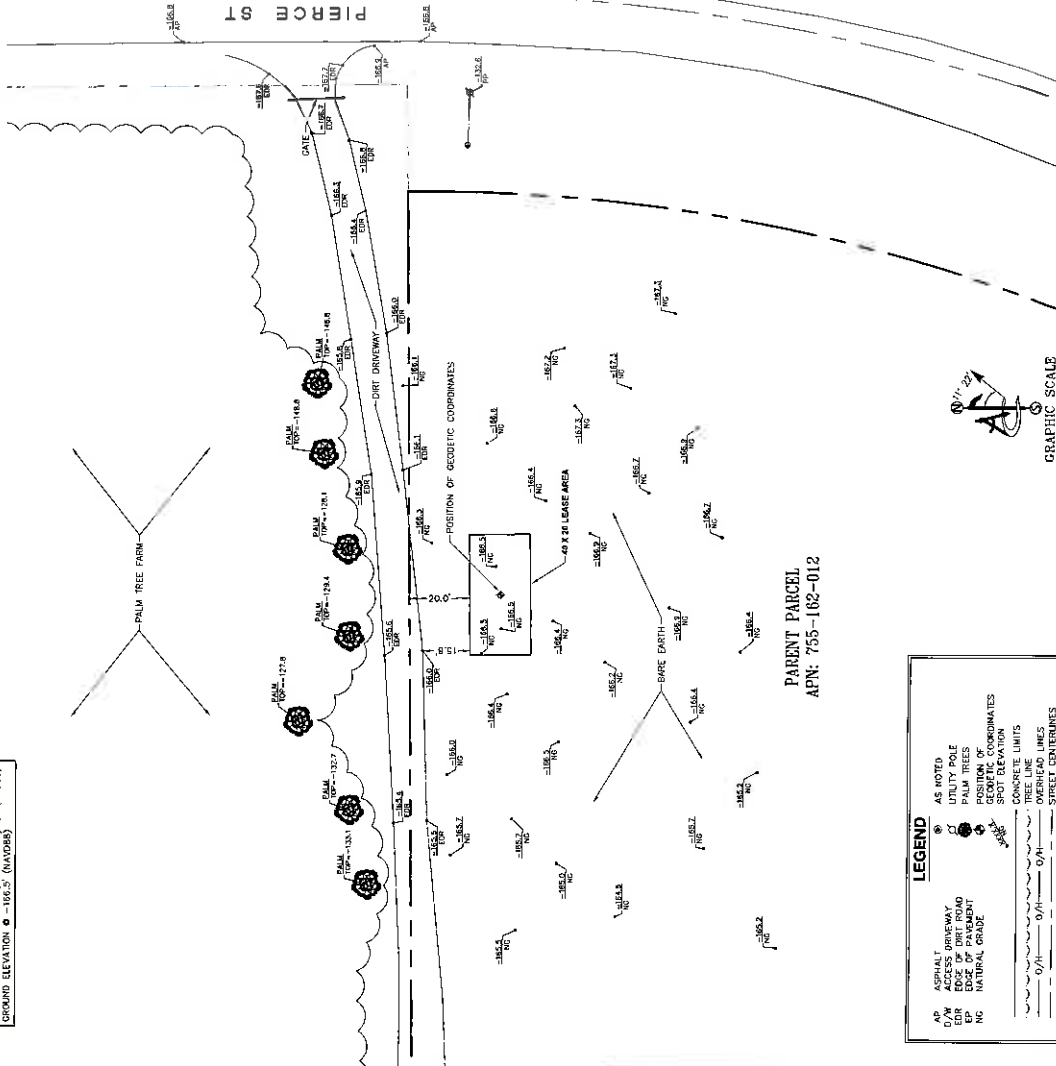
SURVEYOR'S NOTES
SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED.

THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.

ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.



POSITION OF GEODETIC COORDINATES
NAD83 (NAD83)
EASTING 427,472.15 (EASTING)
NORTH 114,313.55 (NORTH)
LONGITUDE 116° 05' 00.00" (LONGITUDE)
GROUND ELEVATION @ -186.5' (NAD83B)



LEGEND

AS PAVED	AS NOTED
ASPHALT	UTILITY POLE
D/W	UTILITY POLES
ACCESS DRIVEWAY	PALM TREES
EP	POSITION OF GEODETIC COORDINATES
EDGE OF PAVEMENT	SPOT ELEVATION
NG	NATURAL GRADE
CONCRETE LIMITS	CONCRETE LIMITS
TREE LINE	TREE LINE
STREET CENTERLINE	STREET CENTERLINE
SUBJECT PROPERTY LINE	SUBJECT PROPERTY LINE
ADJACENT PROPERTY LINE	ADJACENT PROPERTY LINE
MAJOR OUTSIDE INTERVAL	MAJOR OUTSIDE INTERVAL
MINOR OUTSIDE INTERVAL	MINOR OUTSIDE INTERVAL

1452 EDGEMOOR AVENUE
3RD FLOOR
TUSTIN, CA 92780

ambit consulting
428 MAIN STREET, SUITE 205
HUNTINGTON BEACH, CALIFORNIA 92648
PAL (656) 859-4022

INDIAASA
10850 REAGAN ST. #452
LOS ALAMITOS, CALIFORNIA 92720

REV	DATE	DESCRIPTION
A	09/27/18	INITIAL ISSUE (N/C)

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

IT IS A VIOLATION OF LAW FOR ANY PERSON, OTHER THAN A LICENSED PROFESSIONAL SURVEYOR, TO REPRODUCE THIS DOCUMENT.

CSL000253
76600 HARRISON STREET
THERMAL, CA 92274

SHEET TITLE
SITE SURVEY

SHEET NUMBER
LS-1



INDEPENDENT
TELEPHONE SERVICE
CORPORATION
100 CALIFORNIA STREET
SUNNYVALE, CA 94086



1861 VON KARMAN AVE. SUITE 400
THERMAL, CA 92574
TEL: (951) 974-1235
FAX: (951) 974-1235



ASA
COMMUNICATIONS
SUNNYVALE, CA 94086

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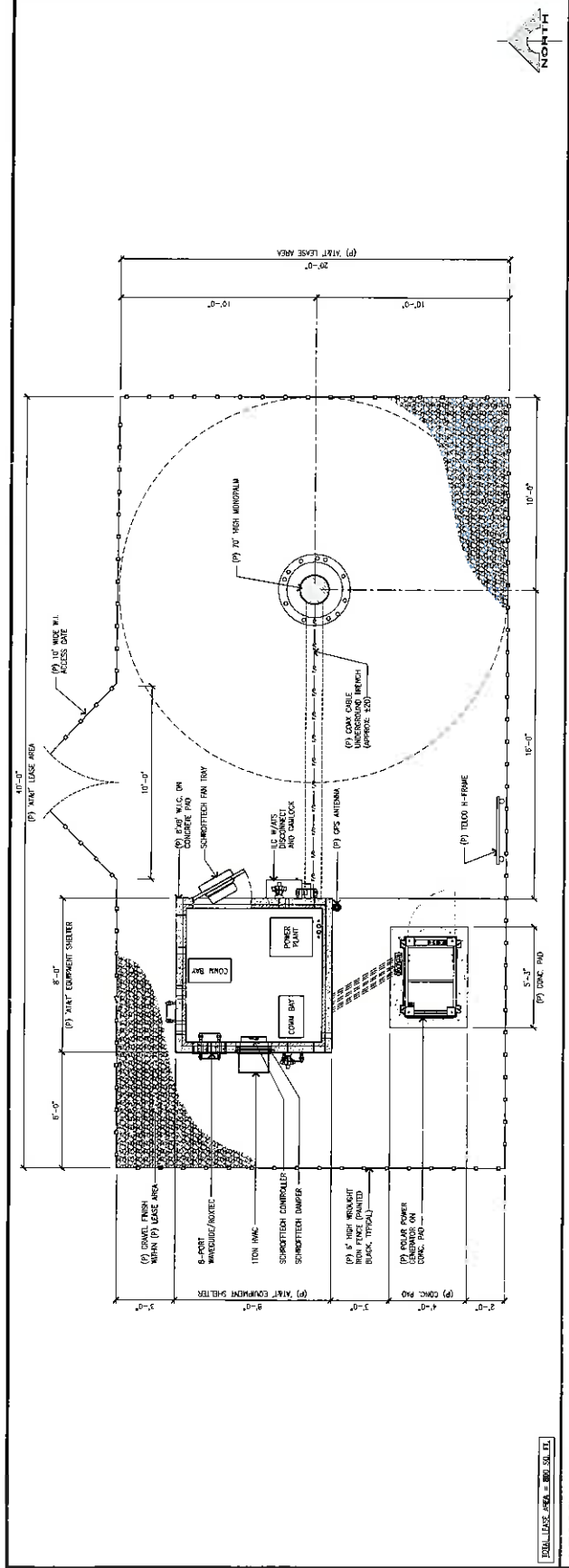
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CSL002653
KITAGAWA
76600 HARRISON ST.
THERMAL, CA 92274
MONOPALM (INDOOR)

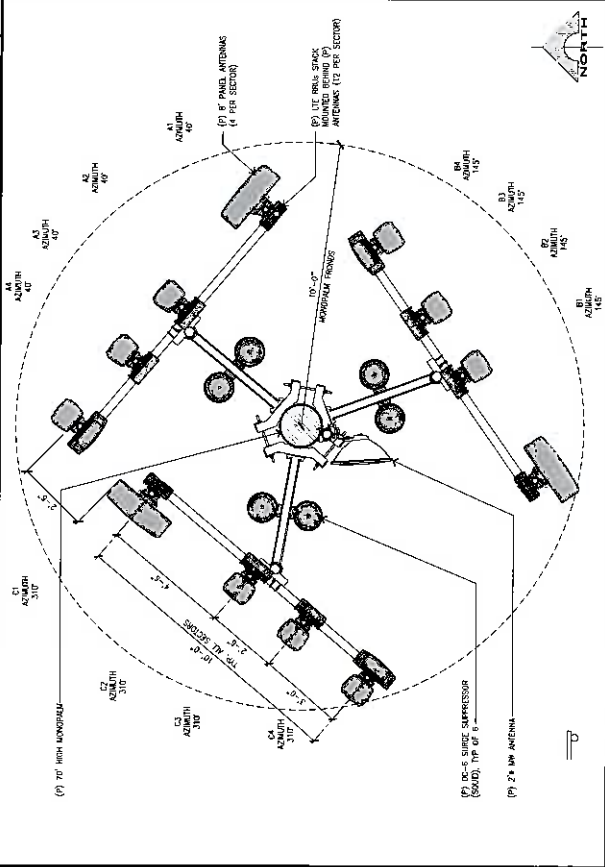
DRAWN BY: JEM
CHECKED BY: JS

SHEET TITLE
LEASE AREA/ANTENNA PLAN
AND ANTENNA/RRU SCHEDULE

SHEET NUMBER: A-2
REV: 0



LEASE AREA PLAN



ANTENNA PLAN

SECTOR	RRU UP OR DOWN	RRU DOWN	RRU LOCATION (REFERENCE FROM ANTENNA)	MINIMUM CLEARANCES
A1	UP	3	41'-0"	18" 8" 8"
A2	UP	3	41'-0"	18" 8" 8"
A3	UP	3	41'-0"	18" 8" 8"
A4	UP	3	41'-0"	18" 8" 8"
B1	UP	3	41'-0"	18" 8" 8"
B2	UP	3	41'-0"	18" 8" 8"
B3	UP	3	41'-0"	18" 8" 8"
B4	UP	3	41'-0"	18" 8" 8"
C1	UP	3	41'-0"	18" 8" 8"
C2	UP	3	41'-0"	18" 8" 8"
C3	UP	3	41'-0"	18" 8" 8"
C4	UP	3	41'-0"	18" 8" 8"

ANTENNA AND RRU SCHEDULE



WIC Dimensions, Weights, and Physical Specifications

Standard Racks

The XTE 801 Series Walk-In-Cabinet (WIC) is equipped with two 19" wide equipment bays and each provides 45 rack units (RU). One (1) rack comes equipped with a fiber patch panel and the other does not.

Dimensions

See Figure 2.

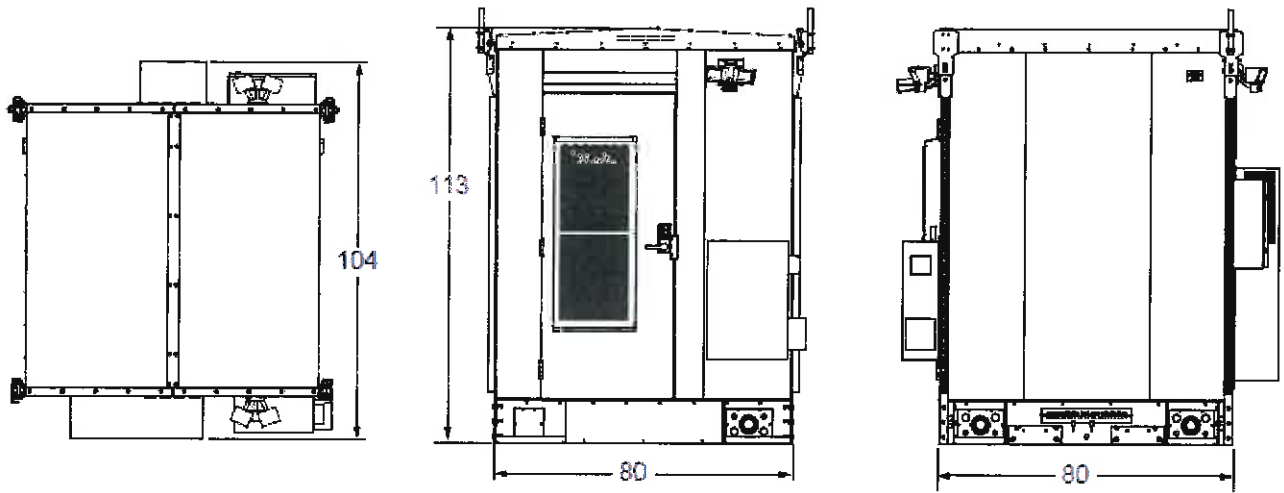
Specifications

- External Dimensions – 80" x 80" x 113"
- Internal Height – 96"
- Internal Width – 70.5"
- Internal Length – 70.5"
- Weight – Empty: 5,500 lbs.
Fully Loaded (as specified): 7,500 lbs.
- R13 Insulation for floors, walls and ceiling.
- One (1) hour fire rating.
- Common equipment kit (lighting, cable rack, etc.).
- Primary DC powered high efficiency thermal management system.
- 12K BTU backup air conditioner.
- Heater system.
- 200 A AC electrical system with power transfer and Cam-lock generator connection.
- Fully integrated internal grounding system.
- NCU system and generator control.
- Thermal management and HVAC control.
- 66 type contact alarm consolidation point.
- Wall mounted fold down desk.
- Externally mounted color matched unistrut channels on each lifting strap for mounting external equipment.
- Externally mounted GPS antenna mounting brackets.
- Color – Pebble-Gray, RAL7032.
- Finish – Standard finish is multistage dry powder polyester paint for maximum durability and performance against corrosion. Optional exterior finishes also available upon request.
- NetSure™ 7100 DC Power System in 23" rack with three (3) battery trays (Third Party Integrated) (2) 19" equipment welded frame installed. One with fiber patch panel and the other without. (Third Party Integrated.)

Dimensions

Figure 2

Figure 2: WIC Dimensions





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 SUITE 206
 HUNTINGTON BEACH, CA 92648
 PH. (480) 659-4072
 www.ambitconsulting.us

ambit consulting

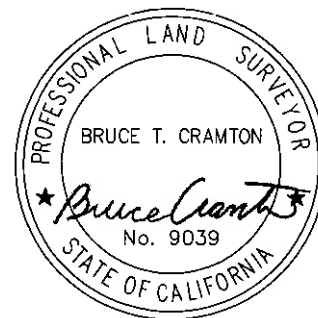
1-A ACCURACY CERTIFICATION

AT&T Wireless
12900 Park Plaza Drive
Cerritos, California 90703

C/O CASA INDUSTRIES

Date of Survey: 09/16/2018
 Date of Issue: 10/30/2018

Site No: CSL00253
 Site Type: RAW EARTH
 Site Location: 76600 Harrison Street
 Thermal, CA 92274
 Riverside County



I, Bruce T. Cramton, hereby certify the following coordinates:

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

Latitude: 33 Degrees 29 Minutes 42.61 Seconds N
 Longitude: 116 Degrees 06 Minutes 49.97 Seconds W

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

Elevation at Base of **Proposed** Structure = -166.5 Feet (A.M.S.L.) (NAVD88)
 Top of **Proposed** Structure = -96.5 Feet (A.M.S.L.) (NAVD88)

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

Height of **Proposed** Structure = 70.0 Feet (A.G.L.)

The horizontal accuracy of the latitude and longitude at the center of each sector falls within twenty (20) feet. The elevations (NAVD88) of the ground and fixtures fall within three (3) feet. The measured heights (A.G.L.) are within +/- one (1) foot vertically. Geodetic Coordinates and Elevations were established using Survey Grade G.P.S. Receivers. Benchmark Reference: Project elevations established from GPS derived Orthometric heights by application of NGS 'Geoid 12B' modeled separations to ellipsoid heights determined by observations of the 'Smartnet' Real Time Network. All elevations shown hereon are referenced to NAVD88.

LTE Justification Plots

Market Name: Los Angeles

Site ID: CSL00253

Site Address: 76600 Harrison St, Thermal, CA 92274

ATOLL Plots Completion Date: Oct 24, 2018

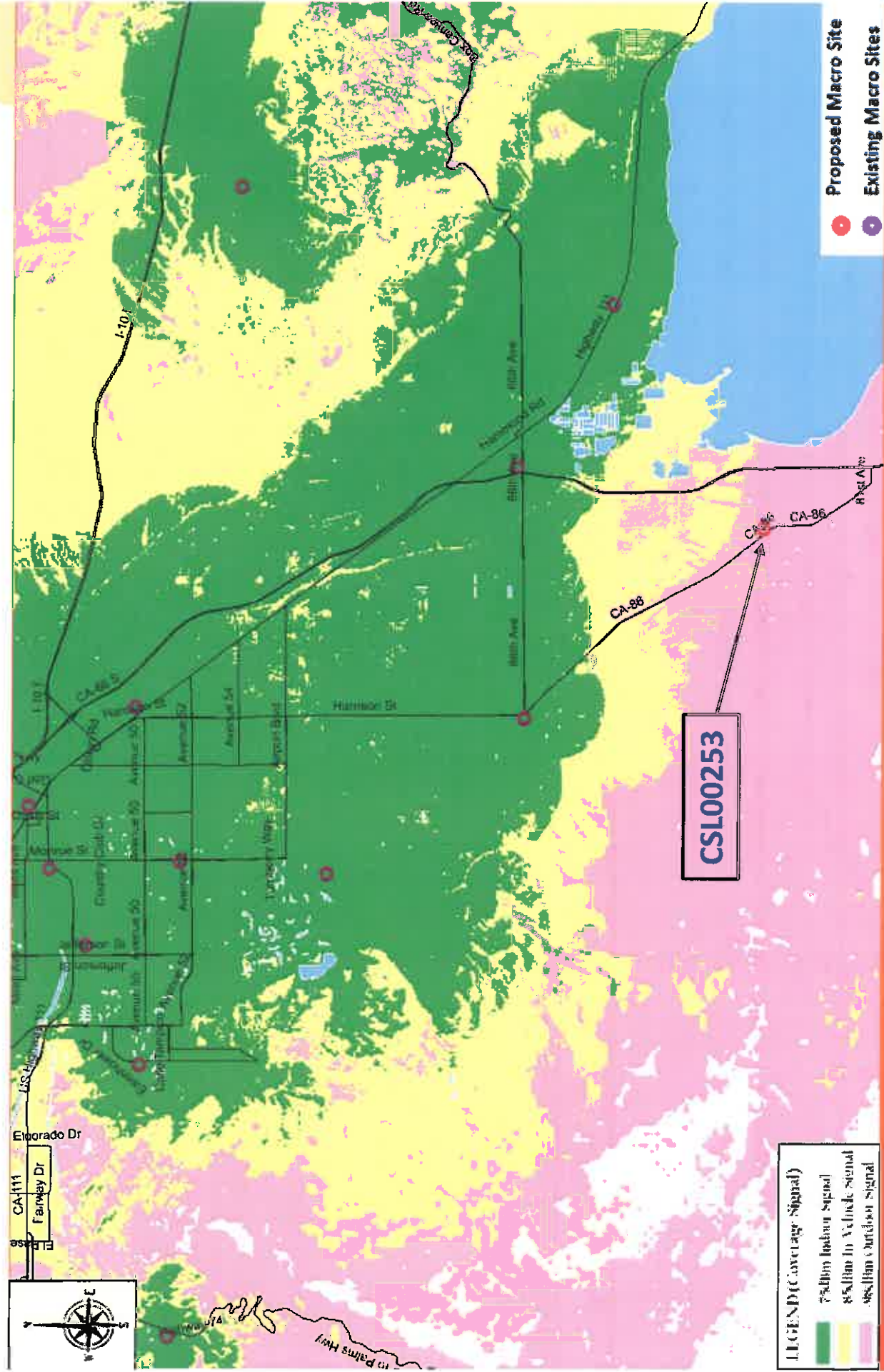


Assumptions

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



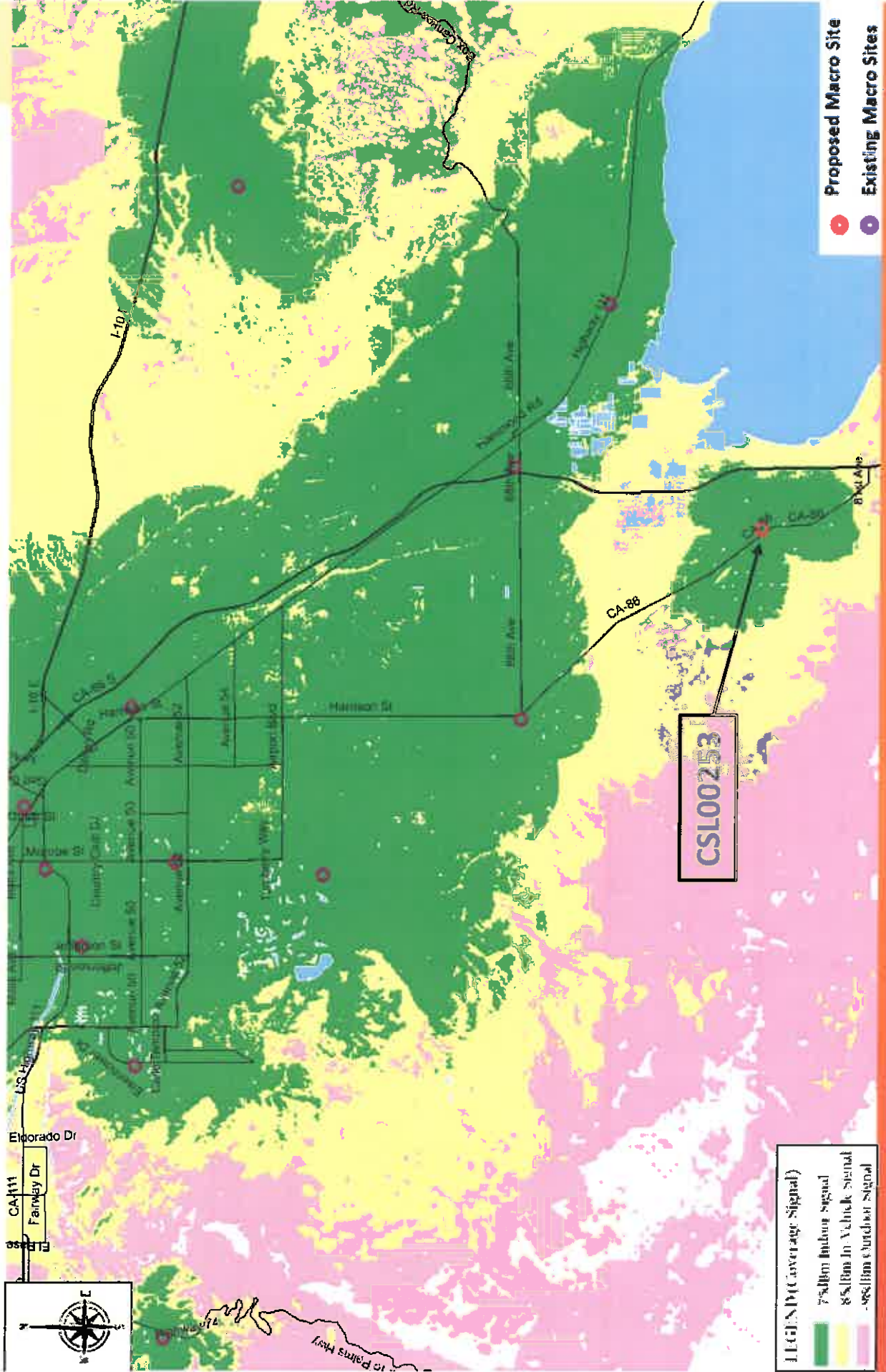
LTE Coverage Before site CSL00253



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



LTE Coverage After site CSL00253



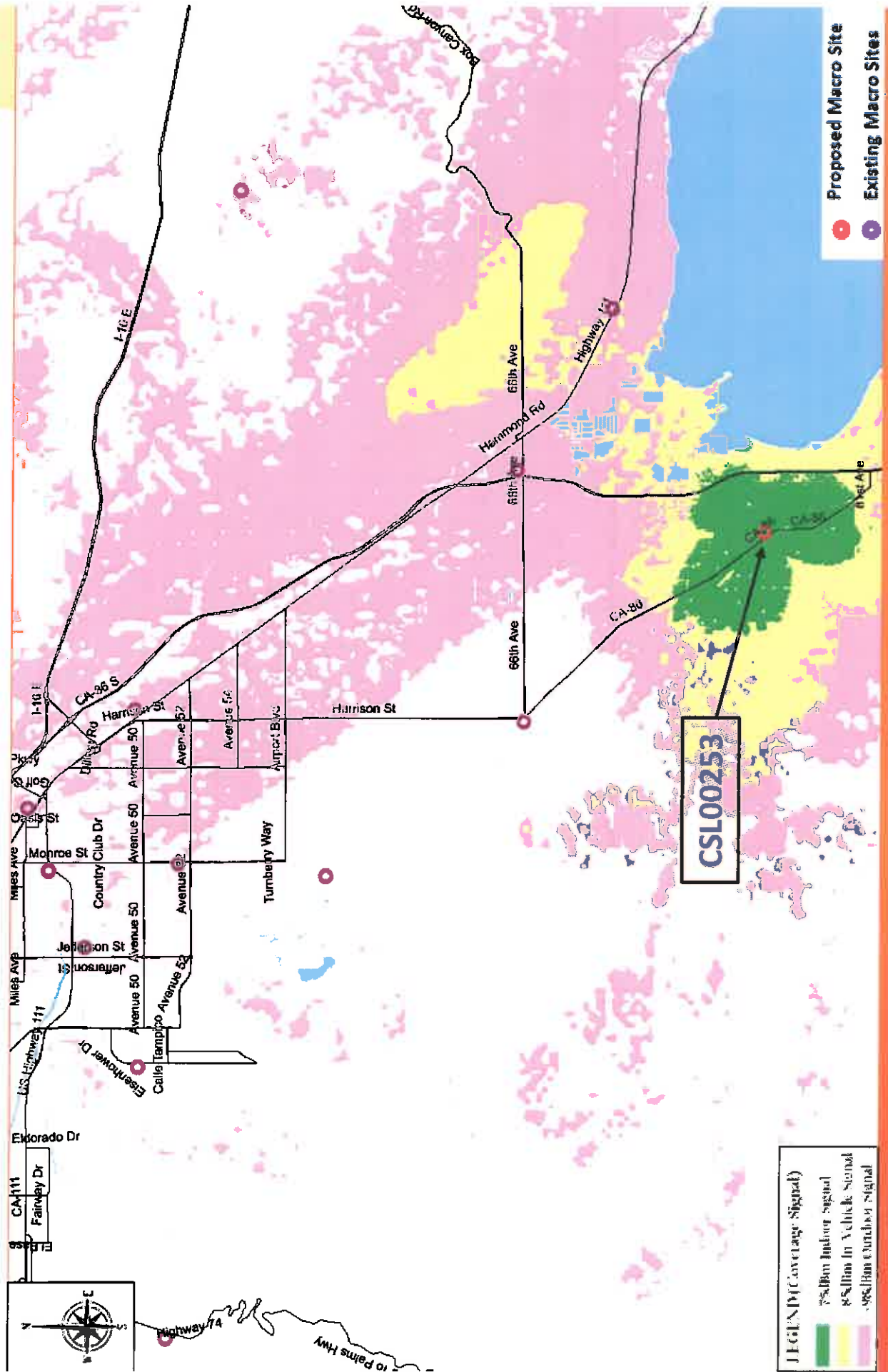
- Proposed Macro Site
- Existing Macro Sites

- Legend (Coverage Signal)**
- 75 dBm Indoor Signal
 - 85 dBm In-Vehicle Signal
 - 95 dBm Outdoor Signal



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LTE Coverage standalone site CSL00253



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Coverage Legend



Rethink Possible®

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

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

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



On Behalf of



Chris Doheny
Wireless Development Specialist
18401 Von Karman Ave, Ste 400
Irvine, CA 92612
619.994.8528 cellular
chris.doheny@smartlinkllc.com

AT&T Project Number: CSL00253

AT&T Project Name: Kitagawa

County of Riverside
Application for a Plot Plan Permit
Project Information and Justification

AT&T Mobility (AT&T) is requesting approval of a Plot Plan permit application for the construction and operation of an unmanned wireless telecommunications facility (cell site), and presents the following project information for your consideration:

Project Location

Address: 76600 Harrison St., Thermal, CA 92274

APN: 755-162-012

Zoning: Mixed Use

Project Representative

Chris Doheny

Smartlink, LLC

18401 Von Karman Ave, Ste 400

Irvine, CA 92612

619-994-8528 cellular

chris.doheny@smartlinkllc.com

AT&T Contact

Gunjan Malik, Project Manager

1452 Edinger Ave. 3rd Floor

Tustin, CA 92780-6246

Gm827w@att.com

562-650-5681

Project Description

AT&T proposes to construct an unmanned wireless telecommunications facility consisting of a 70 tall faux palm tree "mopopalm." The antennas will be disguised within the branches of the palm tree which will blend nicely with the many other trees in the near vicinity. The associated equipment cabinets will be mounted within an 6'7" x 6'7" equipment shelter, which will be fenced for security and placed in an unobtrusive section of the property. AT&T will work with the County and the community to install a state of the art stealth faux tree which will provide a benefit to the residents and visitors of the County of Riverside.

Project Objectives

There are several reasons why a wireless carrier requires the installation of a cell site within a specified area to close a "significant gap in coverage:"

- The radio signal must be of sufficient strength to achieve consistent, sustainable, and reliable service to customers at a *level sufficient for outdoor, in-vehicle, and in-building penetration with good voice quality* (Threshold, -76db).
- When nearby other sites become overloaded, and more enhanced voice and data services are used (4G and other high-speed data services) signal contracts and a gap is created. With heavy use it is intensified due to the unique properties of digital radio transmissions.

In this specific case, this location was selected because AT&T's radio-frequency engineers (RF) have identified a significant gap in coverage in the vicinity of **Harrison and Pierce St**, in the County of Riverside and the surrounding community as demonstrated on the enclosed radio-signal propagation maps.

Alternative Site Analysis

The following locations were evaluated and the reasons why they were not selected for this project are addressed. Please review the attached map for their precise locations:

1. 88410 Avenue 77, Thermal, CA 92274
This property was originally considered, however, due to zoning does not allow for RAD center height to meet RF requirements.
2. 76850 Pierce St, Thermal, CA
This property was originally considered, however, due to zoning does not allow for RAD center height to meet RF requirements.
3. APN: 755-190-013 (Existing Lattice Tower) Current status the existing tower is at full capacity and any proposed expansion to the tower as the 3rd or 4th tenant would not provide available height to meet RF requirements.

Findings/Burden of Proof

The site for the proposed use is adequate in size and shape.

AT&T is proposing a mono-palm design for this project which is a stealth design. The requested height of the mono-palm design is the minimum height needed in order to fill the significant gap in coverage for this project. The height restriction for the wireless facilities is 70'. AT&T uses the most advanced technology and design when constructing the mono-palm so as to blend the facility with the surrounding community and landscaping and thereby minimizing the visual impact of the site.

The proposed location has sufficient access to streets and highways that are adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed use.

The access to this site is immediately off Harrison St. There are adequate access routes directly to the proposed facility. All the roadways and access ways within the facility are in compliance with local, state and federal regulations concerning width and pavement.

The proposed use will not have an adverse effect upon adjacent or abutting properties.

The project will not have an adverse effect upon adjacent or abutting properties as it is a stealth design that will blend naturally with the subject property and is far away from the residential areas within the ring. The project will provide a public benefit of better wireless telecommunications and data services to the surrounding neighborhoods and community.

The proposed use is deemed essential and desirable to the public convenience or welfare.

The new wireless telecommunications facility is in high demand to the residents and visitors of the County of Riverside. Wireless communications are vastly used in this area and the need for this site was established entirely from increased usage of AT&T services in the vicinity of the requested project.

GENERAL INFORMATION

Site Selection

Customer demand drives the need for new cell sites. Data relating to incomplete and dropped calls is gathered, drive-tests are conducted, and scientific modeling using sophisticated software is evaluated. Once the area requiring a new site is identified, a target ring on a map is provided to a real estate professional to begin a search for a suitable location.

During an initial reconnaissance, properties for consideration for the installation of a cell site must be located in the general vicinity of the ring, with an appropriate zoning designation, and appear to have enough space to accommodate an antenna structure and the supporting radio equipment. The size of this space will vary depending on the objective of the site. The owners of each prospective location are notified to assess their interest in partnering with AT&T.

Four key elements are considered in the selection process:

- **Leasing:** The property must have an owner who is willing to enter into a long-term lease agreement under very specific terms and conditions.
- **Zoning:** It must be suitably zoned in accordance with local land-use codes to allow for a successful permitting process.
- **Construction:** Construction constraints and costs must be reasonable from a business perspective, and the proposed project must be capable of being constructed in accordance with local building codes and safety standards.
- **RF:** It must be strategically located to be able to achieve the RF engineer's objective to close the significant gap with antennas at a height to clear nearby obstructions.

The Benefits to the Community

Approximately 90-percent of American adults subscribe to cell phone service. People of all ages rely increasingly on their cell phones to talk, text, send media, and search the Internet for both personal and business reasons. More and more, they are doing these things in their homes, therefore, becoming reliant on adequate service within residential neighborhoods. In fact, 50-percent of people relocating are not signing up for landline service at their new location and are using their cell phone as their primary communication method.

The installation and operation of the proposed facility will offer improved:

- Communications for local, state, and federal emergency services providers, such as police, fire, paramedics, and other first-responders.
- Personal safety and security for community members in an emergency, or when there is an urgent need to reach family members or friends. Safety is the primary reason parents provide cell phones to their children. Currently 25% of all preteens, ages 9 to 12, and 75% of all teens, aged 13 to 19, have cell phones.
- Capability of local businesses to better serve their customers.
- Opportunity for a city or county to attract businesses to their community for greater economic development.
- Enhanced 911 Services (E911) – The FCC mandates that all cell sites have location capability. Effective site geometry within the overall network is needed to achieve accurate location information for mobile users through triangulation with active cell sites. (Over half of all 911 calls are made using mobile phones.)

Safety – RF is Radio

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

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

AT&T Company Information

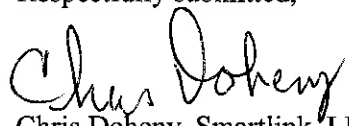
AT&T is one of the fastest growing nationwide service providers offering all digital voice, messaging and high-speed data services to nearly 30 million customers in the United States.

AT&T is a "telephone corporation", licensed by the Federal Communications Commission (FCC) to operate in the 1950.2-1964.8, 1965.2-1969.8 MHz and 1870.2-1884.8-1889.8 MHz frequencies, and a state-regulated Public Utility subject to the California Public Utilities Commission (CPUC). The CPUC has established that the term "telephone corporation" can be extended to wireless carriers, even though they transmit signals without the use of telephone lines.

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

The enclosed information is presented for your consideration. AT&T requests approval of the proposed location and design. Please contact me at 949-933-3918 or JMcConnell@smarlinkllc.com for any questions or requests for additional information.

Respectfully submitted,


Chris Doheny, Smartlink, LLC
Authorized Agent for AT&T

Riverside County Information Technology (RCIT)/ Communication Bureau/
Engineering Division
Site Planning Criteria
AT&T CSL00253/Kitagawa and County PPW# _____

- 1- The proposed facility will not interfere with surrounding properties or their uses and will not cause interference with any electronic equipment such as telephones, televisions or radios. Non-interference is ensured by the Federal Communications Commission (FCC), which regulates radio transmissions. The proposed project fully complies with all applicable FCC standards. AT&T Mobility California LLC is licensed by the FCC to operate in the Channel A Block. AT&T is a “telephone corporation”, licensed by the Federal Communications Commission (FCC) to operate in the Frequency Range as follows:
Receive freq. (MHz): 824-835, 845-846, 1850-1855, 1865-1870, 1885-1890, 1895-1900
Transmit freq. (MHz): 869-880, 890-891, 1930-1935, 1945-1950, 1965-1970, 1975-1980
- 2- Lats and longs are certified on attached 1A Accuracy Letter.
- 3- Please see antenna configuration sheet for information on antenna power.
- 4- Height of structure not to exceed 70 feet.
- 5- Propagation maps are included.
- 6- RF propagation maps have been included.
- 7- FAA/FCC Aeronautical Study Determination Status: Applied/Pending No Hazard – TBD.
As a part of our FCC compliance Western Regional applies to the FAA to make sure we are in compliance with all FAA regulations. The FCC licenses all wireless telecommunication facilities, including AT&T Mobility LLC. The American National Standards Institute (ANSI) and the Institute of Electrical and Electronics Engineers (IEEE) establish operational safety standards for radio frequency electromagnetic fields (E/4F). The FCC requires cellular providers comply with these standards. According to studies and research to date, there has been no conclusive evidence to show any negative health impacts associated with facilities operating below the posted Federal standards discussed herein.
- 8- See attached FCC RF Radiation Compliance Letter.
- 9- Our RF engineers have conducted studies on the impact of public communications and have found no interference related issues. We will continue to work with the county to make sure Public Safety Communications are safe from such interference and make sure the citizens are safe. AT&T guaranties that we will not transmit outside our frequency band that is approved and licensed by the FCC. In the unlikely event that interference does happen, AT&T will do the proper investigation as to the cause of interference and perform corrective measures if, in fact, the interference is caused by AT&T transmissions.

Please contact me for any further information or concerns.
Thank you,



Nov 9, 2018

RE: AT&T Wireless Site CSL00253, 76600 Harrison St., Thermal, CA 92274

TO: Whom it may concern,

The following is in response to your concerns over AT&T Wireless's site complying with the FCC rules covering RF exposure to persons near the site.

Frequency range that the facility will use

AT&T Wireless is licensed by the FCC for the frequencies as follows:

Receive freq. (MHz): 824-835, 845-846, 1850-1855, 1865-1870, 1885-1890, 1895-1900

Transmit freq.(MHz): 869-880, 890-891, 1930-1935, 1945-1950, 1965-1970, 1975-1980

RF Exposure to Persons Near the Site

The FCC states in 47 CFR § 1.1310 that the maximum permissible exposure level from RF radiation for the general population is between 0.6 and 1 milliwatts per centimeter squared (mW/cm^2) depending upon the frequency of the transmitter. This is a measure of the RF power density at or below which there are no harmful effects.

The antenna that AT&T Wireless is using on this site is designed to transmit most of the signal in a horizontal direction (parallel to the ground). This is necessary to provide a useable signal level around the site. Within the first 600 feet from the site the transmitted signal does not need to be as strong consequently the antenna is designed to limit the signal level towards the ground to approximately $\frac{1}{2}$ Watt of power. When this power reaches the ground its energy has been greatly reduced to the point where the RF exposure level is less than 2/10,000th of a percent of the maximum allowable exposure level permitted by the FCC.

These calculations are based on a typical antenna patterns for the type of antenna that AT&T Wireless is using on their sites. The effective radiated power is typically within the range of 100-500 Watts. The actual levels may vary slightly but in no case will they reach or exceed the FCC limits. Since AT&T has no control over other communication carriers' operations, we cannot guarantee that the facility will not interfere with other communications. However, AT&T guaranties that we will not transmit outside our frequency band that is approved and licensed by the FCC. In the unlikely event that interference does happen, AT&T will do the proper investigation as to the cause of interference and perform corrective measures if, in fact, the interference is caused by AT&T transmissions.

If Smartlink LLC and AT&T Wireless can be of further assistance, please do not hesitate to contact me at 619-994-8528.

A handwritten signature in black ink that reads "Chris Doheny".

Chris Doheny
Smartlink LLC
ATT Mobility



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

Juan C. Perez
Agency Director



04/21/20, 4:09 pm

PPW180010

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PPW180010. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Project Description & Operational Limits

The use hereby permitted is for a Wireless Communication Facility consisting of a disguised 70-foot high mono-palm with two (2) live palm trees at a minimum of 45-feet in height, along with twelve (12) antennas, thirty-six (36) RRUs, one (1) microwave antenna, six (6) surge protectors, one (1) GPS antenna, one (1) equipment cabinet, and one (1) power generator surrounded by an 6-foot tall wrought iron fence within an 800 sq. ft. lease area, located at the northeast portion of a 9.5 gross acre site.

Advisory Notification. 2 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBITS: Exhibit A (Site Plan; Site Survey, Elevations; Equipment; Preliminary Landscape Plan) dated December 7, 2018, Exhibit P (Photo Simulations) (Sheets 1-3) dated December 7, 2018.

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

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

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

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

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

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

E Health

E Health. 1

ECP COMMENTS

If contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1

GEO180051 ACCEPTED (cont.)

2. A liquefaction analysis based on Tokimatsu and Seed procedures (1987) concluded that the potential settlement due to liquefiable soils is about 0.73 inches, with a potential differential settlement of about ½ inch.
3. Based on Ishihara, 1985, there is a very low probability that surface manifestations of liquefaction will occur.
4. The potential lateral movement due to the liquefiable soils is considered negligible due to the relatively flat area.
5. Indications of regional subsidence were not observed on the site or vicinity, and Toro concludes that subsidence is not anticipated to be a concern for the project.
6. Site is located over 2 miles from the shore of the Salton Sea, at an elevation 65 feet higher than the water level; therefore, the hazard of flooding, tsunami, and seiche is not a concern at the site.
7. The proposed tower can be supported on a caisson embedded in the ground for a minimum depth of 25 feet below the ground surface due to potentially liquefiable soils. The final caisson depth should be confirmed by the geotechnical engineer during excavation of the hole.

GEO180051 recommended:

1. Vegetation, organic soil, roots and other unsuitable material should be removed from the building areas.
2. The extent of the removal should be within the proposed concrete slab footprint, and 3 feet beyond it, wherever possible.
3. All deleterious materials should be discarded offsite and the upper 36 inches of the subsurface materials should be removed and replaced with compacted fills.
4. The proposed tower can be supported on a caisson embedded in the ground for a minimum depth of 25 feet below the ground surface due to potentially liquefiable soils. The final caisson depth should be confirmed by the geotechnical engineer during excavation of the hole.
5. Alternatively, the proposed tower may be founded on mat foundations provided that the minimum depth of foundation is 4 feet.
6. Due to the potential liquefaction at this site, the most common mitigation measure is to remove and replace the upper 5 feet of subsurface materials with gravel.
7. Alternatively, the slab-on-grade may be designed to withstand the potential differential settlement of ½ inch due to potential liquefaction.

GEO No. 180051 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 180051 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County of Riverside upon application for grading and/or building permits.

Transportation

Transportation. 1

County Website

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Website: <http://rctlma.org/trans/>. If you have questions, please call the Plan

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 **County Website (cont.)**

Check Section at (951) 955-6527.

Transportation. 2 **Encroachment Permit**

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

Transportation. 3 **Standard Intro (Ord. 461)**

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

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

Plan: PPW180010

Parcel: 755162012

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 1 MBTA Nesting Bird Surveys - 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 Teresa Harness at tharness@rivco.org for instructions. Biological reports not uploaded to the FTP site may result in delayed review and approval.

Planning-PAL

060 - Planning-PAL. 1 PRIMP REQUIRED Not Satisfied

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1. The applicant shall retain a qualified paleontologist approved by the County to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).
2. The project paleontologist retained shall review the approved development plan and grading plan and conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for approval prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:
 1. Description of the proposed site and planned grading operations.
 2. Description of the level of monitoring required for all earth-moving activities in the project area.
 3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
 4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
 5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.

Plan: PPW180010

Parcel: 755162012

80. Prior To Building Permit Issuance

Planning

080 - Planning. 3 Gen - Landscape Plot Plan Not Satisfied

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Transportation Department for review and approval. Landscaping and Irrigation Plot Plans shall be prepared consistent with Ordinance No. 859 (as adopted and any amendments thereto), the Riverside County Guide to California Landscaping, and Section 19.410.e. of Ordinance No. 348.

080 - Planning. 4 Gen - Palm Fronds Not Satisfied

Prior to building permit issuance, the developer/permit holder shall provide a palm frond design, consistent with the approved plot plan that covers all panel antennas and shows a minimum of 80 fronds. After reviewing the building plans, the Planning Department shall clear this condition upon determination of compliance.

080 - Planning. 5 Gen - School Fees Not Satisfied

Impacts to the Coachella Valley Unified School District shall be mitigated in accordance with California State law.

080 - Planning. 6 Gen - Two Live Palm Trees Not Satisfied

Two 45 feet high live palm trees shall be planted in the immediate vicinity of the monopalm with irrigation system.

Transportation

080 - Transportation. 1 CVAG TUMF Not Satisfied

Prior to the issuance of a building permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 673.

080 - Transportation. 2 Evidence/Legal Access Not Satisfied

Provide evidence of legal access.

080 - Transportation. 3 Utility Plan Cell Tower Not Satisfied

Proposed electrical power lines below 33.6 KV within public right-of-way for this cell tower site shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. A disposition note describing the above shall be reflected on the site plan. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

90. Prior to Building Final Inspection

E Health

090 - E Health. 1 Hazmat Clearance Not Satisfied

Obtain clearance from the Hazardous Materials Management Division.

Plan: PPW180010

Parcel: 755162012

90. Prior to Building Final Inspection

E Health

090 - E Health. 1 Hazmat Clearance (cont.) Not Satisfied

Planning

090 - Planning. 1 Gen - Ord. No. 659 (DIF) Not Satisfied

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected. The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan Wireless No. 180010 has been calculated to be 0.01 net acres.

090 - Planning. 2 Gen - Ord. No. 875 (CVMSHCP Fees) Not Satisfied

Prior to building permit final inspection, the permit holder shall comply with the provisions of Riverside County Ordinance No. 875, which requires the payment of the appropriate fee set forth in the ordinance. The amount of the fee will be based on the "Project Area" as defined in the ordinance and the aforementioned condition of approval. The Project Area for Plot Plan Wireless No. 180010 has been calculated to be no more than 0.01 net acres of new permanent disturbance. The actual Project Area for calculating fees shall be based upon a final as-built survey.

090 - Planning. 3 Gen - Palm Fronds Not Satisfied

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

090 - Planning. 4 Gen - Signage Requirement Not Satisfied

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

090 - Planning. 5 Gen - Two Live Palm Trees Not Satisfied

Two 45 feet high live palm trees shall be planted in the immediate vicinity of the monopalm with irrigation system.

Plan: PPW180010

Parcel: 755162012

90. Prior to Building Final Inspection

Planning

090 - Planning. 6 Gen - Utilities Underground Not Satisfied

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

090 - Planning. 7 Gen - Wall & Fence Locations Not Satisfied

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

Transportation

090 - Transportation. 1 Utility Install Cell Tower Not Satisfied

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

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

00007826

APW 180010
CEQ 180107



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

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

REVISED PERMIT Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: AT&T

Contact Person: Chris Doheny E-Mail: chris.doheny@smartlinkilc.com

Mailing Address: 2033 San Elijo Ave., # 600

Cardiff CA 92007
City State ZIP

Daytime Phone No: (619) 994-8528 Fax No: ()

Engineer/Representative Name: TBD

Contact Person: _____ E-Mail: _____

Mailing Address: _____

City State ZIP

Daytime Phone No: () Fax No: ()

Property Owner Name: May Kitagawa and Lynnette Jarrell

Contact Person: _____ E-Mail: _____

Mailing Address: 44660 Roundtable St.

Indio CA 92201
City State ZIP

Daytime Phone No: (760) 485-3181 / 238-8338 Fax No: (760) 342-4602

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

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APPLICATION FOR LAND USE AND DEVELOPMENT

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the use permit type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the use permit is ready for public hearing.)

May Kitagawa
PRINTED NAME OF PROPERTY OWNER(S)

May Kitagawa 9-21-18
SIGNATURE OF PROPERTY OWNER(S)

Lynnette Jarrell
PRINTED NAME OF PROPERTY OWNER(S)

Lynnette Jarrell 9-21-18
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): ⁵ 775-162-012

Approximate Gross Acreage: 9.5 Acres

General location (nearby or cross streets): North of 77th Avenue, South of 76th Ave, East of Harrison ST, West of Pierce St

APPLICATION FOR SUBMITTAL OF PLANNING GEOLOGIC REPORT (GEO/SSR)

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision):

Proposal for 70 Foot Monopalm Wireless Facility to include Approximately 800SF of space for Equipment Cabinets and backup generator.

Related cases filed in conjunction with this request:

NA

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) _____

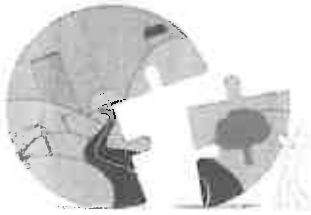
EIR No. (if applicable): _____

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): _____

This completed application form, together with all of the listed requirements provided on the Geological Report 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\295-1073 Geological Report Condensed Application.docx
Created: 07/01/2015 Revised: 05/17/2016



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL
PROJECTS

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any tentative map (tract or parcel), revised map, map minor change, reversion to acreage, conditional use permit, public use permit, surface mining permit, WECS permit, hazardous waste siting permit, temporary outdoor event permit, plot plan, substantial conformance, revised permit, variance, setback adjustment, general plan amendment, specific plan, specific plan amendment, specific plan substantial conformance, zoning amendments, and any associated environmental documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.

May Kitagawa / Lynnette Jarrell 9/21/18
Property Owner(s) Signature(s) and Date

May Kitagawa / Lynnette Jarrell

PRINTED NAME of Property Owner(s)

If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets, if necessary.

If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:

- *If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.*
- *If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.*
- *If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.*
- *If the property owner is a trust, provide a copy of the trust certificate.*

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

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INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION

- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.

In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.

ONLY FOR WIRELESS PROJECTS (SEE BELOW)

If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.

Photo Survey

1 - View looking south to North



2 - View looking west to east



3 - View looking east to west



Pictured Area



RIVERSIDE COUNTY PLANNING DEPARTMENT
77588 El Duna Court, Suite H, Palm Desert, CA 92211

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

If you wish to comment on this application, please submit written comments to the Planning Department no later than 5:00 P.M. on **April 8, 2020**. **NO PUBLIC HEARING WILL BE HELD ON THE APPLICATION UNLESS YOU REQUEST A HEARING IN WRITING PRIOR TO THE AFOREMENTIONED DATE.** The decision of the Planning Director is considered final unless an appeal is filed by you or another interested party within 10 days of the approval date. If a public hearing is scheduled before the Planning Director, a separate notice will be published and mailed to interested parties.

PLOT PLAN NO. 180010, exempt from CEQA pursuant to State CEQA Guidelines Sections 15303 (New Construction or Conversion of Small Structures), 15304 (Minor Alterations to Land), and 15061 (b)(3) (Common Sense Exemption), is an application submitted by AT&T for property located in the Mixed Use (MU) Zone, Eastern Coachella Valley Area Plan, Fourth Supervisorial District, located northerly of 77th Avenue, southerly of 76th Avenue, easterly of Harrison Street, westerly of Pierce Street and, more specifically located at 76600 Highway 86 (Tequila Market) in the unincorporated community of Oasis, and pursuant to Article XIXg (Wireless Communication Facilities), Ordinance No. 348, Riverside County Land Use Ordinance, proposes a Wireless Communication Facility consisting of a disguised 70-foot high mono-palm with two-live palm trees at a minimum of 45-feet in height, along with twelve (12) antennas, thirty-six (36) RRUs, one (1) microwave antenna, six (6) surge protectors, one (1) GPS antenna, one (1) equipment cabinet, and one (1) power generator surrounded by an 6-foot tall wrought iron fence within an 800 sq. ft. lease area, located at the northeast portion of the 9.5 gross acre site.

For further information regarding this project, please contact Jay Olivas, Urban Regional Planner at (760) 863-7050 or e-mail jolivas@rivco.org. If you have any comments to submit or wish to request a public hearing, please respond to the bottom portion of this sheet, and send any response electronically via Email to jolivas@rivco.org at the Planning Department by the above-mentioned date.

.....
PPW180010, (Plot Plan Wireless)

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

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

<hr/> <i>PRINTED NAME</i>	<hr/> <i>SIGNATURE</i>
<hr/> <i>PRINT STREET ADDRESS</i>	<hr/> <i>PRINT CITY/STATE/ZIP</i>

RIVERSIDE COUNTY PLANNING DEPARTMENT
77588 El Duna Court, Suite H, Palm Desert, CA 92211

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on March 24, 2020,

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

APN (s) or case numbers PPW180010 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

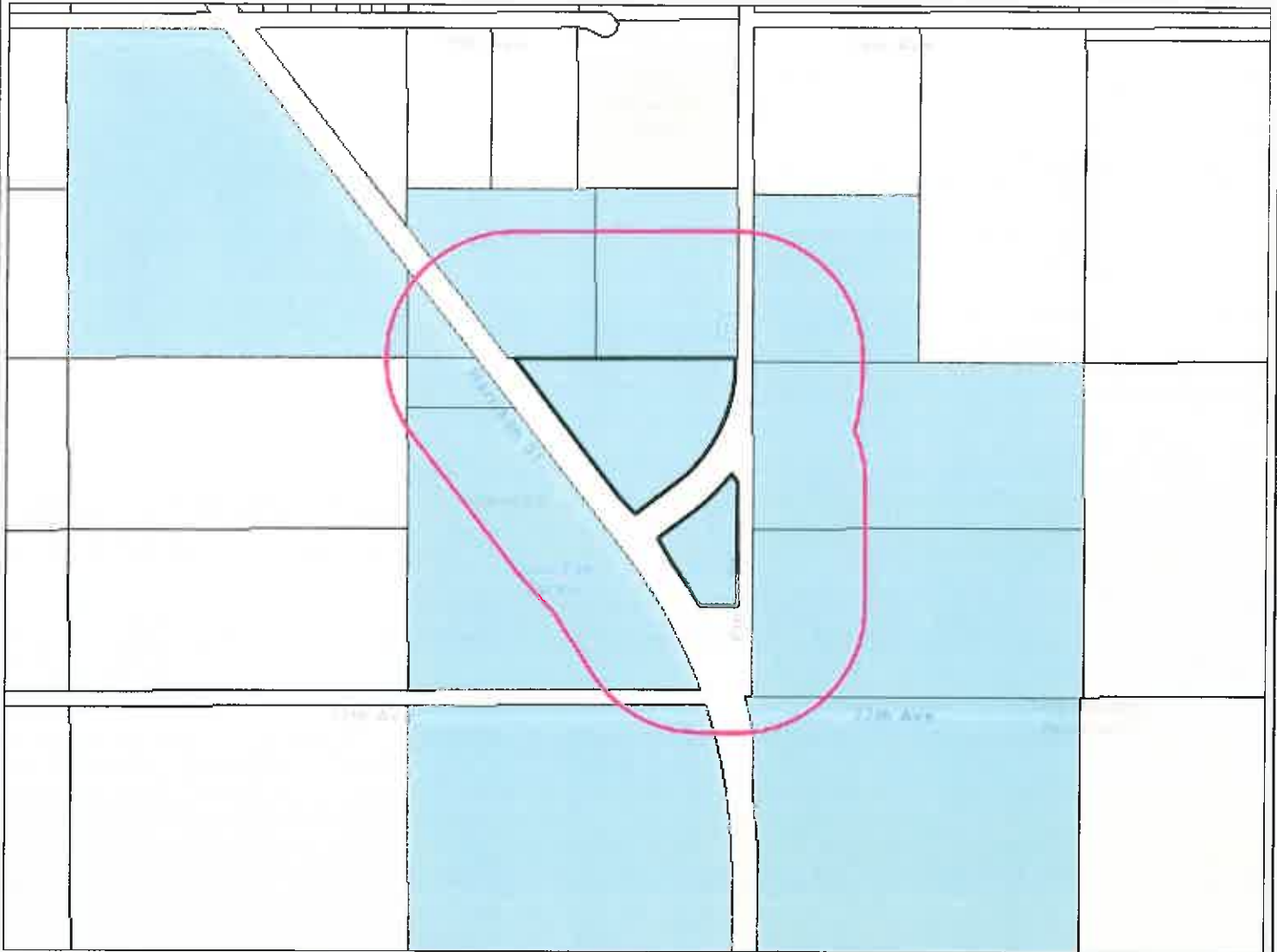
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

Riverside County GIS Mailing Labels

PPW180010 (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...3/24/2020 10:02:18 AM

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755161008
PUG FARMS
19201 HWY 12 NO 401
SONOMA CA 95476

755161011
FRANCISCO FLORES
76553 HIGHWAY 86
THERMAL CA 92274

755161014
ANTHONY VINEYARDS INC
PO BOX 9578
BAKERSFIELD CA 93389

755161015
FRANCISCO FLORES
76553 HARRISON ST
THERMAL CA 92274

755162003
RUTILIO M. BRITO
78479 HARRISON ST
THERMAL CA 92274

755162004
RUTILIO M. BRITO
78479 HIGHWAY 86
THERMAL CA 92274

755162012
MAY H. KITAGAWA
44660 ROUNDTABLE ST
INDIO CA 92201

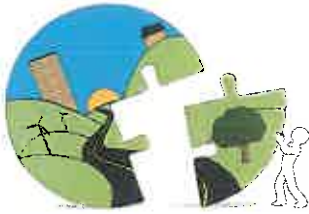
755170015
DIAMANTE RANCH
160 FRED'S WAY
HOLLISTER CA 95023

755180001
MARTHA MORA
76250 PIERCE ST
THERMAL CA 92274

755180019
FAY R. CARPENTER
156 HIGH ST
ACTON MA 01720

755180023
CONSTANCIO MORA
76250 HIGHWAY 195
THERMAL CA 92274

755190013
OSAMU HASHIZU
87481 AVENUE 74
THERMAL CA 92274



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

NOTICE OF EXEMPTION

TO: Office of Planning and Research (OPR) **FROM:** Riverside County Planning Department
 P.O. Box 3044 4080 Lemon Street, 12th Floor 77588 El Duna Ct
 Sacramento, CA 95812-3044
 County of Riverside County Clerk P. O. Box 1409 Palm Desert, CA 92201
 Riverside, CA 92502-1409

Project Title/Case No.: PLOT PLAN NO. 180010 ("PPW180010")

Project Location: North of 77th Avenue, south of 76th Avenue, east of Harrison Street in Oasis, CA

Project Description: PPW180010 is a Plot Plan to install a 70 foot high mono-palm wireless facility with approximately twelve (12) antennas thirty-six (36) RRUs, one (1) microwave antenna, six (6) surge protectors, one (1) GPS antenna, multiple Utility Cabinets, with a generator surrounded by a 6-foot high fence enclosure, 12-foot wide access driveway from Pierce Street, and two (2) live palm trees.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: AT&T Wireless 2033 San Elijo Avenue, #600 Cardiff CA 92007

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption (Sec. 15303)
- Statutory Exemption (_____)
- Other: _____

Reasons why project is exempt: The proposed project has been determined to be categorically exempt from CEQA, pursuant to Section 15303 (New Construction or Conversion of Small Structures), Section 15304 (Minor Alterations to Land), and Section 15061 (Common Sense Exemption).

Jay Olivas (760) 863-8271
County Contact Person Phone Number

Signature Title Date
Urban Regional Planner March 2020

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZEA No. ZCFW No. County Clerk Posting Fee
FOR COUNTY CLERK'S USE ONLY



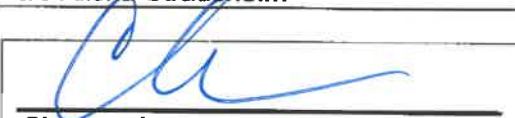
**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
RECEIVE & FILE REPORT**

Agenda Item No.:

1.4

Planning Commission Hearing: May 6, 2020

PROPOSED PROJECT

Case Number(s):	PLOT PLAN NO. 180013	Applicant(s):	AT&T
Area Plan:	Eastern Coachella Valley		
Zoning Area/District:	Lower Coachella Valley District	Representative(s):	
Supervisory District:	Fourth District		c/o Alisha Strausheim
Project Planner:	Jay Olivas		
Project APN(s):	723-211-001		
			 Charissa Leach, P.E. Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

PLOT PLAN NO. 180013 ("PPW180013") proposes a Wireless Communication Facility consisting of a disguised 70-foot high mono-palm, along with twelve (12) antennas, thirty-six (36) RRUs, one (1) microwave antenna, six (6) surge protectors, one (1) GPS antenna, one (1) equipment cabinet, and one (1) power generator surrounded by an 6-foot tall wrought iron fence within an 800 sq. ft. lease area, located at the northwest portion of a 1.0 gross acre site.

The project is located in the Eastern Coachella Valley Area Plan, and is northerly of Sea View Drive, southerly/westerly of Corvina Drive, easterly of Vandeer Veer Road, in the unincorporated community of North Shore.

PROJECT RECOMMENDATION

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Director on March 25, 2020.

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

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

APPROVED PLOT PLAN NO. 180013, subject to the attached Advisory Notification Document and Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

Plot Plan No. 180013 was submitted to Riverside County on December 7, 2018 to locate a wireless tower (AT&T) disguised as a mono-palm within the north-westerly portion of the subject land within existing APN 723-211-001. The subject land is currently vacant and is one 1-gross acre.

The project held a Development Advisory Committee on February 14, 2019. Corrections were provided ranging from required concept landscaping plans to confirmation of the Indemnification Agreement (IA). The project was heard before the Mecca-North Shore Community Council meeting on September 11, 2019 for informational purposes only.

The project was approved by the Planning Director at the Desert Office on March 25, 2020. The project was found to be CEQA Exempt based on findings in the attached staff report. A 10-day optional hearing notice was mailed to surrounding land owners within 600-feet of the property boundaries. April 8, 2020 was the public comment deadline indicated in the optional hearing notice. No public comments were received requesting a public hearing by the comment deadline in the optional hearing notice, therefore Plot Plan No. 180013 was approved.



COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

Agenda Item No.

Planning Director: March 25, 2020

PROPOSED PROJECT

Case Number(s):	PPW180013	Applicant(s):	AT&T
EA No.:	CEQA Exempt		
Area Plan:	Eastern Coachella Valley	Representative(s):	Smartlink, LLC
Zoning Area/District:	Lower Coachella Valley District		c/o Alisha Strasheim
Supervisory District:	Fourth District		
Project Planner:	Jay Olivas		
Project APN(s):	723-211-001		

Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

PLOT PLAN NO. 180013 ("PPW180013") proposes a Wireless Communication Facility consisting of a disguised 70-foot high mono-palm, along with twelve (12) antennas, thirty-six (36) RRUs, one (1) microwave antenna, six (6) surge protectors, one (1) GPS antenna, one (1) equipment cabinet, and one (1) power generator surrounded by an 6-foot tall wrought iron fence within an 800 sq. ft. lease area, located at the northwest portion of a 1.0 gross acre site.

The project is located in the Eastern Coachella Valley Area Plan, and is northerly of Sea View Drive, southerly/westerly of Corvina Drive, easterly of Vandeer Veer Road, in the unincorporated community of North Shore.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING DIRECTOR TAKE THE FOLLOWING ACTIONS:

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

APPROVE PLOT PLAN NO. 180013, subject to the attached Advisory Notification Document and Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Community Development (CD)
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Mixed Use Area (MUA)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Mixed Use Area (CD: MUA)
East:	Mixed Use Area (CD: MUA)
South:	Mixed Use Area (CD: MUA)
West:	Mixed Use Area (CD: MUA)
Existing Zoning Classification(s):	Mixed Use (MU)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Mixed Use (MU)
East:	Mixed Use (MU)
South:	Mixed Use (MU)
West:	Mixed Use (MU)
Existing Use:	Vacant Land
Surrounding Uses	
North:	Vacant Land, Wireless Tower, Commercial Building
South:	Vacant Land; Salton Sea
East:	Vacant Land; State Highway 111
West:	Vacant Land

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	1.0	N/A
Proposed Project Area:	800 sq. ft. lease area	N/A
Structure Height (FT):	Disguised Mono-palm 70-feet	70-feet maximum

Parking:

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Wireless Facility	800 sq. ft.	Temporary Service vehicle only	1	1
TOTAL:				

Located Within:

City's Sphere of Influence:	No
County Service Area ("CSA"):	No
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – High
Subsidence Area:	Yes – Active
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	No
WRMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	Yes – Not in Conservation Area
Stephens Kangaroo Rat ("SKR") Fee Area:	No
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

Plot Plan No. 180013 was submitted to Riverside County on December 7, 2018 to locate a wireless tower (AT&T) disguised as a mono-palm within the north-westerly portion of the subject land within existing APN 723-211-001. The subject land is currently vacant and is one 1-gross acre.

The project held a Development Advisory Committee on February 14, 2019. Corrections were provided ranging from required concept landscaping plans to confirmation of the Indemnification Agreement (IA). The project was heard before the Mecca-North Shore Community Council meeting on September 11, 2019 for informational purposes only.

The project was approved by the Planning Director at the Desert Office on March 25, 2020. The project was found to be CEQA Exempt based on findings in this staff report. A 10-day optional hearing notice was mailed to surrounding land owners within 600-feet of the property boundaries. April 8, 2020 was the public comment deadline indicated in the optional hearing notice. No public comments were received requesting a public hearing by the comment deadline in the optional hearing notice, therefore Plot Plan No. 180013 was approved.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

The project has been determined to be categorically exempt from CEQA pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures), Section 15304 (Minor Alterations to Land), and Section 15061 (b)(3) (Review for Exemption).

Section 15303 exempts the construction and location of limited numbers of new, small facilities or structures as outlined in Section 15303(e). The proposed project is to allow for the construction of 70-foot high mono-palm on an overall 1.0 gross acre site within an 800-square foot lease area. As a result of this limited amount of new construction within central portion of vacant land, which can be considered accessory/appurtenant structures (Section 15303e), the project is categorically exempt based on Section 15303 (New Construction or Conversion of Small Structures).

Additionally, the site is not located in an environmentally sensitive area and consists of flat topography in a semi-developed neighborhood that was previously subdivided, and the remaining criteria for application of the Class 3 exemption is met. Therefore, the Project is exempt from CEQA.

Section 15304 exempts the project since proposed wireless mono palm would be a minor alteration to the land which includes site preparation, and minor grading for 800 square foot lease area which area would include minor equipment and the mono-palm tower. The minor grading and site preparation would be on flat topography and occur on slopes less than 10% and be much less than 50 cubic yards of disturbance which qualifies as Class 4 exemption under Section 15304.

Also, the proposed mono-palm addition is covered by the general rule (Section 15061(b)(3)), which states that CEQA applies only to projects which have the potential for causing a significant effect on the environment. It can be seen with certainty that there is no possibility that the addition in question may have a significant effect on the environment, because the proposed project for minor addition of wireless

mono-palm tower in semi-developed neighborhood that contains previously disturbed land with limited site preparation will not result in any significant effect on the environment.

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

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

FINDINGS AND CONCLUSIONS

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

Land Use Findings:

1. The project site has a General Plan Foundation Component and Land Use Designation of Community Development: Mixed Use Area (CD: MUA).
2. The project site has a Zoning Classification of Mixed Use (MU), a classification which is consistent with the Riverside County General Plan of Community Development: Mixed Use Area (CD: MUA).
3. The project site of 1.0 gross acres consists of vacant land. Surrounding land uses consist of vacant land, wireless tower, commercial buildings, the Salton Sea, and State Highway 111. The project proposes as a 70-foot high mono-palm near the north-west property corner and is consistent with surrounding land uses in that the project is disguised as a mono-palm tree; scattered palm trees are very common to the area in the immediate vicinity.
4. The proposed 70-foot high mono-palm wireless communication facility would be a compatible structure for existing and future development encouraged by the Mixed Use Land Use Designation and Mixed Use Zone. The proposed mono-palm as an accessory structure would facilitate wireless communication to the immediate area which is partially developed with urban land uses which is also anticipated to consist of additional residential, commercial, office, entertainment and recreation land uses.
5. The wireless communication facility will service the local residents in the area by providing additional cellular coverage.

Entitlement Findings:

1. The proposed project meets the requirements for approval per Ordinance No. 348 Article XIXg "Wireless Communication Facilities," including the appropriate location, permit application, and requirements for approval for disguised wireless communication facilities as set forth in Section

19.404, the processing requirements for all wireless communication facilities as set forth in Section 19.409, the development standards for all wireless communication facilities as set forth in Section 19.410 based on the following: based on the following:

- i. The facility is designed and sited so that it is minimally visually intrusive because the proposed use is a disguised wireless communication facility that has been designed to be a palm tree (mono palm) to assist in blending into the surrounding area on which the subject parcel is located and the facility matches the neutral earth tone colors with the surrounding areas.
- ii. The supporting equipment is located entirely within an equipment enclosure that is architecturally compatible with the surrounding area or is screened from view because the disguised wireless communication facility has a 6 foot tall wrought iron fence and meets the Countywide Standard Design Guidelines.
- iii. Pursuant to Section 19.409 of Ordinance No. 348, the application has met the processing requirements set forth in Article XIXg for wireless communication facilities, including a fully executed copy of the lease agreement entered into by the underlying property owner.
- iv. Pursuant to Section 19.404.A of Ordinance No. 348 (Appropriate Location), disguised wireless communication facilities is not specifically listed as being a permitted use in the Mixed Use (MU) Zone. However parking lots and parking structures are permitted within the Mixed Use zone, subject to Plot Plan Approval. Pursuant to Section 9.86.D (Same Character and Intensity) of Ordinance No. 348, "Any use that is not specifically listed in subsections B. or C. may be considered a permitted or conditionally permitted use provided that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated subsections and therefore is consistent with the MU zoning classification. Such a use is subject to the permit process which governs the category in which it falls." A disguised wireless communication facility is similar to parking structures and parking lots for the following reasons:
 - a. A parking structure or lot and an unmanned wireless communication facility tower provides the general public and the community within the surrounding area with a needed service. A parking lot or structure provide commuters with means to park their vehicles to use various commercial projects and/or residential parcels within the area. An unmanned wireless communication facility's tower and equipment enclosure provide these same commuters with communication services, as they enjoy these surrounding commercial and residential parcels. Parking structures or lots would generally be a more intensive structure or use, having more daily vehicle trips to use them with multiple or hundreds of parking spaces provided; whereas with an unmanned wireless communication facility's tower and equipment enclosure the trips after construction would only be for maintenance purposes only and only requires one (1) parking space.
 - b. The service of a parking structure or lot to the nearby community can be visually impactful as parking structures are several stories or levels tall with a large overall footprint, many landscaped areas for screening, and painted to hopefully blend into the surrounding look of the community. Whereas with an unmanned wireless communication facility's tower and equipment enclosure; the tower is disguised (for this project the tower is disguised as a palm tree), painted to match the neutral color of the surrounding area with minimal landscaping (if needed), and a very smaller overall footprint or lease area.

- c. Accordingly, for the reasons above, the Assistant TLMA Director finds that the proposed disguised wireless communication facility is substantially the same in character and intensity as the specifically listed use described above and may be permitted within the Mixed Use zone, subject to the Plot Plan approval.
2. The facility is designed so that it is visible, but disguised as a mono-palm tower up to 70-feet in height to blend in with the existing physical environment with existing palm trees in the surrounding neighborhood of North Shore. The 70-foot mono-palm tower, with 6-foot decorative wrought iron enclosure, will assist in looking aesthetically pleasing to the surrounding area, and be partially recognizable as a communication facility. The mono-palm tower will have neutral earth tone colors with 80 faux palm fronds and is consistent with Ordinance No. 348, Section 19.404.C.1.
3. Pursuant to Ordinance No. 348, Section 19.404.C.2, supporting equipment is located entirely within an equipment enclosure that is architecturally compatible with the surrounding area and largely screened from view. The equipment cabinets will be placed on concrete pads with number to be determined upon finalization of site plan details and will be enclosed by a 6-foot decorative wrought-iron fence. Therefore, it meets this requirement.
4. The application meets the processing requirements set forth in Section 19.409 of Ordinance No. 348, including providing the County with a fully executed copy of the lease entered into with the owner of the underlying property. The lease or other agreement includes a provision indicating that the telecommunication service provider, or its successors and assigns, shall remove the wireless communication facility completely upon its abandonment. The lease or other agreement also includes a provision notifying the property owner that if the telecommunication service provider does not completely remove a facility upon its abandonment, the County may remove the facility at the property owner's expense and lien the property for the cost of such removal Pursuant to Section 19.410 of Ordinance No. 348 (Development Standards):

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

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

1. Disturbance to the natural landscape shall be minimized. This project meets this development standard because the disguised wireless communication facility is located on vacant land that was previously subdivided and previously disturbed and the mono-palm will partially blend with existing live trees in the immediate neighborhood. Ground disturbance is within the 800 square foot enclosed lease area and once construction has concluded; the disturbed area outside the lease area will be remediated or returned to its original status as indicated by Advisory Notification Document (AND) 15.Planning
2. All wireless communication facilities shall be enclosed with a screening option at a maximum height of six (6) feet as deemed appropriate by the Planning Director and shall conform to the Countywide Design Standards and Guidelines. This project meets this development standard because project will provide a 6-foot decorative wrought iron fence that must be constructed according to County Design Standards and Guidelines. Therefore, the project complies with the screening requirement.

3. Disguised wireless communication facilities in non-residential zone classifications shall not exceed seventy (70) feet. This project meets this development standard because the project site is located within the Mixed Use (MU) zone. The MU zone classification is classified, per the Planning Director, as a non-residential zone classification since mixed uses such as residential, commercial, office, and recreational land uses are allowed in the zone, and the proposed disguised mono-palm is 70 feet in height, which meets the height limitation and is permissible for a non-residential zoning classification.
4. All wireless communication facilities shall be sited so as to minimize the adverse impacts to the surrounding community and biological resources. As demonstrated since project site is previously disturbed land within an existing neighborhood of North Shore at the southeast corner of Corvina Drive and Vander Veer Road within an existing semi-developed area that contains vacant land, commercial buildings, and other wireless tower to the north of the project site, the proposed project meets this development standard because the facility will result in no significant environmental impacts, is consistent with the CVMSHCP, and will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.
5. All wireless communication facilities shall have landscaping around the perimeter of the leased area and shall match and/or augment the natural landscaping in the area. There is a minor amount of low profile existing natural desert landscaping located on the overall project site of 1.0 acres including near the perimeter of the lease area consisting of natural desert brush that partially obscures the fenced equipment lease area from adjoining road views per the photo simulations and recent field visit. Due to lack of water sources for irrigation purposes, no additional desert landscaping is required at the project site. Therefore, these development standards are met.
6. Outside lighting is prohibited unless required by the FAA or the California Building Code (CBC). Any lighting system installed shall also be shielded to the greatest extent possible so as to minimize the negative impact of such lighting on adjacent properties and so as not to create nuisance for the surrounding property owners or wildlife attractant. The project meets this development standard because the disguised wireless communication facility has lighting integrated into the equipment cabinets for the site. This lighting is shielded and directed down into the lease area. The lighting can only be accessed by maintenance workers for the wireless facility at the periodic times they service the facility, when needed, and otherwise there will be no outside lighting.
7. All noise produced by wireless communication facilities shall be minimized and in no case shall noise produced exceed 45 decibels inside the nearest dwelling and 60 decibels at the property line. This project meets the development standard because the disguised wireless communication facility plans include a standard condition of approval to ensure that all noise produced by the concealed wireless communication facility will not exceed 45 decibels inside the nearest dwelling and 60 decibels at the property line (COA Planning-Noise Reduction). The nearest habitable dwelling is approximately 400-feet away to the southeast and the disguised wireless mono-palm with equipment shelter will not generate noise levels exceeding 45-decibels due to setback distance to the single-family residence and lease area improvements which includes fencing and conformance with the California Building Code.

8. All wireless communication facilities with existing residences on lots larger than 18,000 square feet shall be accessed via an all-weather surface. The project meets this development standard because the disguised wireless communication facility on a 1.0 acre site is located near a County maintained roads (Corvina Drive; Vandeer Veer Road) which provides an all-weather surface for access through a non-exclusive easement from the road right of way. Additionally, temporary parking for service vehicles may be permitted on site which is accommodated at the terminus of the 12-wide all weather access driveway adjacent to the equipment shelter.
9. No above-ground power or communication lines shall be extended to the site and all underground utilities shall be installed in a manner so as to minimize disturbance of existing vegetation and wildlife habitats during construction. This project meets this development standard because all power and communication lines for the disguised wireless communication facility are proposed to be underground.
10. Wireless communication facilities mounted on a roof shall be less than ten (10) feet above the roofline. This project meets the development standard because the disguised wireless communication facility is not designed as a roof-mounted facility.
11. Wireless communication facilities proposed on ridgelines and other sensitive view-sheds, as defined in Ordinance No. 348, shall be concealed and sited so that the top of the facilities below the ridgeline as viewed from any direction. The project meets this development standard because the disguised wireless communication facility is not proposed on a ridgeline. The proposed design for this wireless facility has been set to be as minimally intrusive as possible and the mono-palm is sited to blend into the surrounding area by using earthen tones where the subject property is located and well below any ridgeline that could be viewed in any direction.
12. Disguised wireless communication facilities in or adjacent to non-residential zone classifications shall be setback from habitable dwellings at a distance equal to one hundred and twenty-five (125) percent of the facility height. This project meets the development standard because the disguised wireless communication facility is located within the non-residential zone of MU, as discussed above. With the height of the facility being 70 feet; the distance would need to be equal to 87.5 feet from a habitable dwelling. The disguised wireless communication facility is set back 400 feet from the nearest dwelling to the southeast, which is much more than 125 percent of the facility height of 70 feet.
13. Freestanding equipment enclosures shall be constructed to look like adjacent structures or facilities typically found in the area and shall adhere to the Countywide Design Standards and Guidelines, where appropriate. The project meets this development standard because the disguised wireless communication facility's supporting equipment is designed with a color scheme of neutral earth tone colors that blend with natural view elements (beiges and browns) of the surrounding area. Additionally, the 20-foot by 40-foot equipment area is partially screened with a 6-foot high decorative wrought iron barrier in conformance with Section 19.410 B., of Ordinance No. 348.
14. Wireless communication facilities shall be given a surface treatment similar to surrounding architecture and all finishes shall be dark in color with a matte finish. The project meets this development standard because the disguised wireless communication facility's tower and equipment have been designed and painted to match the surrounding area in color and look with earth-tone colors.

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

1. This project meets the requirements for consistency with the General Plan, Land Use Elements of Area Plans, Foundation Components, and Land Use Designations by its location within the Eastern Coachella Valley Area Plan. As noted above, it has a Foundation Component of Community Development and a Land Use Designation of Mixed Use Area (CD: MUA). It is consistent with these designations because under the Eastern Coachella Valley Area Plan, within this North Shore Neighborhood, it is encouraged for mixed commercial uses and community services to operate within these neighborhoods. The Eastern Coachella Valley Area Plan policies encourage various residential development and local serving commercial uses within Mixed Use neighborhoods. The subject property currently is vacant with surrounding commercial market buildings with other wireless tower on surrounding land; plus the unmanned wireless communication facility will service the local constituents in the area, making it consistent with the Eastern Coachella Valley Area Plan, the Land Use Designation of Mixed Use (MU), and the General Plan Foundation Component of Community Development: Mixed Planning (CD: MUA). It is also in compliance with all other applicable land use policies and County ordinances.
2. Based on the above, the plot plan is such that the overall development of the land is designed for the protection of the public health, safety, and general welfare, which are protected through the project design.
3. Based on the above, the project conforms to the logical development of the land and is compatible the present and future logical development of the surrounding property. Because of the small lease area and type of use, there is no need for dedication or improvement of streets or sidewalks, and, there are no topographical or drainage conditions of concern.
4. All plot plans which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each structure is located on a separate legally divided parcel. The project does not propose sale of multiple buildings or structures on one existing parcel, however, project shall comply with AND Planning. Land Division should any future subdivisions be proposed.

Other Findings:

1. The project site is not located within a Sphere of Influence of any City.
2. This project site is located within the Coachella Valley Multiple Species Habitat Conservation Plan but is not located within a conservation area of that plan. The project for new mono palm shall be required to pay CV-MSHCP fees in accordance with Ordinance No. 875 in order to be consistent with the plan and is a standard requirement.

Fire Findings:

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

2. Fire protection or suppression services will be available by the CAL Fire Mecca Station located approximately 3-miles to the northeast.

Conclusion:

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

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

Optional hearing notices were mailed to property owners within 600-feet of the project site. As of the writing of this report, Planning Staff has not received written communications who indicated support or opposition to the proposed project.

PPW180013

Zoning



Legend

Zoning

OTHER ZONING

- A-1
- A-1-1
- A-1-1 1/2
- A-1-1/2
- A-1-10
- A-1-15
- A-1-2
- A-1-2 1/2

- A-2-5
- A-D
- A-P
- A-P-10
- A-P-2 1/2
- A-P-5
- C-1/C-P
- C-CV
- C-O
- C-P-S

- M-H-5
- M-M
- M-M-3
- M-M-5
- M-R
- M-R-A
- M-SC
- M-SC-1
- M-SC-5
- MS-C

Notes



0 188 376 Feet

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PPW180013

General Plan



Legend

General Plan Land Use

- Rural Community - Estate Density
- Rural Community - Very Low
- Rural Community - Low Density
- Estate Density Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- Medium High Density Residential
- High Density Residential

- Rural Mountainous
- Rural Desert
- Agriculture
- Conservation
- Conservation Habitat
- Open Space Recreation
- Open Space Rural
- Water
- Mineral Resources
- Indian Lands

- A-1-2 1M
- A-1-20
- A-1-30000
- A-1-4
- A-1-40
- A-1-5
- A-2
- A-2-1
- A-2-10
- A-2-2

Notes



0 188 376 Feet

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PPW180013

Land Use



Legend

- Blueline Streams
- ▣ City Areas

Notes



0

188

376 Feet

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at&t

CSL00231

SALTON SEA ESTATES

VANDER VEER ROAD & CORVINA MECCA, CA

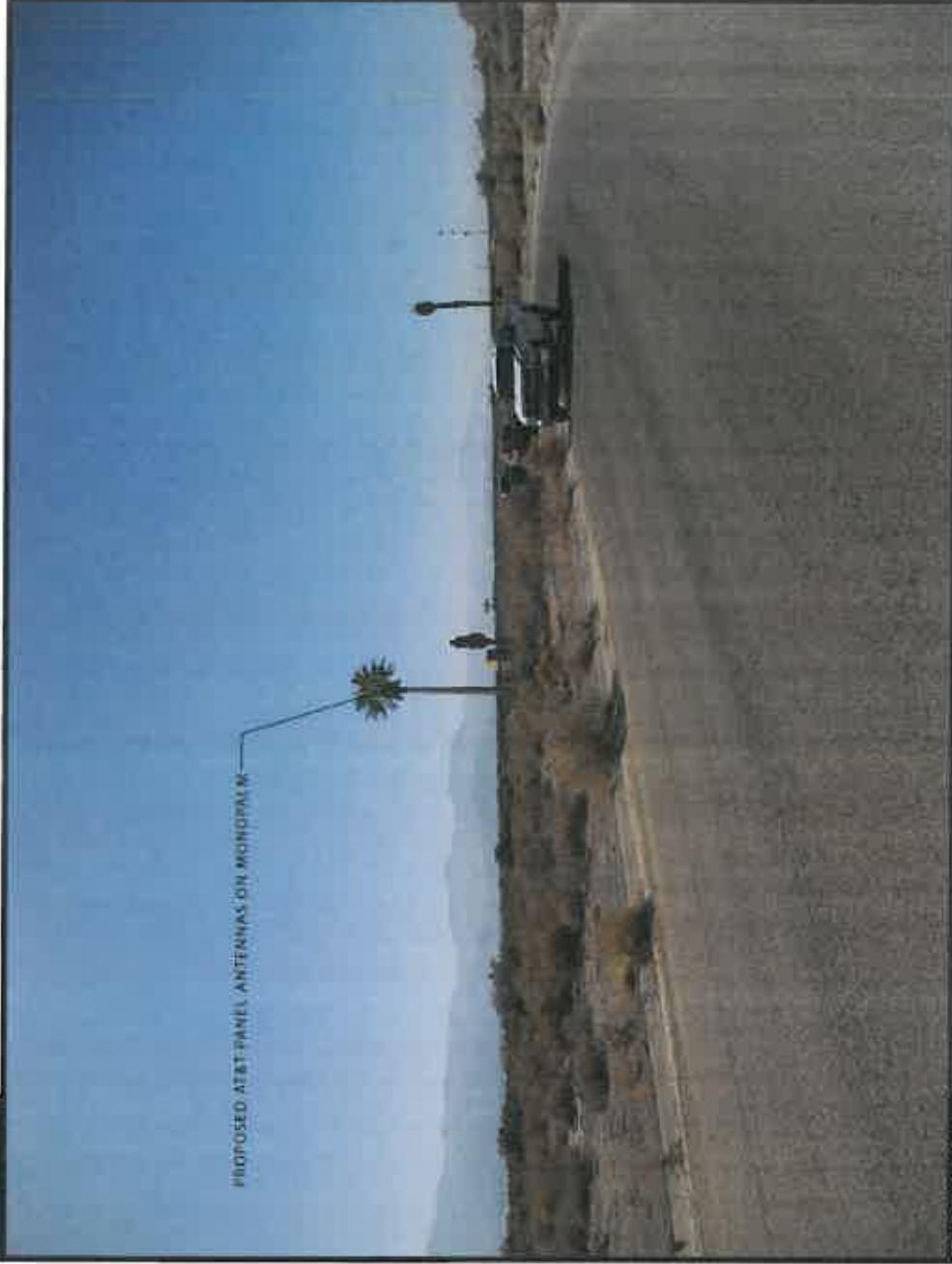


EXISTING GOOGLE MAPS



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.



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SALTON SEA ESTATES

VANDER VEER ROAD & CORVINA MECCA, CA

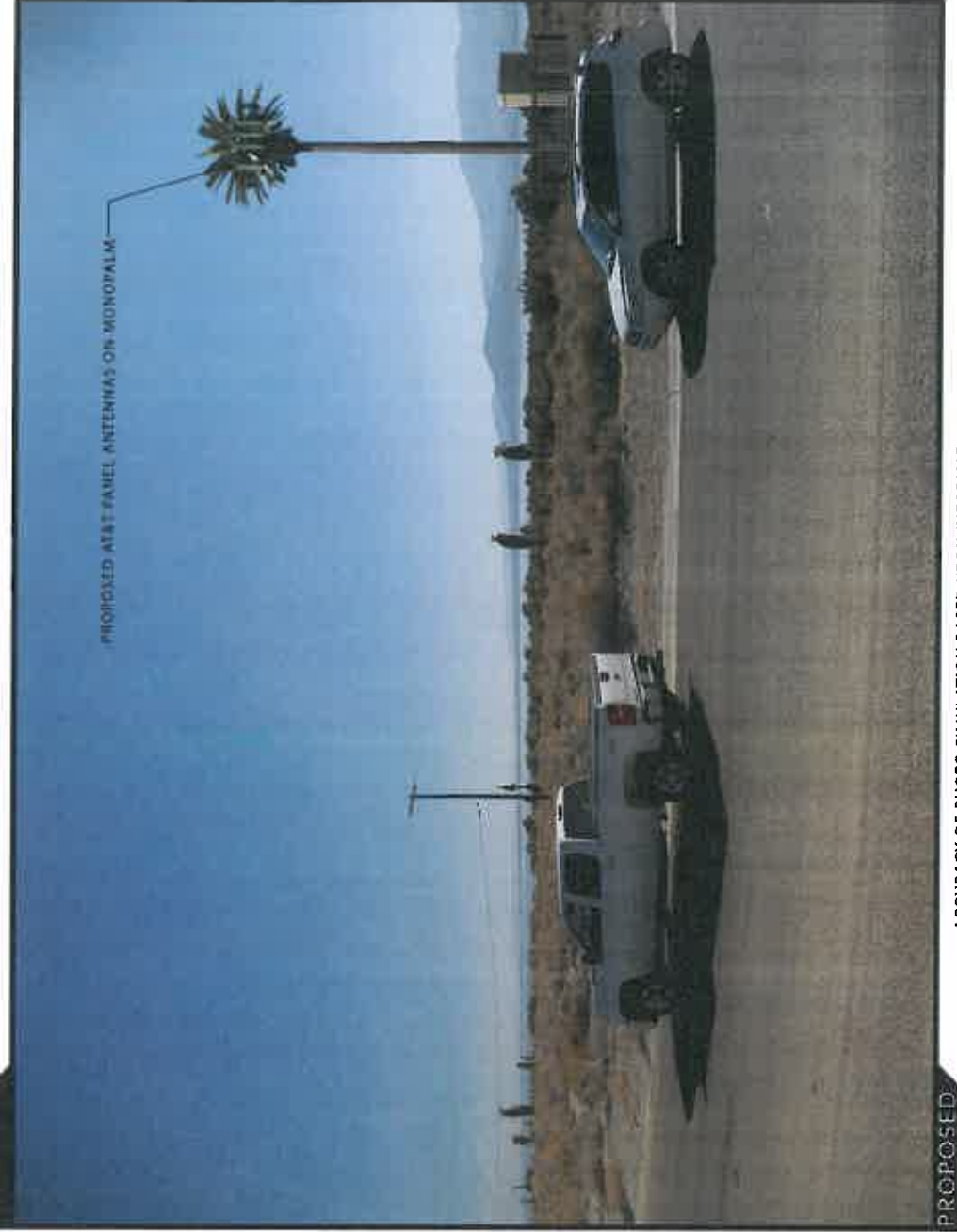


VIEW 2



LOCATION

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PROPOSED



EXISTING

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SALTON SEA ESTATES

VANDER VEER ROAD & CORVINA MECCA, CA



LOCATION



EXISTING



VIEW 3

PROPOSED

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REV	DATE	DESCRIPTION
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1	02/25/10	REV. DRAWING

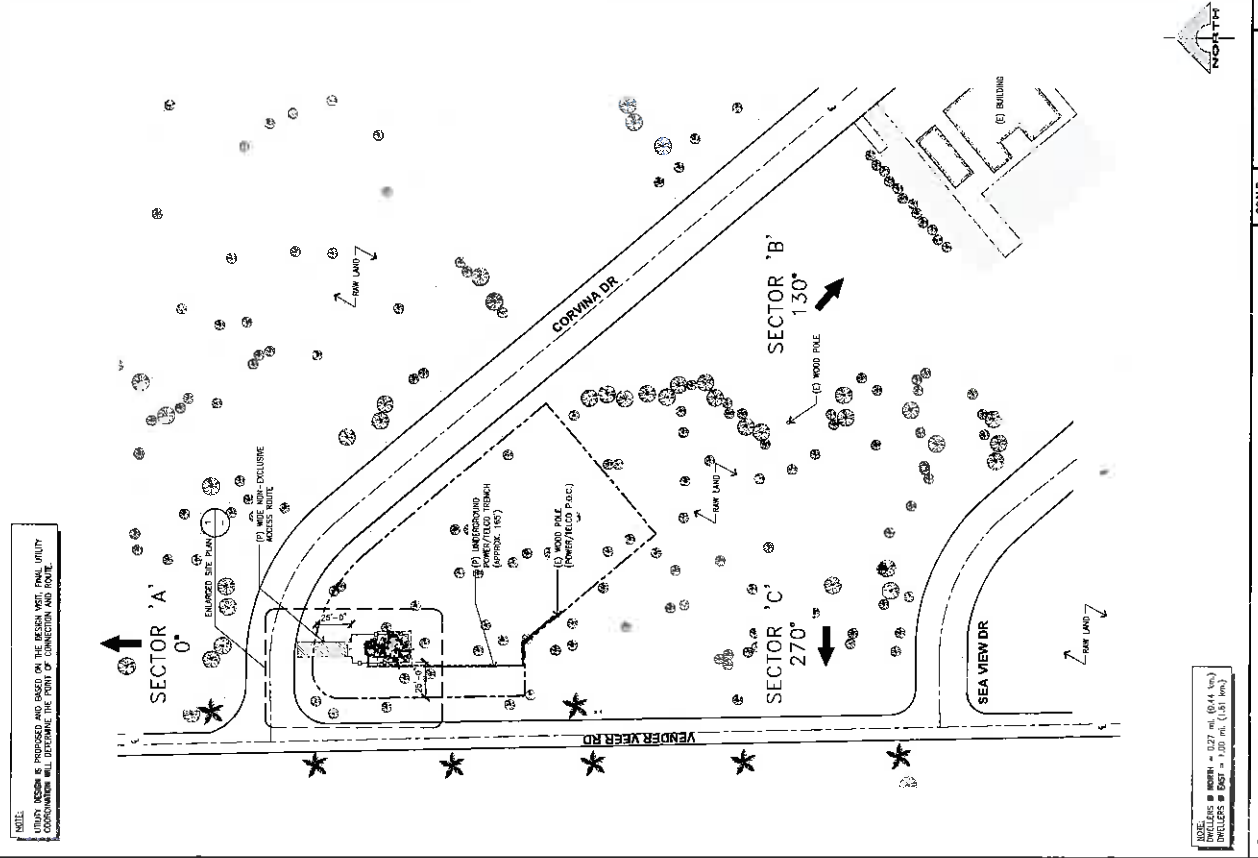
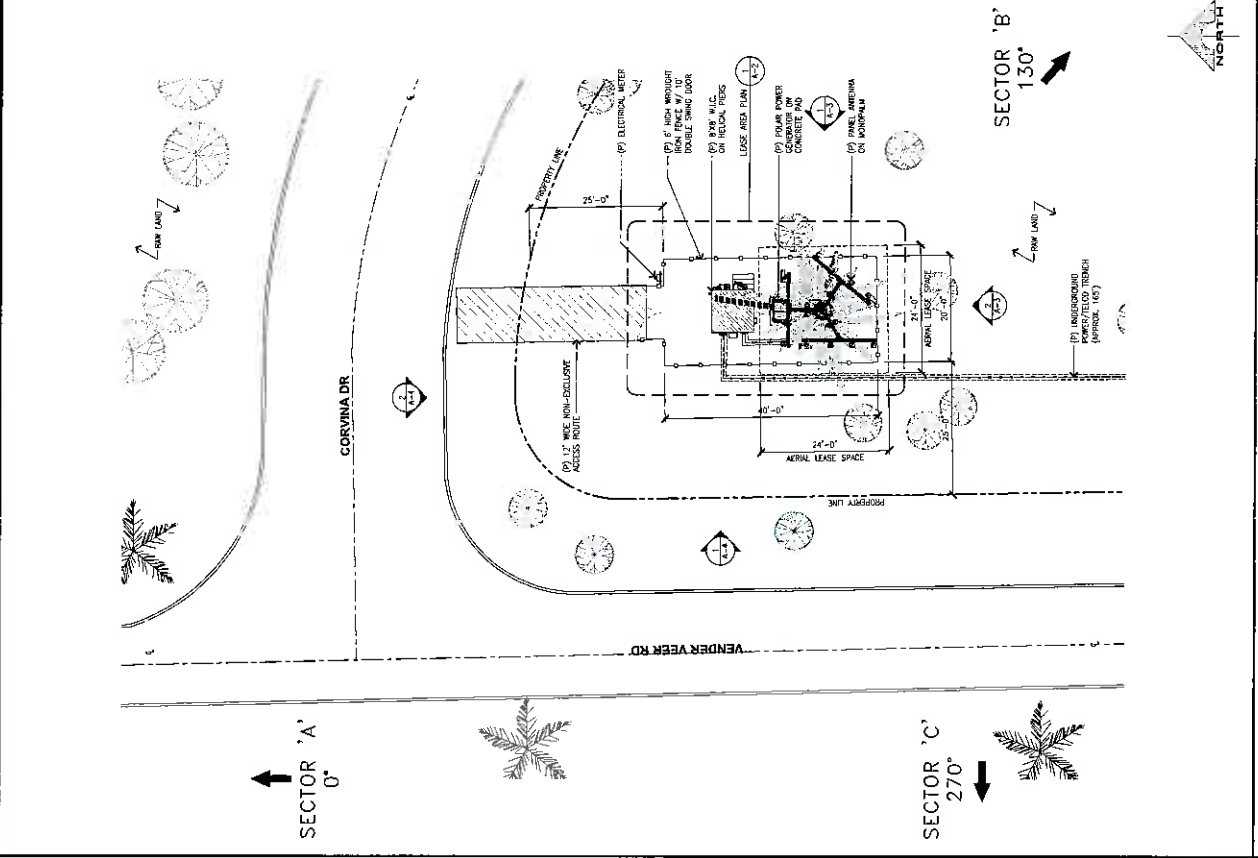
NOT TO BE USED FOR CONSTRUCTION

CSLD20231
SALTON SEA ESTATES
VANDER VEER ROAD & CORVINA
MECCA, CA
MONOPALM (INDOOR)

DRAWN BY: JUS
CHECKED BY: JUS

SHEET TITLE:
SITE PLAN &
ENLARGED SITE PLAN

SHEET NUMBER:
A-1
REF.:
0



NOTE:
THIS PLAN IS PREPARED AND BASED ON THE DESIGN WITH FINAL UTILITY LOCATIONS AND SHALL BE SUBJECT TO THE FINAL CONSTRUCTION AND AS-BUILT.

SCALE:
1"=40'-0"
1"=80'-0"

SITE PLAN **ENLARGED SITE PLAN** **1**



1452 ENTRICER AVE
TUSTIN, CALIFORNIA 92780



NO.	DATE	DESCRIPTION
1	07/20/18	REV. (ARCH. COMMENTS)
2	08/01/18	REV. (ARCH. COMMENTS)

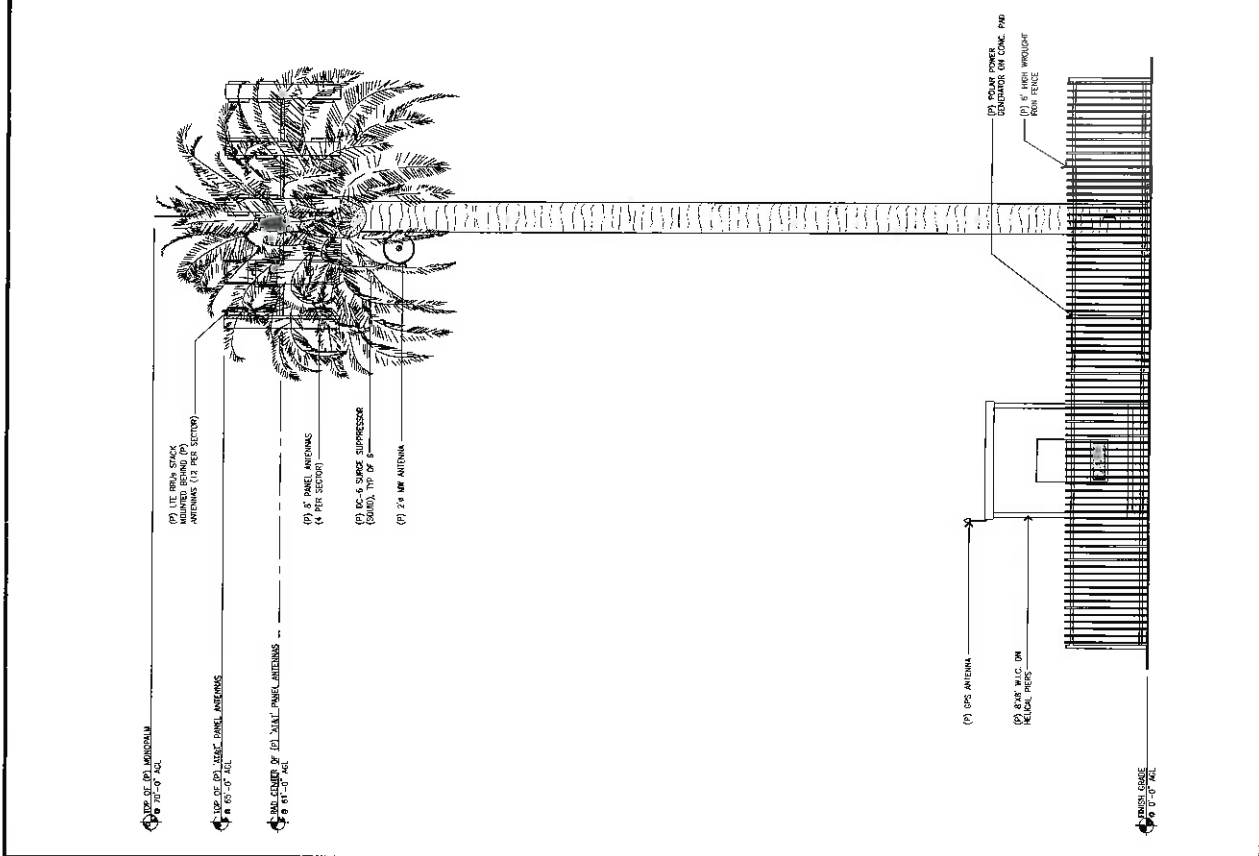
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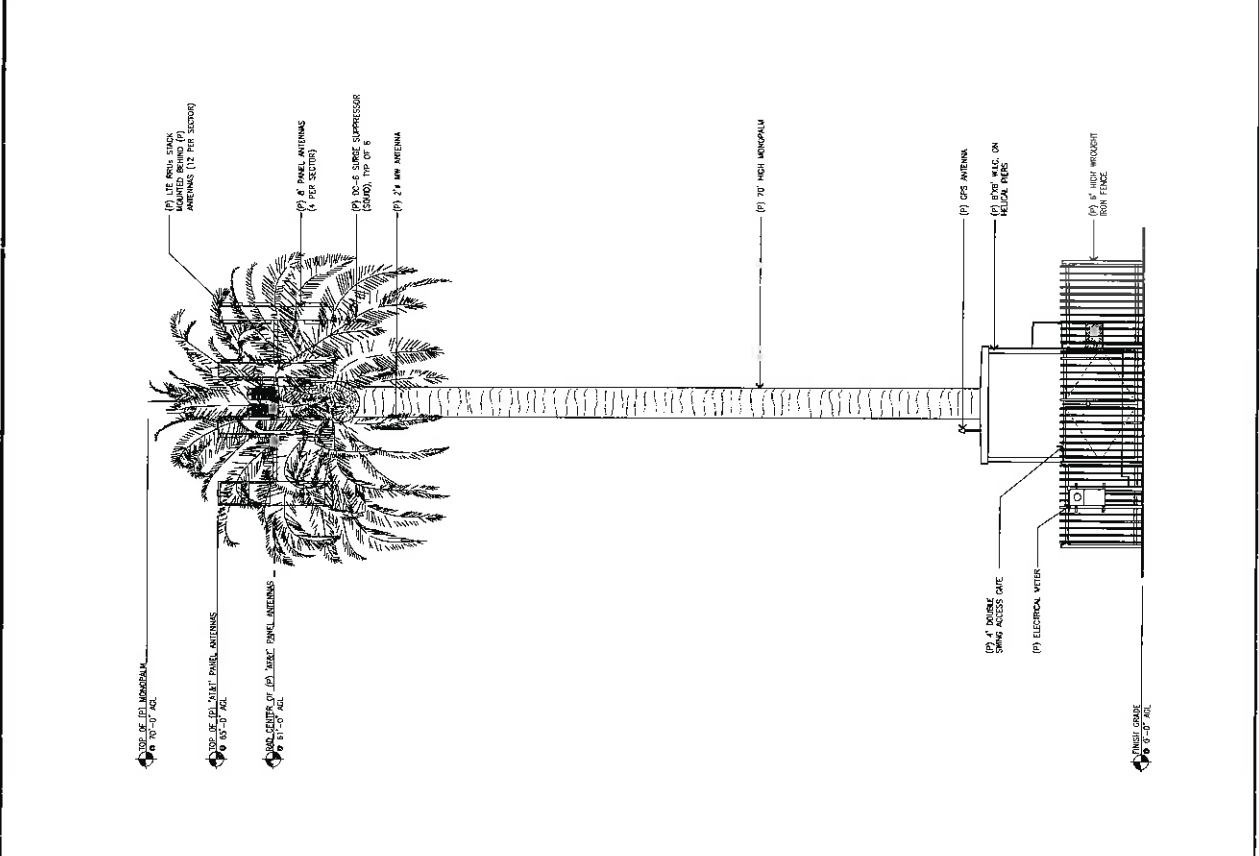
CS1002031
SALTON SEA ESTATES
VANIER VETER ROAD & ODYSSEA
MECCA, CA
MONOPALM (INDOOR)

DRAWN BY: RUS
CHECKED BY: JS

SHEET NUMBER: A-4
REVISION: 0



WEST ELEVATION
SCALE: 1/8\"/>



NORTH ELEVATION
SCALE: 1/8\"/>

LTE Justification Plots

Market Name: Los Angeles

Site ID: CSL00231

Site Address: VANDER VEER ROAD AND CORVINA MECCA, CA

ATOLL Plots Completion Date: Oct 17, 2018

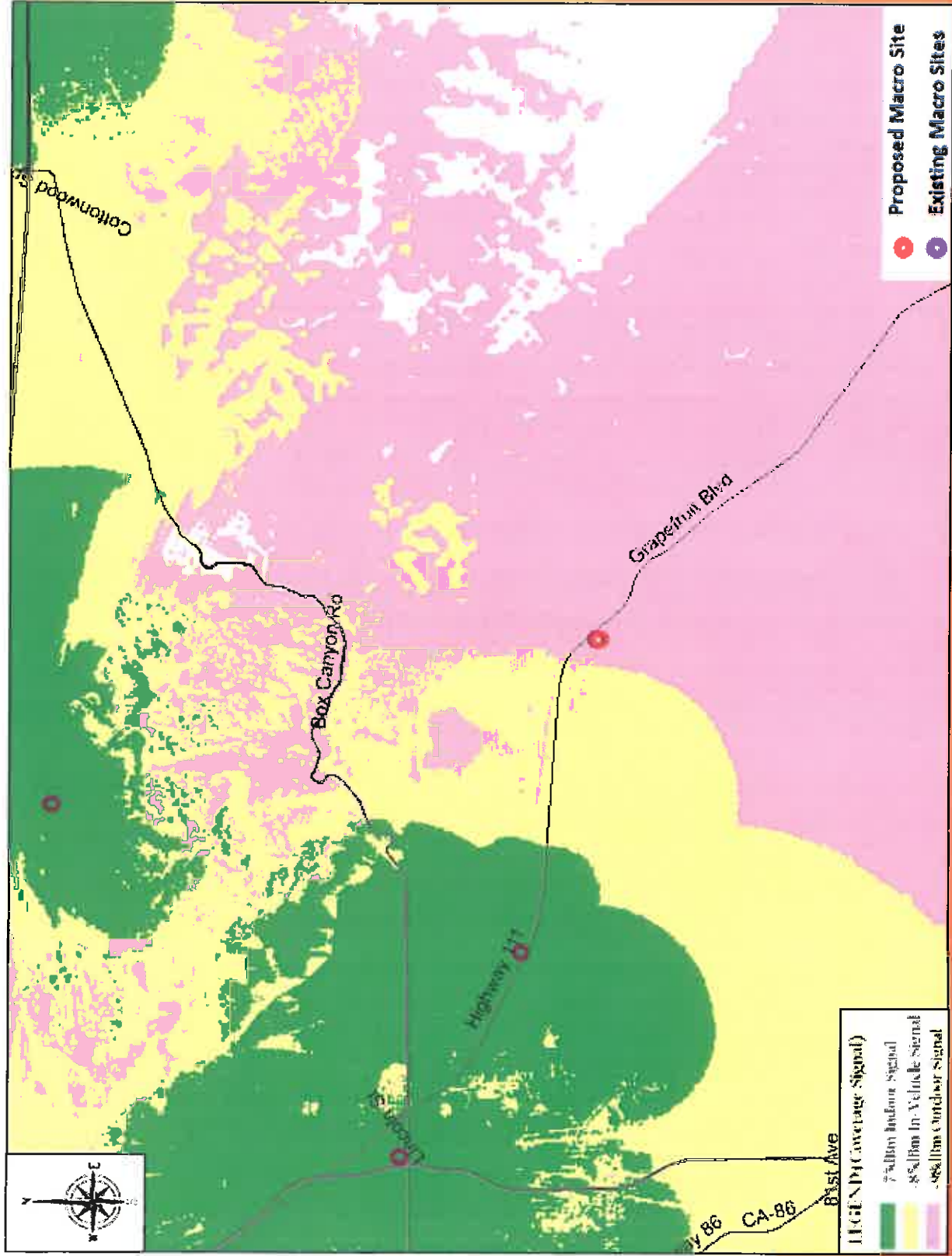


Assumptions

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

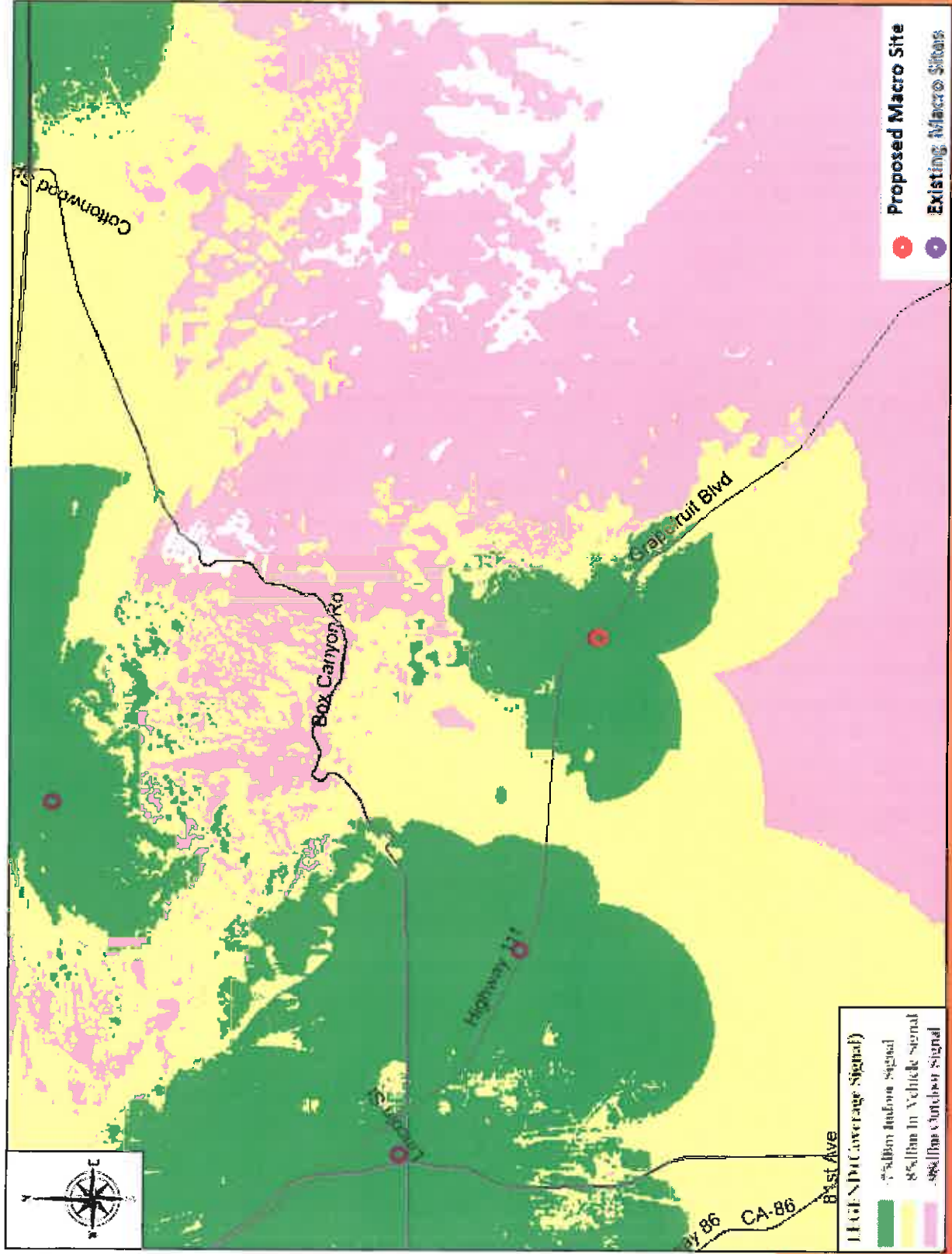


LTE Coverage Before site CSL00231

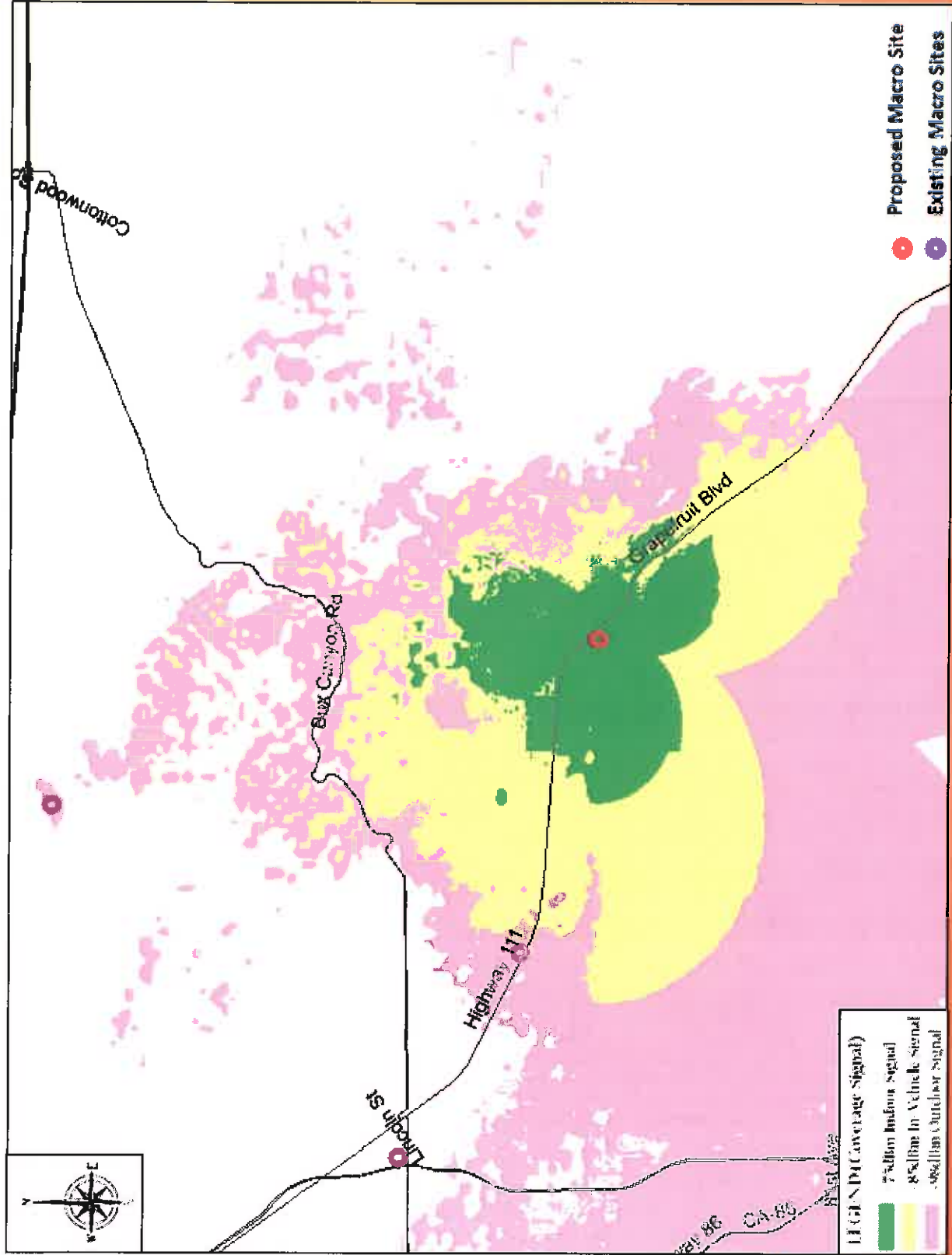


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LTE Coverage After site CSL00231



LTE Coverage standalone site CSL00231



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Coverage Legend



Rethink Possible®

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

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

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



428 MAIN STREET
SUITE 206
HUNTINGTON BEACH, CA 92648
PH. (480) 659-4072
www.ambitconsulting.us

ambit consulting

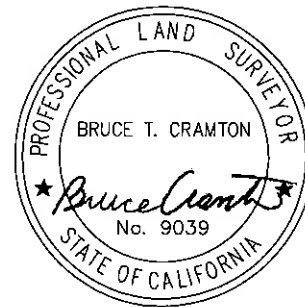
1-A ACCURACY CERTIFICATION

AT&T Wireless
1452 Edinger Ave.
Tustin, CA 92780

C/O CASA Industries

Date of Survey: 09/16/2018
Date of Issue: 10/11/2018

Site No: CSL00231
Site Type: Rawland
Site Location: Vander Veer Rd. & Corvina Dr.
Mecca, CA 92254
Riverside County



I, Bruce T. Cramton, hereby certify the following coordinates:

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

Latitude: 33 Degrees 31 Minutes 20.9 Seconds N
Longitude: 115 Degrees 56 Minutes 20.7 Seconds W

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

Elevation at Center of *Proposed* Monopalm = -213.8 Feet (A.M.S.L.) (NAVD88)

The horizontal accuracy of the latitude and longitude at the center of each sector falls within twenty (20) feet. The elevations (NAVD88) of the ground and fixtures fall within three (3) feet. The measured heights (A.G.L.) are within +/- one (1) foot vertically. Geodetic Coordinates and Elevations were established using Survey Grade G.P.S. Receivers. Benchmark Reference: Project elevations established from GPS derived Orthometric heights by application of NGS 'Geoid 12B' modeled separations to ellipsoid heights determined by observations of the 'Smartnet' Real Time Network. All elevations shown hereon are referenced to NAVD88.



On Behalf of



Chris Doheny
Wireless Development Specialist
18401 Von Karman Ave, Ste 400
Irvine, CA 92612
619.994.8528 cellular
chris.doheny@smartlinkllc.com

AT&T Project Number: CSL00231
AT&T Project Name: Salton Sea Estates

County of Riverside
Application for a Plot Plan Permit
Project Information and Justification

AT&T Mobility (AT&T) is requesting approval of a Plot Plan permit application for the construction and operation of an unmanned wireless telecommunications facility (cell site), and presents the following project information for your consideration:

Project Location

Address: Vander Veer Rd & Corvina
APN: 723-211-001
Zoning: RC – Rural Commercial

Project Representative

Chris Doheny
Smartlink, LLC
18401 Von Karman Ave, Ste 400
Irvine, CA 92612
619-994-8528 cellular
chris.doheny@smartlinkllc.com

AT&T Contact

Gunjan Malik, Project Manager
1452 Edinger Ave. 3rd Floor
Tustin, CA 92780-6246
Gm827w@att.com
562-650-5681

Project Description

AT&T proposes to construct an unmanned wireless telecommunications facility consisting of a 70 tall faux palm tree “mopopalm.” The antennas will be disguised within the branches of the palm tree which will blend nicely with the many other trees in the near vicinity. The associated equipment cabinets will be mounted within an 6’7” x 6’7” equipment shelter, which will be fenced for security and placed in an unobtrusive section of the property. AT&T will work with the County and the community to install a state of the art stealth faux tree which will provide a benefit to the residents and visitors of the County of Riverside.

Project Objectives

There are several reasons why a wireless carrier requires the installation of a cell site within a specified area to close a “significant gap in coverage:”

- The radio signal must be of sufficient strength to achieve consistent, sustainable, and reliable service to customers at a *level sufficient for outdoor, in-vehicle, and in-building penetration with good voice quality* (Threshold, -76db).
- When nearby other sites become overloaded, and more enhanced voice and data services are used (4G and other high-speed data services) signal contracts and a gap is created. With heavy use it is intensified due to the unique properties of digital radio transmissions.

In this specific case, this location was selected because AT&T's radio-frequency engineers (RF) have identified a significant gap in coverage in the vicinity of **Harrison and Pierce St**, in the County of Riverside and the surrounding community as demonstrated on the enclosed radio-signal propagation maps.

Alternative Site Analysis

The following locations were evaluated and the reasons why they were not selected for this project are addressed. Please review the attached map for their precise locations:

1. APN: 723-212-002
This property was originally considered; however, landlord was not interested.
2. APN: 725-160-010
This property was considered, however location rejected by RF as site too close to north edge of ring to meet optimal coverage to the southeast.
3. APN: 723-211-001
(Existing Monopalm) Current status the existing monopalm is at full capacity and would not allow for full array of antennas or height to meet RF requirements.

Findings/Burden of Proof

The site for the proposed use is adequate in size and shape.

AT&T is proposing a mono-palm design for this project which is a stealth design. The requested height of the mono-palm design is the minimum height needed in order to fill the significant gap in coverage for this project. The height restriction for the wireless facilities is 70'. AT&T uses the most advanced technology and design when constructing the mono-palm so as to blend the facility with the surrounding community and landscaping and thereby minimizing the visual impact of the site.

The proposed location has sufficient access to streets and highways that are adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed use.

The access to this site is immediately off Harrison St. There are adequate access routes directly to the proposed facility. All the roadways and access ways within the facility are in compliance with local, state and federal regulations concerning width and pavement.

The proposed use will not have an adverse effect upon adjacent or abutting properties.

The project will not have an adverse effect upon adjacent or abutting properties as it is a stealth design that will blend naturally with the subject property and is far away from the residential areas within the ring. The project will provide a public benefit of better wireless telecommunications and data services to the surrounding neighborhoods and community.

The proposed use is deemed essential and desirable to the public convenience or welfare.

The new wireless telecommunications facility is in high demand to the residents and visitors of the County of Riverside. Wireless communications are vastly used in this area and the need for this site was established entirely from increased usage of AT&T services in the vicinity of the requested project.

GENERAL INFORMATION

Site Selection

Customer demand drives the need for new cell sites. Data relating to incomplete and dropped calls is gathered, drive-tests are conducted, and scientific modeling using sophisticated software is evaluated. Once the area requiring a new site is identified, a target ring on a map is provided to a real estate professional to begin a search for a suitable location.

During an initial reconnaissance, properties for consideration for the installation of a cell site must be located in the general vicinity of the ring, with an appropriate zoning designation, and appear to have enough space to accommodate an antenna structure and the supporting radio equipment. The size of this space will vary depending on the objective of the site. The owners of each prospective location are notified to assess their interest in partnering with AT&T.

Four key elements are considered in the selection process:

- **Leasing:** The property must have an owner who is willing to enter into a long-term lease agreement under very specific terms and conditions.
- **Zoning:** It must be suitably zoned in accordance with local land-use codes to allow for a successful permitting process.
- **Construction:** Construction constraints and costs must be reasonable from a business perspective, and the proposed project must be capable of being constructed in accordance with local building codes and safety standards.
- **RF:** It must be strategically located to be able to achieve the RF engineer's objective to close the significant gap with antennas at a height to clear nearby obstructions.

The Benefits to the Community

Approximately 90-percent of American adults subscribe to cell phone service. People of all ages rely increasingly on their cell phones to talk, text, send media, and search the Internet for both personal and business reasons. More and more, they are doing these things in their homes, therefore, becoming reliant on adequate service within residential neighborhoods. In fact, 50-percent of people relocating are not signing up for landline service at their new location and are using their cell phone as their primary communication method.

The installation and operation of the proposed facility will offer improved:

- Communications for local, state, and federal emergency services providers, such as police, fire, paramedics, and other first-responders.
- Personal safety and security for community members in an emergency, or when there is an urgent need to reach family members or friends. Safety is the primary reason parents provide cell phones to their children. Currently 25% of all preteens, ages 9 to 12, and 75% of all teens, aged 13 to 19, have cell phones.
- Capability of local businesses to better serve their customers.
- Opportunity for a city or county to attract businesses to their community for greater economic development.
- Enhanced 911 Services (E911) – The FCC mandates that all cell sites have location capability. Effective site geometry within the overall network is needed to achieve accurate location information for mobile users through triangulation with active cell sites. (Over half of all 911 calls are made using mobile phones.)

Safety – RF is Radio

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

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

AT&T Company Information

AT&T is one of the fastest growing nationwide service providers offering all digital voice, messaging and high-speed data services to nearly 30 million customers in the United States.

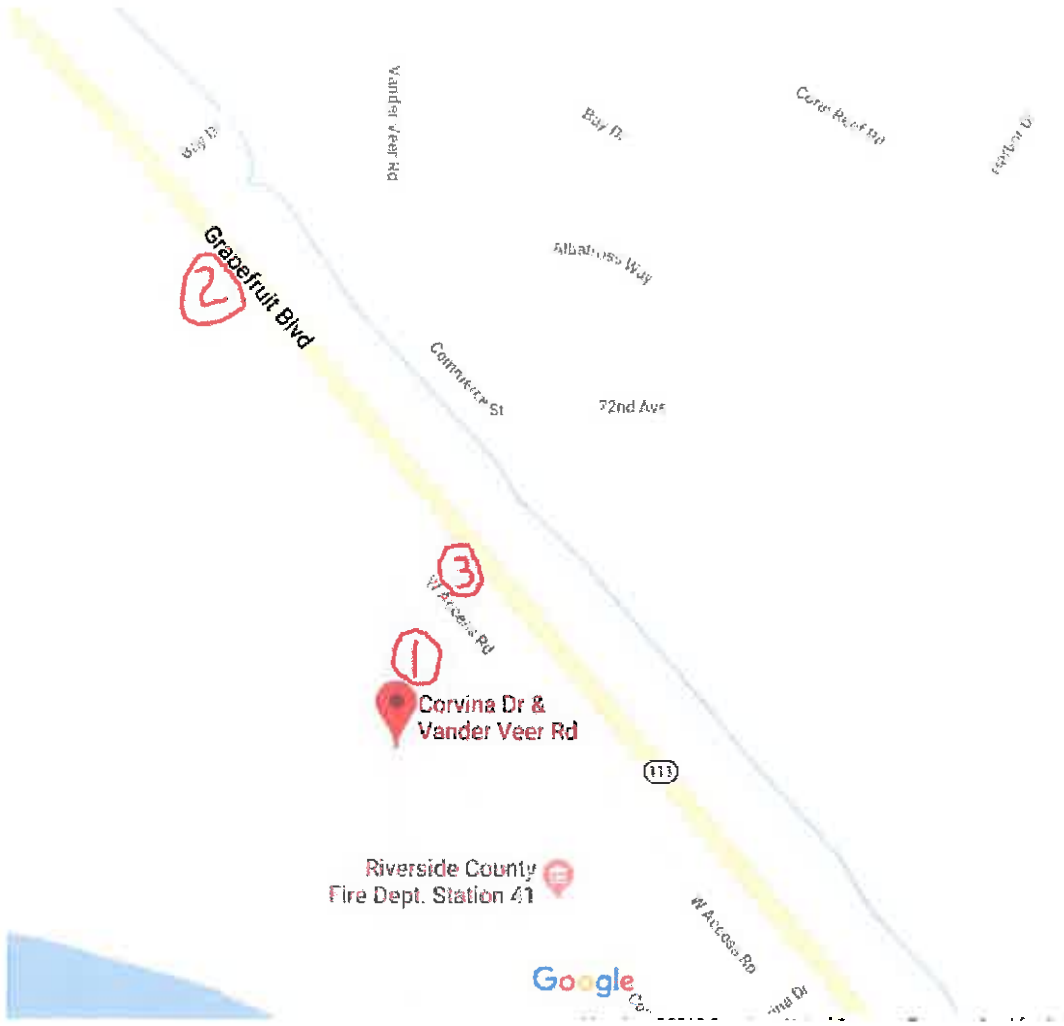
AT&T is a "telephone corporation", licensed by the Federal Communications Commission (FCC) to operate in the 1950.2-1964.8, 1965.2-1969.8 MHz and 1870.2-1884.8-1889.8 MHz frequencies, and a state-regulated Public Utility subject to the California Public Utilities Commission (CPUC). The CPUC has established that the term "telephone corporation" can be extended to wireless carriers, even though they transmit signals without the use of telephone lines.

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

The enclosed information is presented for your consideration. AT&T requests approval of the proposed location and design. Please contact me at 949-933-3918 or JMcConnell@smarlinkllc.com for any questions or requests for additional information.

Respectfully submitted,

Chris Doheny, Smartlink, LLC
Authorized Agent for AT&T



2

3

1

Riverside County
Fire Dept. Station 41

Google



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

Juan C. Perez
Agency Director



04/22/20, 4:24 pm

PPW180013

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PPW180013. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Project Description & Operational Limits

The use hereby permitted is for a Wireless Communication Facility consisting of a disguised 70-foot high mono-palm, along with twelve (12) antennas, thirty-six (36) RRUs, one (1) microwave antenna, six (6) surge protectors, one (1) GPS antenna, one (1) equipment cabinet, and one (1) power generator surrounded by an 6-foot tall wrought iron fence within an 800 sq. ft. lease area, located at the northwest portion of a 1.0 gross acre site.

Advisory Notification. 2 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBITS: The development of the premises shall conform substantially with that as shown on APPROVED EXHIBITS: Exhibit A (Site Plan; Site Survey, Elevations; Equipment) dated December 7, 2018, Exhibit P (Photo Simulations) (Sheets 1-3) dated December 7, 2018.

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

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

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

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

E Health

E Health. 1

ECP COMMENTS

If contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1

GEO180052 ACCEPTED (cont.)

Salton Sea Estates - CSL00231, Vander Veer Road & Corvina Drive, Mecca, California," dated March 11, 2019.

GEO180052 concluded:

1. The site is not located within a State of California Earthquake Fault Zone, or a County of Riverside Fault Hazard Zone. Based on Toro's evaluation of historic aerial photographs and published geologic maps, no indications of active faulting are present on or in the vicinity of the site. Therefore, the potential for surface fault rupture is considered nil.
2. A liquefaction analysis based on Tokimatsu and Seed procedures (1987) concluded that the potential settlement due to liquefiable soils is about 2.55 inches, with a potential differential settlement of about 1¼ inches.
3. Based on Ishihara, 1985, there is a very low probability that surface manifestations of liquefaction will occur.
4. The potential lateral movement due to the liquefiable soils is considered negligible due to the relatively flat area.
5. Indications of regional subsidence were not observed on the site or vicinity, and Toro concludes that subsidence is not anticipated to be a concern for the project.
6. Site is lies approximately 1,000 feet from the shore of the Salton Sea, at an elevation 10 feet higher than the water level; therefore, the hazard of flooding, tsunami, and seiche is not a concern at the site.
7. The proposed monopalm may be founded on mat foundation provided the minimum depth of foundation is 5 feet below the ground surface due to potentially liquefiable soils.

GEO180052 recommended:

1. Vegetation, organic soil, roots and other unsuitable material should be removed from the building areas.
2. The proposed monopalm may be founded on mat foundation provided the minimum depth of foundation is 5 feet below the ground surface due to potentially liquefiable soils.
3. Alternatively, the proposed monopalm may be founded on a caisson that is embedded in the ground for a minimum of 55 feet below the ground surface. The encountered subsurface soils and the associated final caisson depth should be confirmed by the geotechnical engineer during drilling/excavation of the hole.
4. Due to the potential liquefaction at this site, the most common mitigation measure is to remove and replace the upper 5 feet of subsurface materials with gravel within the equipment shelter footprint.
5. Alternatively, the slab-on-grade may be designed to withstand the potential differential settlement of 1¼ inches due to potential liquefaction.

GEO No. 180052 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 180052 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County of Riverside upon application for grading and/or building permits.

Transportation

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 **COUNTY WEBSITE (cont.)**

Transportation. 1 **COUNTY WEBSITE**

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

Transportation. 2 **ENCROACHMENT PERMIT**

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

Transportation. 3 **STD INTRO (ORD 461)**

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

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: PPW180013

Parcel: 723211001

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 1 30 Day Burrowing Owl Preconstruction Survey - EPD Not Satisfied

Prior to issuance of a grading permit a qualified biologist shall conduct a preconstruction, presence/absence survey for burrowing owl, using an accepted protocol, and the results provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the CVMSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (February 1 through August 31) by a qualified biologist shall be required. The County Biologist and Wildlife Agencies shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. A grading permit may be issued once the species has been relocated.

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

060 - Planning-EPD. 2 MBTA Nesting Bird Survey - EPD Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If 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 Valentia Lopez at vslopez@rivco.org for instructions. Biological reports not uploaded to the FTP site may result in delayed review and approval.

Planning-PAL

060 - Planning-PAL. 1 PRIMP Not Satisfied

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1. The applicant shall retain a qualified paleontologist approved by the County to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project

Plan: PPW180013

Parcel: 723211001

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 NO GRADING VERIFICATION (cont.) Not Satisfied

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

Fire

080 - Fire. 1 Prior to permit Not Satisfied

FIRE CONSTRUCTION PERMITS REQUIRED

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

Planning

080 - Planning. 1 Gen - Elevations & Materials Not Satisfied

Building and structure elevations shall be in substantial conformance with that shown on the APPROVED EXHIBIT Plot Plan Wireless No. 180013 dated December 7, 2018.

080 - Planning. 2 Gen - Fee Status Not Satisfied

Prior to the issuance of building permits for Plot Plan Wireless No. 180013, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

080 - Planning. 3 Gen - Palm Fronds Not Satisfied

Prior to building permit issuance, the developer/permit holder shall provide a palm frond design, consistent with the approved plot plan that covers all panel antennas and shows a minimum of 80 fronds. After reviewing the building plans, the Planning Department shall clear this condition upon determination of compliance.

080 - Planning. 4 Gen - School Fees Not Satisfied

Impacts to the Coachella Valley Unified School District shall be mitigated in accordance with California State law.

Transportation

080 - Transportation. 1 EVIDENCE/LEGAL ACCESS Not Satisfied

Provide evidence of legal access.

080 - Transportation. 2 UTILITY PLAN CELL TOWER Not Satisfied

Proposed electrical power lines below 33.6 KV within public right-of-way for this cell tower site shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. A disposition note describing the above shall be reflected on the site plan. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

Plan: PPW180013

Parcel: 723211001

90. Prior to Building Final Inspection

E Health

090 - E Health. 1 Hazmat BUS Plan Not Satisfied

The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

090 - E Health. 2 Hazmat Review Not Satisfied

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

Planning

090 - Planning. 1 Gen - Ord. No. 659 (DIF) Not Satisfied

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected. The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan Wireless No. 180013 has been calculated to be 0.02 net acres.

090 - Planning. 2 Gen - Ord. No. 875 (CVMSHCP Fees) Not Satisfied

Prior to building permit final inspection, the permit holder shall comply with the provisions of Riverside County Ordinance No. 875, which requires the payment of the appropriate fee set forth in the ordinance. The amount of the fee will be based on the "Project Area" as defined in the ordinance and the aforementioned condition of approval. The Project Area for Plot Plan Wireless No. 180013 has been calculated to be no more than 0.02 acres of new permanent disturbance. The actual Project Area for calculating fees shall be based upon a final as-built survey.

090 - Planning. 3 Gen - Palm Fronds Not Satisfied

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

090 - Planning. 4 Gen - Signage Requirement Not Satisfied

Prior to final inspection of any building permit, the permit holder, developer or successor-in-interest shall install a sign no smaller than 12 inches by 12 inches upon an exterior wall or fence that surrounds the lease area that provides the following contact information: - Address of wireless communications facility and any internal site identification number or code; - Name(s) of company who operates the wireless communications facility; - Full company address, including mailing address and division name that will address problems; - Telephone number of wireless communications facility company. f a co-located facility (addition antennas and/or equipment shelters

Plan: PPW180013

Parcel: 723211001

90. Prior to Building Final Inspection

Planning

090 - Planning. 4 Gen - Signage Requirement (cont.) Not Satisfied
or cabinets) are added to an existing facility, an additional sign, including the above described information, shall be installed on said shelter or cabinet stating the name of the company who operates the primary wireless communication facility.

090 - Planning. 5 Gen - Utilities Underground Not Satisfied
All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

090 - Planning. 6 Gen - Wall & Fence Location Not Satisfied
Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT the approved fencing plan.

Transportation

090 - Transportation. 1 UTILITY INSTALL CELL TOWER Not Satisfied
Proposed electrical power lines below 33.6 KV within public right-of-way for this cell tower site shall be underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department.

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



Nov 30, 2018

RE: AT&T Wireless Site CSL00231, Vander Veer Rd and Corvina, Mecca, CA

TO: Whom it may concern,

The following is in response to your concerns over AT&T Wireless's site complying with the FCC rules covering RF exposure to persons near the site.

Frequency range that the facility will use

AT&T Wireless is licensed by the FCC for the frequencies as follows:

Receive freq. (MHz): 824-835, 845-846, 1850-1855, 1865-1870, 1885-1890, 1895-1900

Transmit freq.(MHz): 869-880, 890-891, 1930-1935, 1945-1950, 1965-1970, 1975-1980

RF Exposure to Persons Near the Site

The FCC states in 47 CFR § 1.1310 that the maximum permissible exposure level from RF radiation for the general population is between 0.6 and 1 milliwatts per centimeter squared (mW/cm^2) depending upon the frequency of the transmitter. This is a measure of the RF power density at or below which there are no harmful effects.

The antenna that AT&T Wireless is using on this site is designed to transmit most of the signal in a horizontal direction (parallel to the ground). This is necessary to provide a useable signal level around the site. Within the first 600 feet from the site the transmitted signal does not need to be as strong consequently the antenna is designed to limit the signal level towards the ground to approximately $\frac{1}{2}$ Watt of power. When this power reaches the ground its energy has been greatly reduced to the point where the RF exposure level is less than $\frac{2}{10,000}$ th of a percent of the maximum allowable exposure level permitted by the FCC.

These calculations are based on a typical antenna patterns for the type of antenna that AT&T Wireless is using on their sites. The effective radiated power is typically within the range of 100-500 Watts. The actual levels may vary slightly but in no case will they reach or exceed the FCC limits. Since AT&T has no control over other communication carriers' operations, we cannot guarantee that the facility will not interfere with other communications. However, AT&T guarantees that we will not transmit outside our frequency band that is approved and licensed by the FCC. In the unlikely event that interference does happen, AT&T will do the proper investigation as to the cause of interference and perform corrective measures if, in fact, the interference is caused by AT&T transmissions.

If Smartlink LLC and AT&T Wireless can be of further assistance, please do not hesitate to contact me at 619-994-8528.

Chris Doheny
Smartlink LLC
ATT Mobility



COACHELLA VALLEY WATER DISTRICT

Established in 1918 as a public agency

GENERAL MANAGER
Jim Barrett

ASSISTANT GENERAL MANAGER
Robert Cheng

March 12, 2019

Jay Olivas
Riverside County Planning Department
77-588 El Duna Court, Suite H
Palm Desert, CA 92211

Dear Mr. Olivas:

Subject: Plot Plan Wireless 180013, Proposed Disguised 70 Foot AT&T
Mono-Palm Antenna, Northerly of Sea View Drive, Southerly of Corvina Drive,
Easterly of Vander Veer Road and Westerly of State Highway 111, APN 723-211-001

This area is designated Zone X on Federal Flood Insurance rate maps, which are in effect at this time by the Federal Emergency Management Agency (FEMA).

Flood protection measures for local drainage shall comply with California Drainage Law and provide that stormwater flows are received onto and discharged from this property in a manner that is reasonably compatible with predevelopment conditions.

The County of Riverside (County) shall require mitigation measures to be incorporated into the development to prevent flooding of the site or downstream properties. These measures shall require 100 percent on-site retention of the incremental increase of runoff from the 100-year storm.

The project is located within the service area of CVWD for the provision of domestic water and sanitation service. The initiation of said service to this area will be subject to the satisfaction of terms and conditions established by CVWD and imposed from time to time, including but not limited to fees and charges, water conservation measures, etc.

This notice of domestic water and sanitation service availability only applies to the specific property for which it was issued and shall expire three (3) years from date of issuance. Unless or until all requirements for the initiation of service are met, the developer shall not be deemed to have any vested right or other commitment to receive water and/or sanitation service. In the event all of the terms, conditions, fees and charges are not satisfied on or before the expiration date, this notice shall expire. Upon expiration, the developer will be required to submit a new application and otherwise comply with any and all new or amended requirements for the provision of service as may be determined by CVWD pursuant to its rules and regulations.

Domestic water and sanitation service remains at all times subject to changes in regulations adopted by CVWD's Board of Directors including reductions in, or suspensions of, service.

The project lies within the East Whitewater River Subbasin Area of Benefit. Groundwater production within the area of benefit is subject to a replenishment assessment in accordance with the State Water Code.

Jay Olivas
Riverside County Planning Department
March 12, 2019
Page 2

All water wells owned or operated by an entity producing more than 25 acre-feet of water during any year must be equipped with a water-measuring device. A CVWD Water Production Metering Agreement is required to provide CVWD staff with the authority to regularly read and maintain this water-measuring device.

This development lies within the study area of the 2010 Water Management Plan Update. The groundwater basin in the Coachella Valley is in a state of overdraft. Each new development contributes incrementally to the overdraft. CVWD has a Water Management Plan in place to reduce the overdraft to the groundwater basin. The elements of the Water Management Plan include supplemental imported water, source substitution and water conservation. The plan lists specific actions for reducing overdraft. The elements and actions described in the plan shall be incorporated into the design of this development to reduce its negative impact on the Coachella Valley groundwater basin.

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

Sincerely,



Carrie Oliphant
Director of Engineering

cc: Andrew Simmons
Riverside County Department of Transportation
77588 El Duna, Suite H, Palm Desert, CA 92211

Russell Williams
Riverside County Department of Transportation
4080 Lemon Street, 8th Floor
Riverside, CA 92501

Mark Abbott
Supervising Environmental Health Specialist
Riverside County Department of Environmental Health
Environmental Protection and Oversight Division
47-950 Arabia Street, Suite A
Indio, CA 92201

Smartlink, LLC
18401 Von Karman Avenue, Suite 400
Irvine, CA 92612

RM: s:\Eng\DevSvcs\2019\March\DRL PZ 19-9674- AT&T Mono
File: 0163.1, 0421.1, 0721.1, 1150.11
Geo. 050717-2
PZ 19-9672



Mecca-North Shore Community Council & County Service Area 97

6 p.m. Wednesday, September 11, 2019

Mecca Boys and Girls Club, 91-391 66th Avenue, Mecca, CA 92254

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Approval of the Minutes –March 13, 2019 & May 8, 2019**
4. **Staff Reports:** *Presenters must direct their report to the council. At the conclusion of the presentation, Chair may allow questions. Each speaker must first be recognized by the Chair.*
 - A. Office of Supervisor V. Manuel Perez- Shayra Hernandez, 760-393-3353, shhernandez@rivco.org
 - B. Economic Development Agency- Anna Rodriguez, 760-863-2537, AARODRIGUEZ@rivcoeda.org
 - C. Transportation Department – Update by Shayra Hernandez, V. Manuel Perez, 760-393-3353, shhernandez@rivco.org
 - D. Sheriff's Department – Lt. Jessica Vanderhoor, 760-863-7962, jlvander@riversidesheriff.org
 - E. California Highway Patrol – Officer Hector Gutierrez, 760-772-5309, HeGutierrez@chp.ca.gov
 - F. CAL Fire – Captain Mike Dwyer (Station 41, North Shore), 760-393-3073, Mike.Dwyer@fire.ca.gov
Captain Christopher Christensen (Station, 40, Mecca), 760-396-2173, Christopher.Christensen@fire.ca.gov
 - G. Emergency Management Department – Jose Contreras, 760-501-6963, jcontreras@rivco.org
 - H. Code Enforcement – Brenda Hannah, 760-393-3406, BHannah@rivco.org
 - I. Cabazon Band of Mission Indians – Jacquelyn Gonzalez, 760-408-5451, jgonzales@cabazonindians-nsn.gov and Joey Acuna, joeyacunajr@aol.com
 - J. Desert Recreation District – Christine Pimentel (Mecca coordinator), 760-702-6722, cpimentel@drd.us.com
Marisa Gomez (North Shore coordinator), 760-275-9625, mgomez@drd.us.com
 - K. Other Departments and Public Agencies:
5. **New Business:** *Presenters must direct their report to the council. At the conclusion of the presentation, Chair may allow questions. Each speaker must first be recognized by the Chair.*
 - A. **Presentation from the Coachella Valley Unified District: Update on the North Shore Elementary School (information only).**
Larry T. Moen, Director Facilities Development & Planning, (760) 848-1872, larry.moen@cvusd.us
 - B. **Presentation from Riverside County Department of Waste Resources: Update on the Mecca II Landfill closure construction project (information only).**
Jeff Gow, Senior Civil Engineer, (951) 486-3245, jgow@rivco.org
 - C. **Project: AT&T Wireless Telecommunications Facility (CSL00231): (Information only).**
 - a. **Draft Motion:** That the Mecca-North Shore Community Council be informed of the new proposed AT&T 70 ft. wireless telecommunications faux palm tree.
 - b. **Record of Action:**
 - c. **Background:** New AT&T Wireless Communication Facility
AT&T proposes to construct an unmanned wireless telecommunications facility consisting of a 70' tall faux palm tree "mopopalm." The antennas will be disguised within the branches of the palm tree which will blend nicely with the many other trees in the near vicinity. The associated equipment cabinets will be mounted within an 11'-5" x 12' equipment shelter, which will be fenced for security and placed in an unobtrusive section of the property. AT&T will work with the County and the community to install a state of the art stealth faux tree which will provide a benefit to the residents and visitors of the County of Riverside.
 - d. **Location:** Northerly of Sea View Drive, southerly of Corvina Drive, easterly of Vandeer Veer Road, and westerly of State Highway 111, 1.00 gross acres.
 - e. **APN Number(s):** 723-211-001

- f. **Planning Department Case Number(s):** PPW180013
- g. **Status within Riverside County Planning office:** Pending Director's Hearing
Submitted to Land Use/Planning: 12/7/2018
Status:
- h. **County Planner:** Jay Olivas, JOLIVAS@RIVCO.ORG
- i. **Zoning/General Plan (GP) Designation:** Mixed Use
What is the current zoning/GP designation of the property? Mixed Use
- j. **Will you be requesting a Zone/GP designation change?** No
- k. **If Residential project:** N/A
Dwelling units per acre? N/A
- l. **If Commercial project:**
Total square feet of building(s)? N/A
- m. **Has this area been "known" by another name?** No
- n. **Will advisory action/vote be required for your project OR is the presentation for feedback and discussion only?**
Feedback and discussion for informational purposes
- o. **Contact Information:** Chris Doheny, (619) 994-8528, chris.doheny@smartlinkllc.com

D. Review and Approval of 2020 Meeting Dates: Jan. 8th (Mecca), Mar. 11th (North Shore),
May 13th (Mecca), Sept 9th (Mecca), Nov. 11th (North Shore)

E. Public comments:

All persons wishing to address the Council on items not specifically on the agenda or on matters of general interest should do so at this time. Please limit your remarks to 3 minutes.

F. Agenda Items for next meeting

G. Adjourn meeting

2019 meeting schedule: Jan. 9 (North Shore), Mar. 13, May 8, Sept. 11 (Mecca), & Nov. 13 (North Shore)
(Additional meetings may be added if an urgent issue warrants input from the community council and/or community.)

Adrian Rodriguez
Chairperson
760-619-9868
rod_a@hotmail.com

Janet Rodriguez
Vice Chairperson
760-397-6334
betoelchacaron@aol.com

Jaime Gonzales
760-578-4321
jgonza3322@yahoo.com

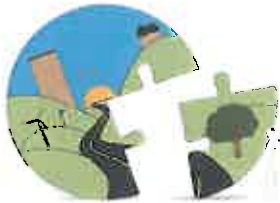
Larry French
760-392-0123
rdsmecca@gmail.com

Rogelio Mendez
(760) 541-9367
rogeliomendez100@gmail.com

Please visit Supervisor Perez's Web site to access more information: www.RivCo4.org

If you would like to receive agendas and other important meeting information for the Mecca-North Shore Community Council, please contact Shayra Hernandez at (760) 863-8211 or send your email address to shhernandez@rivco.org

CHP Non-Emergency Numbers:
* 24-hour non-emergency number for dispatch – (760) 772-8900
*Business Office – (760) 772-8911



PPW180013
CEQ180122

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

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

REVISED PERMIT Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: AT&T

Contact Person: Chris Doheny E-Mail: chris.doheny@smartlinkllc.com

Mailing Address: 2033 San Elijo Ave., # 600

Cardiff Street CA 92007
City State ZIP

Daytime Phone No: (619) 994-8528 Fax No: () _____

Engineer/Representative Name: TBD

Contact Person: _____ E-Mail: _____

Mailing Address: _____

Street

City State ZIP

Daytime Phone No: () _____ Fax No: () _____

Property Owner Name: Jack Cromer

Contact Person: _____ E-Mail: _____

Mailing Address: 1209 Van Buren N. # 3

Salton City Street CA 92254
City State ZIP

Daytime Phone No: (760) 275-1849 Fax No: () _____

Riverside Office • 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 • Fax (951) 955-1811

Desert Office • 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

APPLICATION FOR LAND USE AND DEVELOPMENT

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the use permit type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the use permit is ready for public hearing.)

Jack Cromer
PRINTED NAME OF PROPERTY OWNER(S)

DocuSigned by:
Jack Cromer
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): 723-211-001

Approximate Gross Acreage: _____

General location (nearby or cross streets): North of Sea View Dr, South of Corvina Dr, East of Vandeer Veer Rd, West of 111

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

70' faux monopalm for a wireless communication facility with a storage facility.

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 checked="" type="checkbox"/> No <input type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
1	TBD	10'	1	Equipment Facility
2	TBD	70'	7	Stealth Wireless Communication Facility (Faux Palm)
3				
4				
5				
6				
7				
8				
9				
10				

PROPOSED Outdoor Uses/Areas: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
No.*	Square Feet	Use/Function
1		
2		
3		
4		
5		

APPLICATION FOR LAND USE AND DEVELOPMENT

6		
7		
8		
9		
10		

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

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

Related cases filed in conjunction with this application:

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

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

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

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

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

Is the project located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Government Code Section 65944? Yes No

Is this an application for a development permit? Yes No

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

If not known, please refer to [Riverside County's Map My County website](#) to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

[Santa Ana River/San Jacinto Valley](#)

[Santa Margarita River](#)

[Whitewater River](#)

APPLICATION FOR LAND USE AND DEVELOPMENT

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to [Section 65962.5](#) of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: _____

Address: _____

Phone number: _____

Address of site (street name and number if available, and ZIP Code): _____

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: _____

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

Regulatory Identification number: _____

Date of list: _____

Applicant: _____ Date _____

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

[Government Code Section 65850.2](#) requires the owner or authorized agent for any development project to disclose whether:

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

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

Owner/Authorized Agent (1) Chris Doherty Date 12/5/18

Owner/Authorized Agent (2) _____ Date _____

APPLICATION FOR LAND USE AND DEVELOPMENT

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

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1010 Land Use and Development Condensed Application.docx
Created: 04/29/2015 Revised: 06/06/2016



**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 AT&T hereafter "Applicant" and _____ "Property Owner".

Description of application/permit use:

Proposal for AT&T 70 Foot Monopalm Wireless Facility to include 400-600 SF of space for equipment cabinets and backup generator.

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.

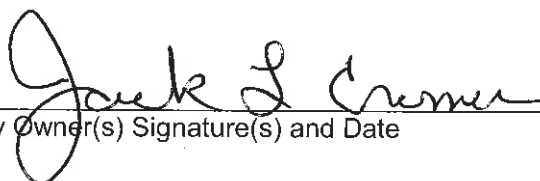


RIVERSIDE COUNTY PLANNING DEPARTMENT

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.

 11/27/2018

Property Owner(s) Signature(s) and Date

PRINTED NAME of Property Owner(s)

If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets, if necessary.

If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:

- *If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.*
- *If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.*
- *If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.*
- *If the property owner is a trust, provide a copy of the trust certificate.*

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"

INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION

- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.

In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.

ONLY FOR WIRELESS PROJECTS (SEE BELOW)

If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.

RIVERSIDE COUNTY PLANNING DEPARTMENT
77588 El Duna Court, Suite H, Palm Desert, CA 92211

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

If you wish to comment on this application, please submit written comments to the Planning Department no later than 5:00 P.M. on **April 8, 2020**. **NO PUBLIC HEARING WILL BE HELD ON THE APPLICATION UNLESS YOU REQUEST A HEARING IN WRITING PRIOR TO THE AFOREMENTIONED DATE.** The decision of the Planning Director is considered final unless an appeal is filed by you or another interested party within 10 days of the approval date. If a public hearing is scheduled before the Planning Director, a separate notice will be published and mailed to interested parties.

PLOT PLAN NO. 180013, exempt from CEQA pursuant to State CEQA Guidelines Sections 15303 (New Construction or Conversion of Small Structures), 15304 (Minor Alterations to Land), and 15061 (b)(3) (Common Sense Exemption), is an application submitted by AT&T for property located in the Mixed Use (MU) Zone, Eastern Coachella Valley Area Plan, Fourth Supervisorial District, located northerly of Sea View Drive, southerly of Corvina Drive, easterly of Vandeer Veer Road, and westerly of State Highway 111, in the unincorporated community of North Shore, and pursuant to Article XIXg (Wireless Communication Facilities), Ordinance No. 348, Riverside County Land Use Ordinance, proposes a Wireless Communication Facility consisting of a disguised 70-foot high mono-palm, along with twelve (12) antennas, thirty-six (36) RRUs, one (1) microwave antenna, six (6) surge protectors, one (1) GPS antenna, one (1) equipment cabinet, and one (1) power generator surrounded by an 6-foot tall wrought iron fence within an 800 sq. ft. lease area, located at the northwest portion of the 1.0 gross acre site.

For further information regarding this project, please contact Jay Olivas, Urban Regional Planner at (760) 863-7050 or e-mail jolivas@rivco.org. If you have any comments to submit or wish to request a public hearing, please respond to the bottom portion of this sheet, and send any response electronically via Email to jolivas@rivco.org at the Planning Department by the above-mentioned date.

.....
PPW180013, (Plot Plan Wireless)

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

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

PRINTED NAME

SIGNATURE

PRINT STREET ADDRESS

PRINT CITY/STATE/ZIP

RIVERSIDE COUNTY PLANNING DEPARTMENT
77588 El Duna Court, Suite H, Palm Desert, CA 92211

OPTIONAL PUBLIC HEARING NOTICE
THIS MAY AFFECT YOUR PROPERTY

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on March 25, 2020,

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

APN (s) or case numbers PPW180013 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

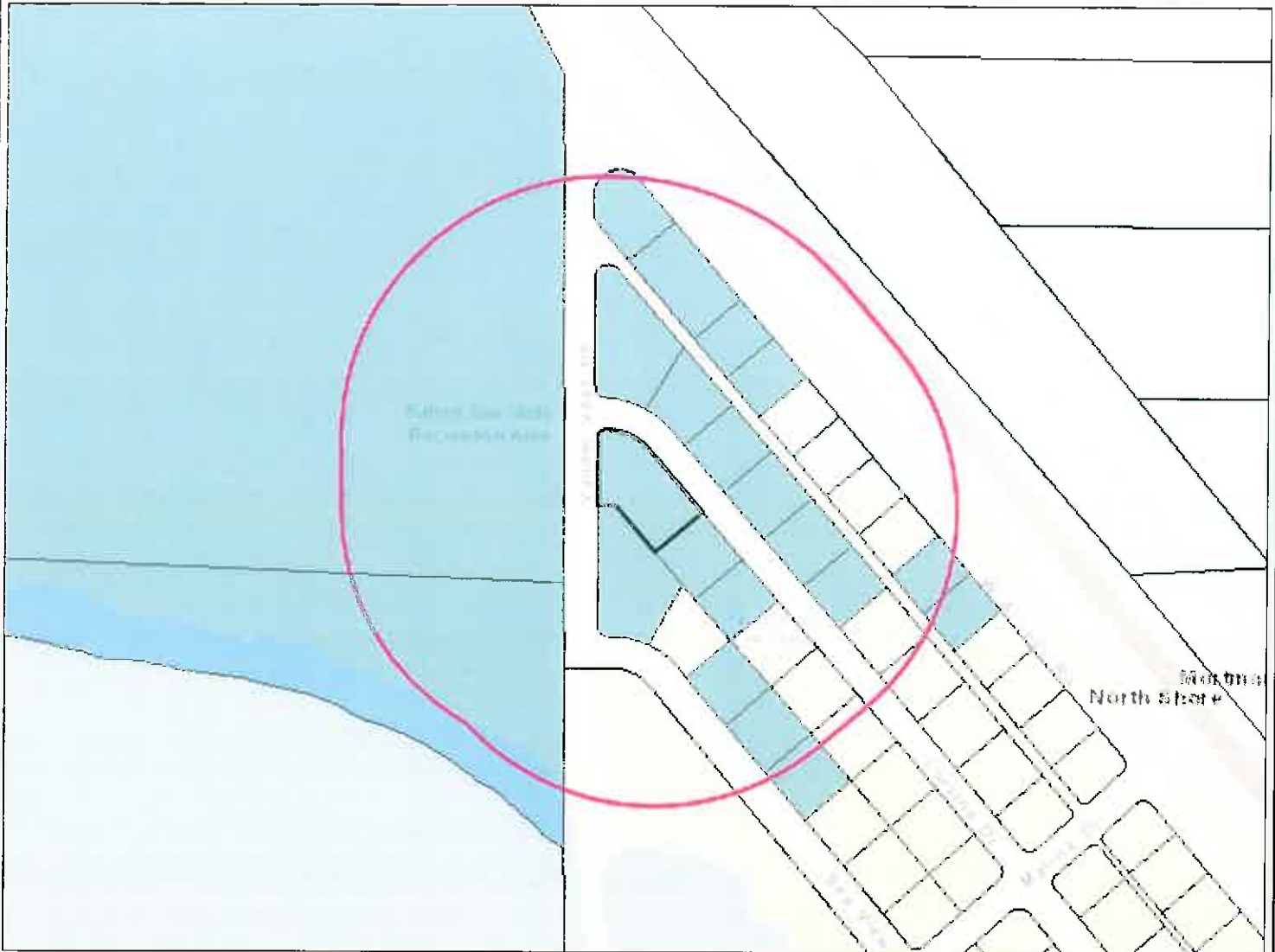
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

Riverside County GIS Mailing Labels

PPW180013 (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... 3/25/2020 2:17:10 PM

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723211001
JACK CROMER
35 COBLE DR
CATHEDRAL CITY CA 92234

723211002
DIANA C. POWELL
1 SEPULVEDA
RCH SANTA MARGARITA CA 92688

723211003
FIRST INTERSTATE BANK OF CALIF
P O BOX 31356
TAMPA FL 33631

723211004
COUNTY OF RIVERSIDE
P O BOX 1180
RIVERSIDE CA 92502

723212001
GUILLERMO SANCHEZ
48752 SOJOURN ST
INDIO CA 92201

723212002
HIEN T. DANG
3 WOODSPRING COVE
BUENA PARK CA 90621

723212005
KIMBERLY TONEY
5642 CALLE SAL SI PUEDES
SAN DIEGO CA 92139

723212006
ROGELIO RODRIQUEZ CASTILLO
P O BOX 3071
CATHEDRAL CITY CA 92235

723212007
FRANCISCO DEJESUS
100250 ROCKY POINT DR
MECCA CA 92254

723212008
AZUREE MORRIS
2423 KATHLEEN PL
SAN DIEGO CA 92105

723212010
SALTON SEA ESTATES III
1209 VAN BUREN AVE NO 3
SALTON CITY CA 92274

723212012
HUCKFELDT FAMILY TRUST
1962 ANNA LN
VISTA CA 92083

723212014
RAUL VARGAS
30911 NORTHWOOD RD
DSRT HOT SPGS CA 92241

723212016
BAKERSFIELD
1438 INDEPENDENCE WAY
VISTA CA 92084

723212017
JESUS CERVANTES
68750 COSTA MESA
MECCA CA 92254

723222002
COUNTY OF RIVERSIDE
210 W SAN JACINTO AVE
PERRIS CA 92570

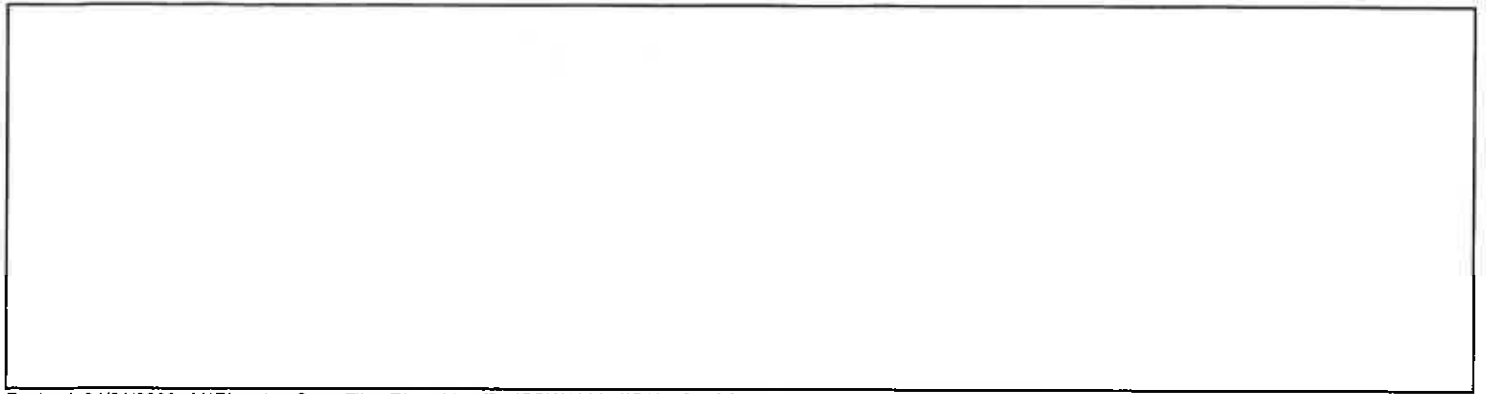
723222003
REDEVELOPMENT AGENCY COUNTY OF
P O BOX 1180
RIVERSIDE CA 92502

723222005
JOSEPH COOK
7 UNIVERSITY CIR
RANCHO MIRAGE CA 92270

723223004
GENEAL FITZGERALD
1298 W 6TH ST
PROVO UT 84601

725210005
HOME PRIDE FINANCIAL INC
7303 PELLET ST
DOWNEY CA 90241

725210012
IMPERIAL IRRIGATION DIST
P O BOX 937
IMPERIAL CA 92251





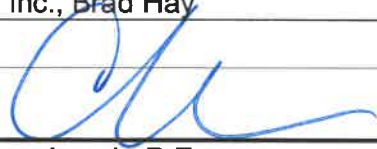
**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4 . 1

Planning Commission Hearing: May 6, 2020

PROPOSED PROJECT

Case Number(s):	SP312S03, CZ1900032, and TTM 37646	Applicant(s): Riverside Mitland 03 LLC., Shaun Bowen
EA No.: CEQ190021	No Further Env. Review Required	Representative(s): Hunsaker & Assoc. Irvine, Inc., Brad Hay
Area Plan:	Southwest	
Zoning Area/District:	French Valley Area	
Supervisory District:	Third District	
Project Planner:	Deborah Bradford	
Project APN(s):	480-010-041	 Charissa Leach, P.E. Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

Specific Plan No. 312 Substantial Conformance No. 3 (SP00312S03) is a proposal for minor modifications to the Specific Plan text to ensure that the Specific Plan is consistent with the Specific Plan's Zoning Ordinance development standards as they pertain to minimum lot size and minimum lot frontage for lots with shared driveways. The Specific Plan Zoning Ordinance also clarifies the allowed and prohibited uses in PA 42 to match those from PA 39 (the planning area directly south of PA 42). SP312S03 will not modify the density and allowable dwelling units as currently allowed.

Change of Zone No. 1900032 (CZ1900032) is a proposal to revise the Specific Plan Zoning Ordinance to modify the development standards for PA 42 in regards to minimum lot size, as well as clarifies the allowed and prohibited uses within PA 42 to match those to PA 39.

Tentative Tract Map No. 37646 (TTM37646) is a proposal for a Schedule 'A' subdivision of 13.29 gross acres into 53 residential lots with a minimum lot size of 5,000 square feet and three open space lots for landscaping.

For clarification purposes, Specific Plan No. 312 Substantial Conformance No. 3, Change of Zone No. 1900032, and Tentative Tract Map No. 37646 will be herein referred to as the "Project".

The Project site is located north of Hilton Road, south of Keller Road, east of Spencer's Crossing Parkway and west of Leon Road, in the French Valley Area.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

FIND that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED** because all potentially significant effects on the environment have been adequately analyzed in the previously certified **ENVIRONMENTAL IMPACT REPORT NO. 551** (EIR No. 551), pursuant to applicable legal standards, and have been avoided or mitigated, pursuant to that earlier EIR, and none of the conditions described in the CEQA Guidelines Section 15162 exist based on the findings and conclusions set forth herein; and,

APPROVE SPECIFIC PLAN NO. 312 SUBSTANTIAL CONFORMANCE NO. 3, subject to the attached advisory notification document and conditions of approval incorporated in the staff report; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 1900032 to amend the Specific Plan's Zoning Ordinance to modify the development standards for PA 42 in regards to minimum lot size and other development standards, and clarifies the allowed and prohibited uses under PA 42, pending final adoption of the zoning ordinance by the Board of Supervisors; and,

TENTATIVELY APPROVE TENTATIVE TRACT MAP NO. 37646 subject to the attached advisory notification document, conditions of approval, and based upon the findings and conclusions incorporated in the staff report;

PROJECT DATA

Land Use and Zoning:	
Specific Plan:	Yes – French Valley Specific Plan 312
Specific Plan Land Use:	Public Facility (PF)
Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Public Facilities as reflected in SP312 Land Use Map
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Highway 79 Policy Area
Surrounding General Plan Land Uses	
North:	Rural: Rural Residential (R: RR)
East:	Community Development: Low Density Residential (CD: LDR)
South:	Medium Density Residential (MDR) as reflected in SP No. 312 Land Use Map.
West:	Medium Density Residential (MDR) as reflected in SP No. 312 Land Use Map.
Existing Zoning Classification:	Specific Plan (SP) Planning Area 42
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	City of Menifee and Residential Agricultural, 1 ½ dwellings/acre (R-A-1 ½)
East:	Rural Residential (R-R)

South:	Specific Plan No. 312 (SP No. 312A2) – Planning Area 39
West:	Specific Plan No. 312 (SP No. 312A2) – Planning Areas 37 and 38.
Existing Use:	Vacant Land
Surrounding Uses	
North:	Vacant Land
South:	Specific Plan No. 312
East:	Vacant Land
West:	Specific Plan No. 312

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	11.75 Gross Acres	N/A
Proposed Minimum Lot Size:	5,000 SF	5,000 SF
Total Proposed Number of Lots:	53 Residential Lots 3 Open Space Lots	57 Lots
Map Schedule:	'A'	

Located Within:

City's Sphere of Influence:	Yes – Murrieta
Community Service Area ("CSA"):	No
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	No
Subsidence Area:	No
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes – In or partially within the SKR Fee Area
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP



Figure 1: Project Location Map – Source: Google Maps

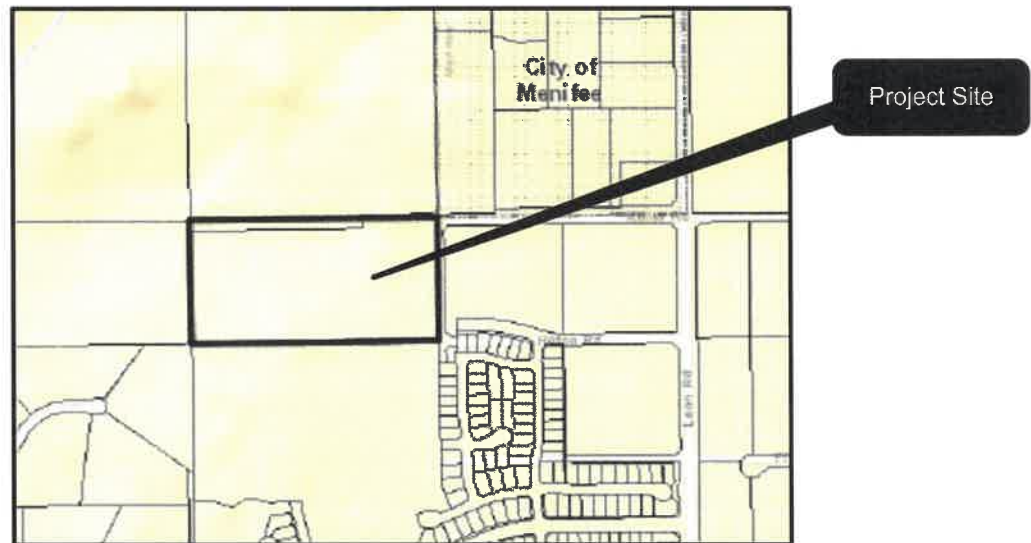


Figure 2: Project Location Map – Source: Map My County

PROJECT BACKGROUND AND ANALYSIS

Background:

Specific Plan No. 312 (French Valley) was adopted by the Riverside County Board of Supervisors (Board) on June 5, 2001. The project proposed the development of a 607.8-acre site with 1,793 residential units. On December 3, 2013, the Board approved Amendment No. 1 to the Specific Plan, which decreased the

site acreage by 2.1 acres, from 607.8 to 605.7, and reduced the total number of homes permitted within the Specific Plan Area from 1,793 to 1,671.

On July 11, 2017 Amendment No. 2 to the Specific Plan (SP No. 312) was adopted by the Board of Supervisors. Amendment No. 2 modified the Specific Plan by increasing the acreage from 605.7 to 628.5 acres (reconfiguring the Specific Plan boundaries adjacent to Keller Road), and increased the target residential unit count by 147 units, from 1,671 to 1,820 (1,877 if the school site in PA 42 is not developed as a school). Amendment No. 2 also reconfigured the majority of the Planning Areas north of Baxter Road, relocated and expanded the school site, increased the total recreational open space acreage north of Baxter Road by 3.4 acres (including the addition of a new 3.5-acre Private Recreation Facility), and relocated and reduced the Public Park acreage from 6.4 to 5.6 acres. The increase in unit count recaptured the originally approved 1,793 units and accommodated additional units associated with the 22.8-acre increase of the Specific Plan boundary.



Figure 3, SP312A2 project boundaries (Source: SP312A2 Land Use Map)

EIR.551 was certified on July 11, 2017 by the Board of Supervisors. The EIR was prepared to evaluate the potential environmental impacts associated with the implementation of French Valley Specific Plan No. 312 Amendment No. 2.

File No. TTM37646 was submitted to the County of Riverside on March 21, 2019 and File Nos. SP312S03 and CZ1900032 were submitted to the County of Riverside on September 19, 2019.

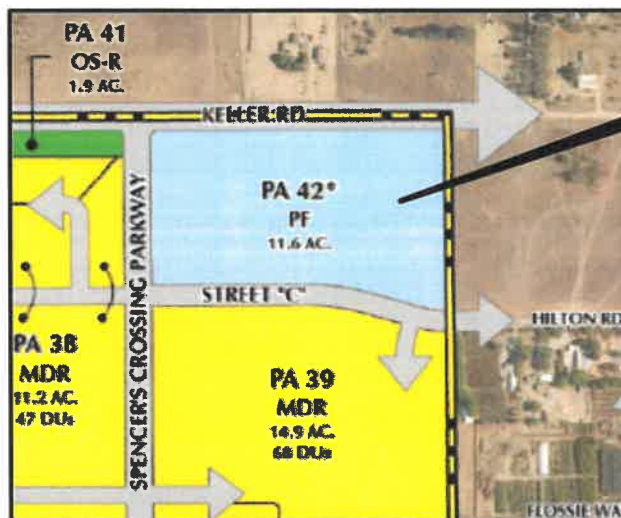


Figure 4, Project Site – PA 42*

*Note: If the School site is not developed as a school by the school district, an additional 57 single-family homes may be developed.
(Source: SP 312A2 Land Use Map)

General Plan Consistency: The Project remains consistent with the overall development plan for the Specific Plan area as well as the underlying land use designations of Public Facilities (PF). As stated in the Specific Plan Document, PA 42 if not developed as a school site would allow for the development of 57 residential dwellings (included on the Specific Plan Land Use Plan, Table III.B-1 Planning Area Land Use Summary, as well as discussed in Section III.B.46. *Planning Area 42*). On March 4, 2019 staff received correspondence from the Menifee Union School District that stated the School District declines to acquire Planning Area 42 for the development as an elementary school.

The applicant is proposing to subdivide PA 42 to allow for 53 residential dwellings and three open space lots for a total of 56 lots, consistent with the additional 57 residential dwelling units allowed within the Specific Plan. The Change of Zone is to allow for modification to the Specific Plan Zoning Ordinance to revise the minimum lot size from 7,200 square feet to 5,000 square feet, which maintains consistency with the lot size ranges in the MDR land use designation as is noted in the Specific Plan for PA 42 if the school site is not developed. The Specific Plan Zoning Ordinance will also clarify the allowed and prohibited uses provided within the Specific Plan to resemble those from PA 39 (the planning area directly south of PA 42). Findings necessary for the Specific Plan Substantial Conformance, Change of Zone and Tentative Tract Map are detailed below within the Findings Section of the Staff Report.

Ordinance No. 348 Consistency: The Project proposes to modify the Specific Plan Zoning Ordinance text related to PA 42 to modify the development standard as it pertains to minimum lot size. PA 42 is based on the R-1 zoning classification of Ordinance No. 348, unless otherwise noted in the Specific Plan Zoning Ordinance. As stated prior, the Specific Plan Zoning Ordinance also clarifies the allowed and

prohibited uses provided within the Specific Plan to resemble those from PA 39. This will ensure consistency within the planning areas (Section III.B.46 states that if the school is not developed at the site, and instead PA 42 is used for residential purposes, then PA 42 would be developed as an extension of PA 39). The proposed Tentative Tract Map is consistent with the allowed uses and development standards of the proposed Specific Plan Zoning as detailed further in the findings below.

Off-Site Improvements: The proposed Tentative Tract Map is a Schedule 'A' map which requires improvements in regards to streets, water, fire protection, sewage disposal, fencing, and electrical and communication facilities. The Project shall provide the following off-site improvements:

Provide a 24-inch storm drain within Hilton Road and will connect to a storm drain proposed by TR37053.

Hilton Road (designated Local Road) shall be improved with 36 foot full-width AC pavement, 6 inch concrete curb and gutter, within 60 foot full-width dedicated right of way in accordance with Ordinance No. 461.

A 6 foot sidewalk shall be constructed adjacent to the curb line within the 12 foot parkway.

Spencer's Crossing Parkway along project boundary (designated Collector Road) shall be improved with 44 foot full-width AC pavement, 6 inch concrete curb, gutter and sidewalk within 84 foot full-width dedicated right-of-way in accordance with Ordinance No. 461.

A 6 foot concrete sidewalk shall be constructed adjacent to the curb line within the 16 foot parkway (east side) and meandering sidewalk on the west side of the centerline within the 24 foot parkway.

Keller Road along project boundary is designated as a Secondary Highway and shall be improved with 46 foot part width AC pavement, 6 inch concrete curb, gutter, and sidewalk in accordance with Ordinance No. 461.

An 8 foot meandering concrete sidewalk (project side) shall be constructed within the Open Space Lot No. 54.

A 6 inch AC Dike (on the other side of the centerline) shall be constructed at the edge of pavement as directed by the Director of Transportation.

Landscaping shall be improved within Spencer's Crossing Parkway, Keller Road, and Hilton Road.

Electrical power, telephone, communication, street lighting, and cable television lines shall be installed underground in accordance with Ordinance Nos. 460 and 461. All overhead lines below 34 kilovolts along the project frontage and all offsite overhead lines in each direction of the project site to the nearest offsite pole shall also be underground.

All of these improvements are located within property controlled by the same owner as the proposed Project, so particular findings regarding authorization from other impacted property owners under Ordinance No. 460 Section 3.2.J are not applicable.

Planning Area 42 of SP No. 312 was included in the boundary analyzed in the previously certified Environmental Impact Report (EIR) No. 551. . The original EIR, as well as the CEQA documents for Amendment No. 2, fully evaluated the entire site for the allowed residential units, as well as a site-specific evaluation of PA 42 as an elementary school. All potentially significant effects on the environment have been adequately analyzed, pursuant to applicable legal standards, and have been avoided or mitigated pursuant to that earlier EIR. The detailed evaluation of the school on PA 42 provided an analysis of greater physical environmental impacts that would occur at the site as opposed to only developing the 11.6 acre site for 53 residential homes and three open space lots. Impacts related to traffic, air quality, and noise in particular would likely be less substantial than what was evaluated at the site for a school. All other impacts would be the same or less than what was evaluated in the prior EIR. None of the conditions described in the State CEQA Guidelines section 15162 exist based on the findings and conclusions set forth herein; and therefore, no further environmental documentation is required, pursuant to the State CEQA Guidelines.

FINDINGS AND CONCLUSIONS

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

Land Use Findings:

1. The Project site (PA 42) has a General Plan Land Use Designation of Public Facilities (PF) as reflected in the Specific Plan No. 312 Land Use Plan. As, provided in the Specific Plan Document in the Descriptive Summary for PA 42 it states that should the Menifee Union School District decline to acquire PA 42 for the development of the elementary school then the project proponent reserves the right to develop this site with Medium Density residential uses (2-5 du/ac) which would allow for a maximum of 57 dwelling units to be constructed. In addition, the Specific Plan Land Use Map notes that if the development of PA 42 as an elementary school site is not implemented the development of 57 residential units would be permitted. To further ensure consistency, General Plan Policy LU 1. 10 states that, "the Area Plan designations of properties within adopted Specific Plans are provided for informational and illustrative purposes only. The actual designation of land are as specified in the applicable Specific Plan Document." Therefore, the Project as proposed is consistent with the General Plan in that the actual land use designation for PA 42 are identified in the Specific Plan Document and the Land Use Map.
2. The existing zoning is Specific Plan (Specific Plan No. 312A2). The Project proposes to change the Specific Plan Zoning Ordinance text to modify the development standards for Planning Area 42 as it pertains to minimum lot size and minimum lot frontage for lots with shared driveways. The Specific Plan Zoning Ordinance will also reduce the allowed uses provided within the Specific Plan to mirror those from PA 39. This will ensure consistency within the planning areas (Section III.B.46 states that if the school is not developed at the site, and instead PA 42 is used for residential purposes, then PA 42 would be developed as an extension of PA 39). The proposed Tentative Tract Map which is for the subdivision of 53 residential lots and three open space lots is consistent with the allowable uses in Planning Area 42. Additionally the proposed Tentative Tract Map is consistent with the development standards proposed for Planning Area 42, which is detailed below in the Development Standards Findings.
3. The project site is located within the Highway 79 Policy Area which requires that residential developments in this policy area be consistent with SWAP 9.2, which generally requires that the

residential density be reduced by 9% from the midpoint of the density range for the applicable land use designation to achieve a reduction in traffic generated from the area or to show a demonstrated reduction in units and vehicle trips elsewhere in the policy area. It was determined that Specific Plan No. 312, including the maximum 1,877 dwelling units allowed in the Specific Plan that includes the maximum 57 units that can be developed within Planning Area 42, met the Highway 79 policy when Amendment No. 2 to the Specific Plan was adopted in 2017 because a demonstrated reduction in trips has been documented and kept record of by County staff that accounts for the increase in dwelling units that occurred with Amendment No. 2 to the Specific Plan.

Specific Plan – Substantial Conformance:

The findings required to approve the substantial conformance to Specific Plan No. 312, pursuant to the provisions of the Riverside County Zoning Ordinance No. 348 are as follows:

1. The Project proposes minor modifications to the Specific Plan text in regards to minimum lot size and minimum lot frontage for lots with shared driveways to ensure internal consistency with the Specific Plan document and the Specific Plan's Zoning Ordinance as they relate to PA 42. The Specific Plan Zoning Ordinance will also clarify the allowed and prohibited uses provided within the Specific Plan to resemble those from PA 39. This will ensure consistency within the planning areas. SP312S03 will not exceed the density and allowable dwelling units as currently allowed, as the Specific Plan allowed 57 residential units within PA 42 if the school is ultimately rejected by the school district. Furthermore, since 2001, the French Valley Specific Plan has primarily focused on residential development (with the one commercial area in the specific plan being removed from the plan due to annexation from the City of Hemet). Therefore, the Project as modified continues to meet the intent and purpose of the adopted Specific Plan and is consistent with this finding.
2. The project as modified to allow additional residential homes is consistent with the conditions of approval, findings and conclusions contained in Resolution No. 2001-111 adopting SP No. 312 (focused the Specific Plan on predominantly residential uses), Resolution No. 2013-204 adopting SP No. 312A1 (removed the one planning area utilized for commercial retail), and most recently Resolution No. 2017-135 adopting the SP No. 312A2 (increased the target residential count for the overall specific plan), as consistent with the intent, design, and mitigation approved for SP No. 312 and is consistent with the Riverside County General Plan.
3. The substantial conformance does not include a modification or deletion of any conditions of approval. Therefore, the substantial conformance is consistent with this finding.
4. The substantial conformance does not include a proposal to construct the project out of phase; therefore, the project is consistent with this finding.
5. The substantial conformance does not include a modification to approved land uses, although PA 42 was originally planned for a school site. However, as stated in the Specific Plan document (see asterix on Land Use Map and discussion under PA 42) should the school not be developed, 57 residential units could be developed in its place. The substantial conformance includes modifications to the Specific Plan Zoning Ordinance for Planning Area 42 regarding lot area. It will also clarify the allowed and prohibited uses provided within the Specific Plan to resemble those from PA 39. This will ensure consistency within the planning areas (Section III.B.46 states that if the school is not developed at the site, and instead PA 42 is used for residential purposes, then PA 42 would be developed as an

extension of PA 39). However, the overall number of housing units and acreage remains as approved in SP No. 312A2, as the specific plan included specific provisions for the additional 57 units should the school district elect to not utilize PA 42 for a school. The substantial conformance is consistent with this finding.

6. The substantial conformance does not modify the project design in terms of circulation, protection of topographical feature, minimization of grading, and drainage or infrastructure improvements. Therefore, the Project is consistent with this finding.

Change of Zone:

1. The Project site is zoned Specific Plan. Change of Zone No. 1900032 is a proposal to modify the text of the SP No. 312A2 Zoning Ordinance. Changes to the zoning ordinance are related to lot area and other development standards specifically in Planning Area 42. The proposed changes to the zoning ordinance remains consistent with the SP No. 312A2 Land Use Map and specific plan text and remains consistent with the General Plan.

Tentative Tract Map Findings:

Tentative Tract Map No. 37646 (TTM37646) is a Schedule "A" map proposal to subdivide 13.29 gross acres into 53 residential lots with a minimum lot size of 5,000 square feet and three open space lots for landscaping. The findings required to approve a Map, pursuant to the provisions of the Riverside County Zoning Ordinance 460, are as follows:

1. The design of the tentative tract map is consistent with the County's General Plan. General Plan Principle IV.A.1 provides that the intent of the General Plan is to foster variety and choice in community development, particularly in the choice and opportunity for housing in various styles, of varying densities and of a wide range of prices and accommodating a range of life styles in equally diverse community settings, emphasizing compact and higher density choices. General Plan Principle IV.A.4 states that communities should range in location and type from urban to suburban to rural. General Plan Principle IV.B.1. promotes the development of a "unique community identity" which creates a sense of place by retaining distinct edges and sufficient open space between scattered urbanized areas. The proposed tentative tract map will comply with the General Plan by providing a variety of housing types in single-family residential community, promoting the unique characteristics of the Southwest Area plan.

Project implementation will be consistent with the overall SP No. 312 which was prepared to provide an essential link with the policies of the County of Riverside's General Plan. PA 42 will not be developed as a school site but will be developed with 53 single-family residences as included in the SP document as an alternative should the school site not be developed. The proposed land division will ultimately result in a residential development that will be consistent with the overall density, architectural design, and landscaping as envisioned by the Specific Plan as originally adopted. Therefore, the proposed Project is consistent with this finding.

2. The Project is a proposal to subdivide 13.29 gross acres into 53 residential lots and 3 open space lots. The site is physically suitable for the type of development and density proposed due to its frontage on Hilton Road and the availability of infrastructure and accessibility to existing utilities and services. Additionally, the site does not have any topographical features or environmental

constraints that would result in the inability to develop the project site. Therefore, the proposed Project is consistent with this finding.

3. The overall development of the land shall be designed for the protection of the public health, safety and general welfare. EIR No. 551 prepared for SP No. 312 Amendment No. 2 determined that potentially significant and unavoidable impacts to Air Quality, and Transportation are anticipated but due to no feasible mitigation existing regarding the reduction of mobile emissions and improvements to various intersections and roadway segments not completed prior to project completion these would remain significant and unavoidable. Therefore, as part of the prior EIR, it was determined that specific economic, social, and other considerations exist to override these significant impacts pursuant to CEQA. Regardless, it was determined that no impacts would result in terms of substantial environmental damage, serious public health problems, or substantially and avoidably injure fish or wildlife or their habitat.
4. As indicated in the included project conditions of approval, the proposed land division includes the type of improvements as required by the Riverside County Land Division Ordinance No. 460 Section 10.5 for a Schedule 'A' Map as detailed below:
 - a) Streets – All road improvements within the project boundaries will be constructed to ultimate County standards in accordance with Ordinance Nos. 460 and 461. All interior streets along the Project boundary are designed as Local Roads and will be improved with half width AC pavement, curb, gutter, and sidewalks. Spencer's Crossing Parkway is designated as a Collector Road and will be improved with half width AC pavement, curb, gutter, and sidewalks. Keller Road is designated as a Secondary Highway and will be improved with AC pavement, curb, gutter, and sidewalk. An eight foot meandering concrete sidewalk on the Project side will be constructed within the Open Space Lot No 54. Therefore, with the design standards for street improvements as stated in the advisory notification document and standard conditions of approval the requirements of Ordinance No. 460 10.5 (A)., as it pertains to streets will be met.
 - b) Domestic Water & Sewage Disposal - Potable water service and sanitary sewer service will be provided from Eastern Municipal Water District. Therefore, with the requirements of the advisory notification document, and EMWD requirements, compliance with Ordinance No. 460 10.5 (B) and (D), as it pertains to domestic water and sewage disposal will be met.
 - c) Fire Protection – Fire protection improvements include but are not limited to; independent paved access to the nearest paved road, emergency vehicular access roads capable of sustaining an imposed load of 75,000 lbs., approved Fire Department access roads shall be in place during construction, temporary fire access roads shall be approved by the Fire Prevention Bureau, fire lanes and fire apparatus access roads shall have an unobstructed width of not less than 24 feet and the location, minimum number, and spacing of hydrants shall comply with the California Fire Code (CFC) and NFPA 24. Therefore, with standard conditions of approval the requirements of Ordinance No. 460 10.5 (C), as it pertains to fire protection will be met.
 - d) Fences – No canals, drains, or expressway or other feature deemed hazardous is proposed on the Project site. Fencing within the proposed subdivision will be in compliance with SP312A2 Design Guidelines in regards to theme walls, view fencing, and side and rear yard

fencing. Therefore, the requirements of Ordinance No. 460 10.5 (E) as they pertain to fencing have been met.

- e) Electrical and Communication Facilities – All electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground. Therefore, with this condition of approval the requirements of Ordinance No. 460. 10.5 (F) as they pertain to the installation of electrical and communication facilities have been met.
5. The design of the proposed land division and its types of improvements will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed land division because, project design will ensure there will be no conflict with providing accessibility. Therefore, the proposed Project is consistent with this finding.
 6. The lots or parcels as shown on the Tentative Map are consistent with the minimum size allowed by the Project site's Specific Plan Zoning Ordinance which as modified by the Change of Zone will allow for a minimum lot size of 5,000 square feet. As proposed the 53 residential lots will range in size from 5,000 square feet to 10,435 square feet. Therefore, the proposed Project is consistent with this finding.

Development Standards Findings:

1. The existing Zoning Classification for the Project site is Specific Plan. Development standards for Planning Areas 42 of SP312A2 are provided for in the Specific Plan Zoning Ordinance No. 348.XXXX. The development standards of Planning Area 42 that are not specifically noted in the SP Zoning Ordinance will be subject to those standards as identified in Section 6.2 (R-1 Zone) of Ordinance No. 348.

With the adoption of the Specific Plan Zoning Ordinance, the following development standards shall apply to Planning Area 42:

- A. *Building height shall not exceed 3 stories with a maximum height of 40 feet.* Since, the proposed Project is for a land division development plans have not been submitted. However, once development plans are submitted, they will be required to comply with the Specific Plan text and applicable County Ordinances, specifically Ordinance No. 348 as noted in the Advisory Notification Document (AND) for the proposed Project.
- B. *Lot area shall not be less than five thousand (5,000) square feet.* As shown on the Tentative Tract Map exhibit, residential lots range in size from 5,000 square feet to 10,435 square feet. The proposed Project meets this development standard.
- C. *The minimum average lot width of a standard lot shall be fifty (50') feet. The minimum average lot depth shall be one hundred (100') feet. The portion of a lot used for access on flag lots or where access may be shared via easement between multiple lots shall have a minimum width of twenty (20') feet. Flag lots shall have a minimum driveway width of twenty (20') feet.* As shown on the Tentative Tract Map exhibit, lot widths are 50 feet except for those lots located on a knuckle or cul-de-sac which allows for a minimum 35 foot width. There are no flag lots proposed that will utilize an individual driveway. The proposed Project meets these development standards.

- D. *The minimum frontage of a lot shall be fifty feet (50'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35') measured along the right-of-way line. The minimum lot frontage for lots with shared driveways may individually be less than thirty-five (35') feet, but combined will be a minimum lot frontage of thirty-five (35') feet. Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards. Lots 7, 8, 23, and 24 are provided with shared driveways and are located along the knuckle of the street. Individually, these driveways are eighteen (18') feet in width but combined are thirty-six (36') feet in width. The proposed Project is in compliance with this development standard.*
- E. *Minimum yard requirements are as follows:*
1. *The minimum front yard setback to a habitable portion of the main structure shall be ten (10') feet. The minimum front yard setback to front-entry garages shall be twenty (20') feet. The minimum front yard setback to side-entry garages shall be ten (10') feet. Since, the proposed Project is for a land division development plans have not been submitted. However, once development plans are submitted the applicable entitlements and subsequent development of the Project site will be required to comply with the Specific Plan text and applicable County Ordinances, specifically Ordinance No. 348 as noted in the Advisory Notification Document (AND) for the proposed Project.*
 2. *Side yards on interior and through lots shall be not less than ten percent of the width of the lot, but not less than three feet in width in any event, and need not exceed a width of five feet. Side yards on corner and reversed corner lots shall be not less than ten feet from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure, upon which the main building sides, except that where the lot is less than 50 feet wide the yard need not exceed 20 percent of the width of the lot. Since, the proposed Project is for a land division development plans have not been submitted. However, once development plans are submitted the applicable entitlements and subsequent development of the Project site will be required to comply with the Specific Plan text and applicable County Ordinances, specifically Ordinance No. 348 as noted in the Advisory Notification Document (AND) for the proposed Project.*
 3. *The rear yard shall not be less than ten feet. Since, the proposed Project is for a land division development plans have not been submitted. However, once development plans are submitted the applicable entitlements and subsequent development of the Project site will be required to comply with the Specific Plan text and applicable County Ordinances, specifically Ordinance No. 348 as noted in the Advisory Notification Document (AND) for the proposed Project.*
 4. *Chimneys, fireplaces, media centers, and air conditioning units shall be allowed to encroach into side yards at a maximum of two (2') feet. No other structural encroachments shall be permitted in the front, side, or rear yard except as provided for in Section 18.19 of Ordinance No. 348. Since, the proposed Project is for a land division development plans have not been submitted. However, once development plans are submitted the applicable entitlements and subsequent development of the Project site will be required to comply with the Specific Plan text and applicable County Ordinances,*

specifically Ordinance No. 348 as noted in the Advisory Notification Document (AND) for the proposed Project.

- F. *Automobile storage space shall be provided as required by Section 18.12 of Ordinance No. 348.* Ordinance No. 348 Section 18.12 requires that 2 spaces per dwelling unit are provided for single family residential uses. Since, the proposed Project is for a land division development plans have not been submitted. However, once development plans are submitted the applicable entitlements and subsequent development of the Project site will be required to comply with the Specific Plan text and applicable County Ordinances, specifically Ordinance No. 348 as noted in the Advisory Notification Document (AND) for the proposed Project. Each unit is anticipated to include an attached garage that would provide at least 2 parking spaces in addition to spaces that may be available on driveways on each lot depending on final design.
- G. *No lot shall have more than seventy (70%) percent of its net are covered with buildings or structures.* Since, the proposed Project is for a land division development plans have not been submitted. However, once development plans are submitted the applicable entitlements and subsequent development of the Project site will be required to comply with the Specific Plan text and applicable County Ordinances, specifically Ordinance No. 348 as noted in the Advisory Notification Document (AND) for the proposed Project.

Other Findings:

1. This Project is not located within a Criteria Cell of the MSHCP. Accordingly, this Project fulfills the Conservation Area requirements of the MSHCP and is consistent with the MSHCP.
2. The Project site is located within the City of Murrieta Sphere of Influence. This Project was provided to the City of Murrieta for review and comment. No comments were received either in favor or opposition of the Project.
3. The Project site is not located within an Airport Influence Area (AIA) boundary and is therefore not subject to the Airport Land Use Commission (ALUC) review.
4. Pursuant to the requirements of AB 52, tribal consultation was not required for the Project since a determination that no Further Environmental Document is being considered for this Project and a new Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report is not required for this Project as is detailed in the previous Environmental Findings in this staff report. The Project will still be subject to the conditions of approval, advisory notification document, and mitigation measures of the Specific Plan and EIR related to protection of cultural resources. The Project is not subject to tribal consultation pursuant to SB 18 requirements since the Project does not include an Amendment to the Specific Plan or General Plan.
5. The Project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The Project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
6. The Project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP"). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area

who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

7. The Project site is not located within Fire Hazard Zone or within a Cal Fire State Responsibility Area (SRA). However, compliance with State and County Ordinances and standard conditions of approval in regards to emergency access, fire flow, fire hydrants and building materials will aid in the protection of people and property from the potential hazards of fire.

Conclusion:

1. For the reasons discussed above, and analyzed in EIR No. 551, the proposed Project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed Project would not be detrimental to the health, safety or general welfare of the community.

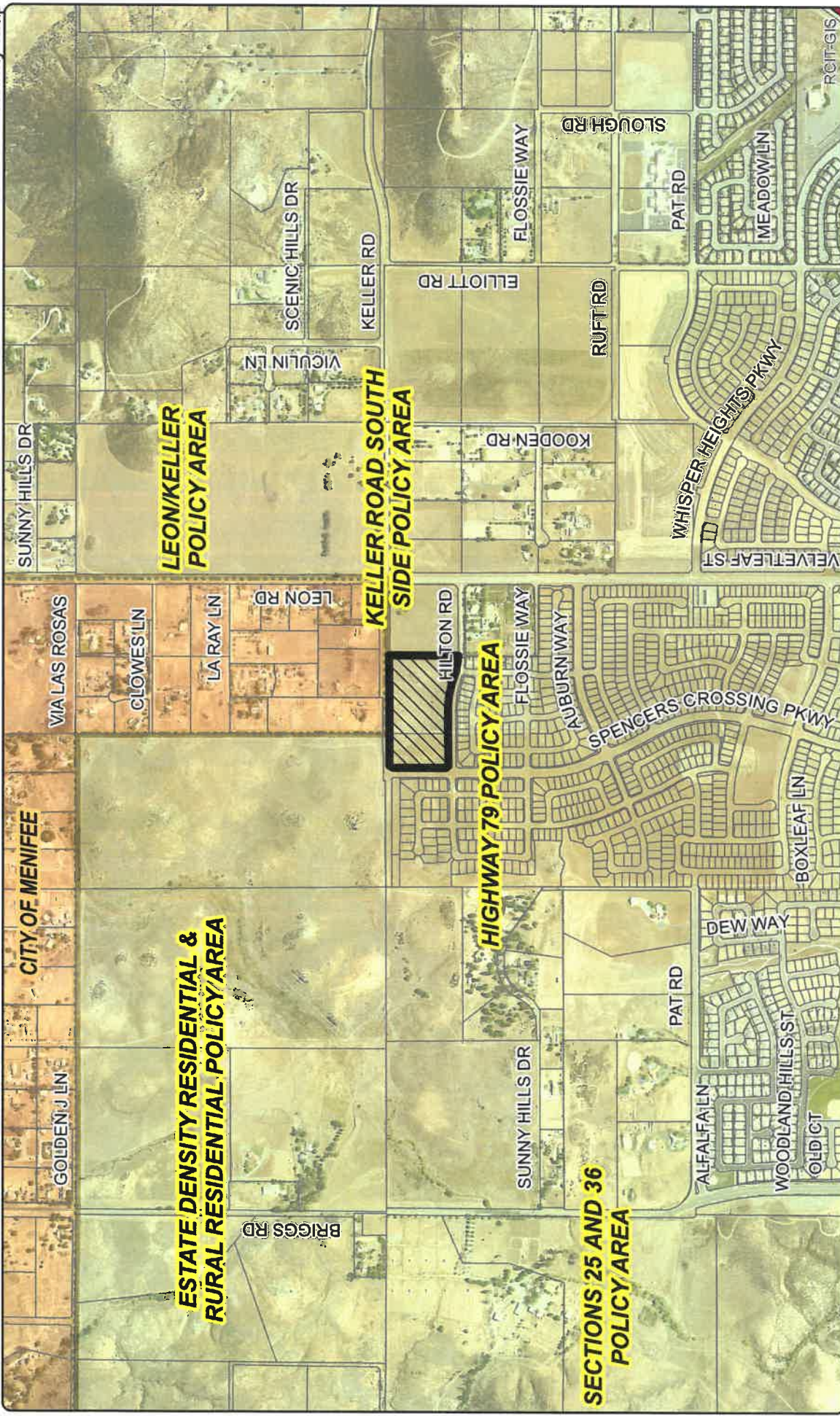
PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise. Additionally, public hearing notices were mailed to property owners within 2,000 feet of the project site. As of the writing of this report, Planning Staff has not received written communication/phone calls from anyone who indicated support/opposition to the proposed project.

**RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ1900032 SP00312S03 TTM37646
VICINITY/POLICY AREAS**

Supervisor: Washington
District 3

Date Drawn: 01/30/2020
Vicinity Map



Zoning Area: French Valley

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department at (951) 955-5200 or visit our website at <http://www.riversideca.gov/planning>.

RIVERSIDE COUNTY PLANNING DEPARTMENT

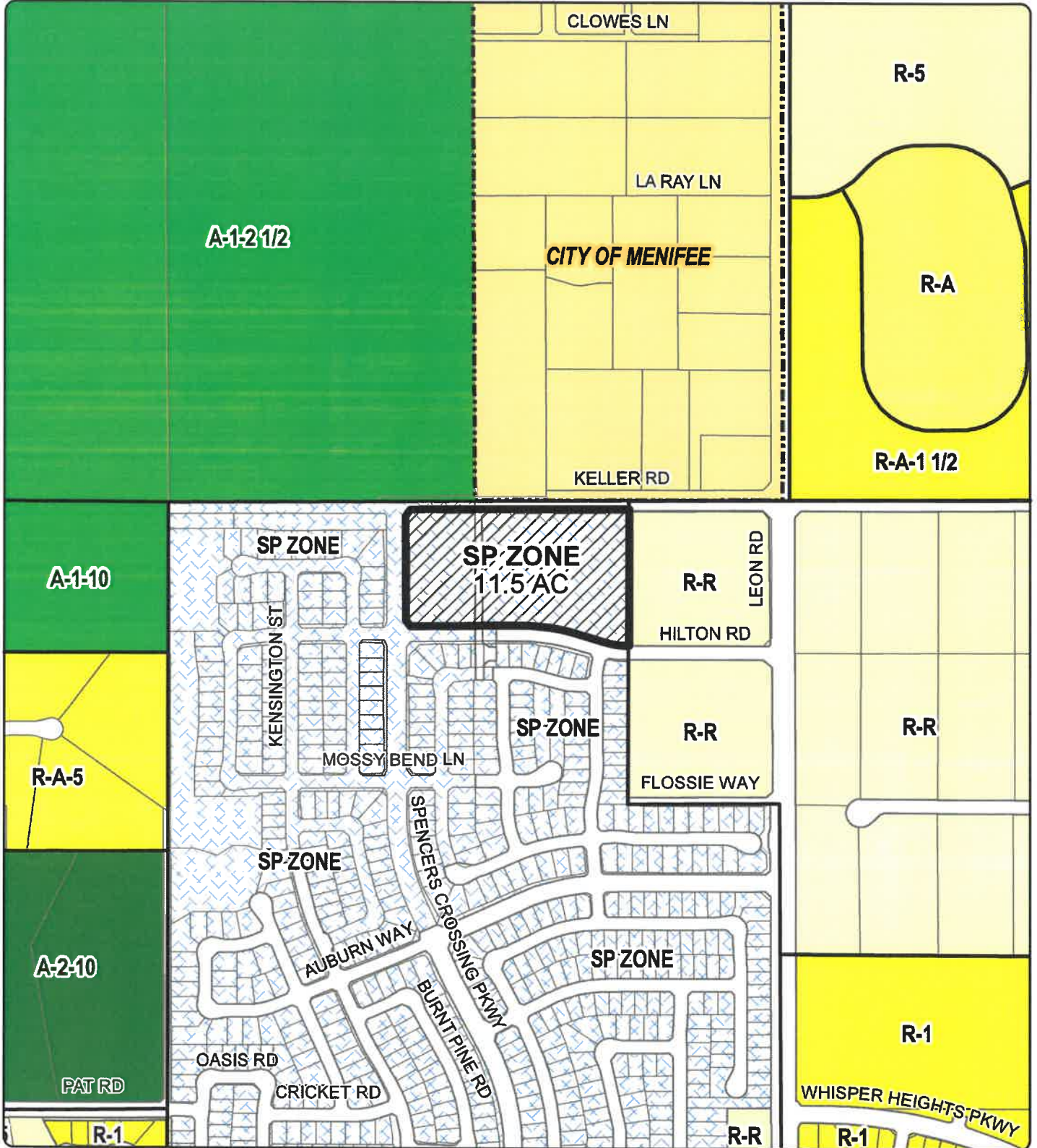
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Supervisor: Washington
District 3

Date Drawn: 01/30/2020

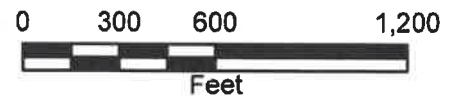
Exhibit 2

EXISTING ZONING



Zoning Area: French Valley

Author: Vinnie Nguyen



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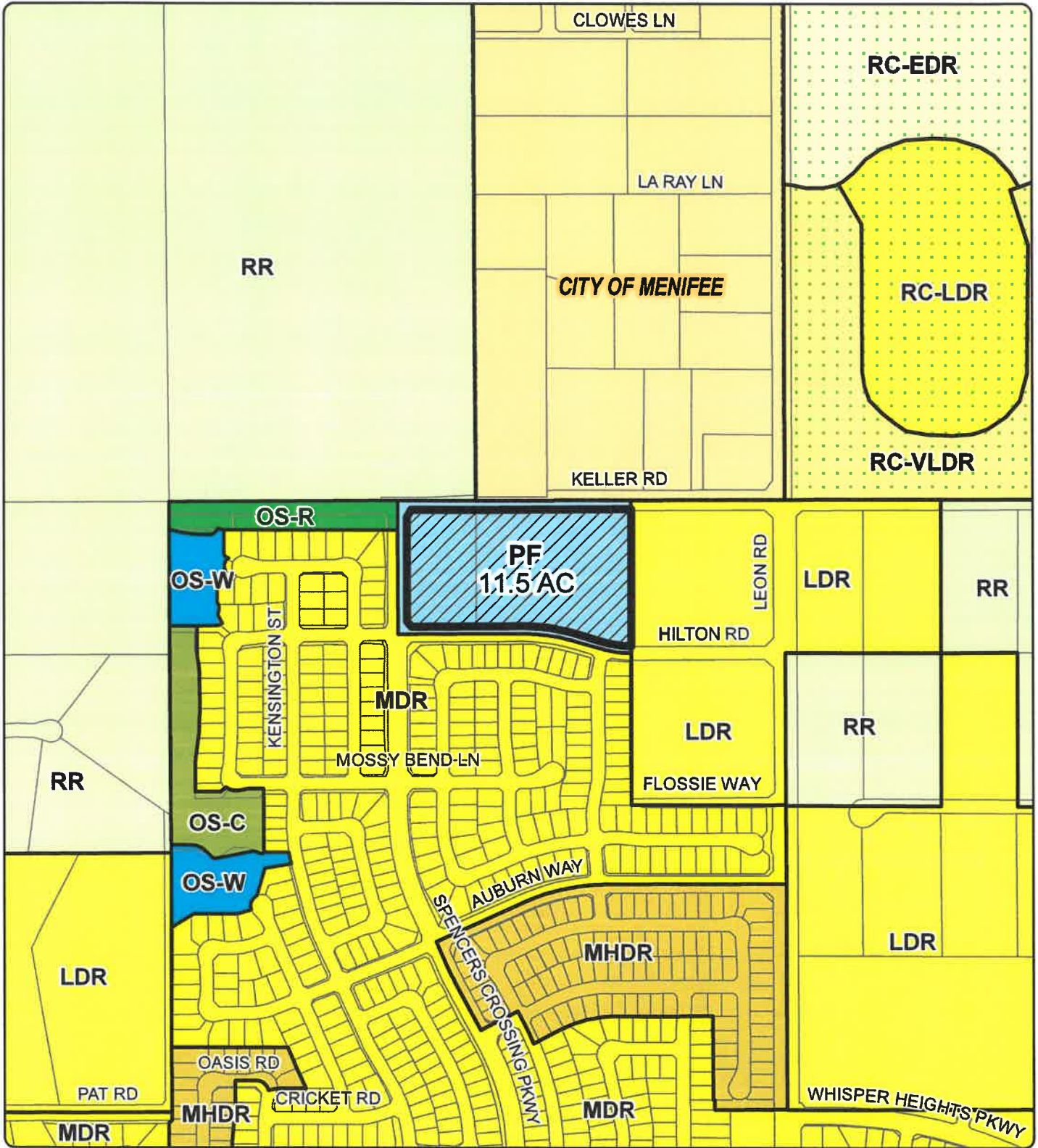
RIVERSIDE COUNTY PLANNING DEPARTMENT

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Supervisor: Washington
District 3

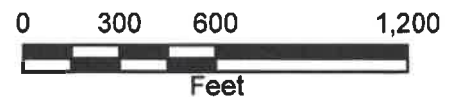
Date Drawn: 01/30/2020
Exhibit 5

EXISTING GENERAL PLAN



Zoning Area: French Valley

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

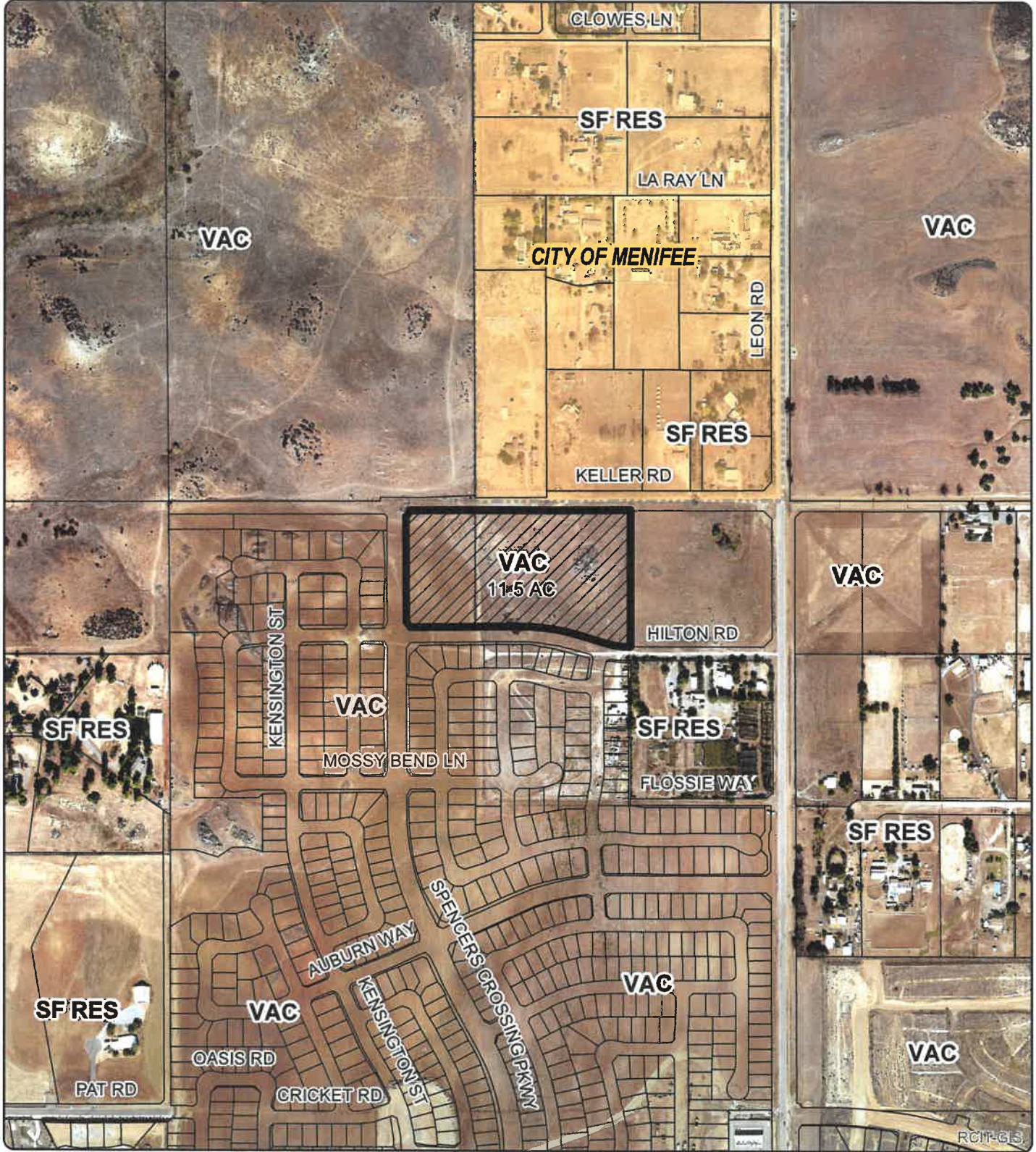
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Supervisor: Washington
District 3

Date Drawn: 01/30/2020

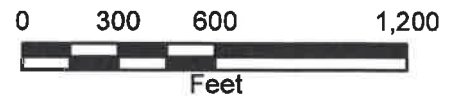
LAND USE

Exhibit 1

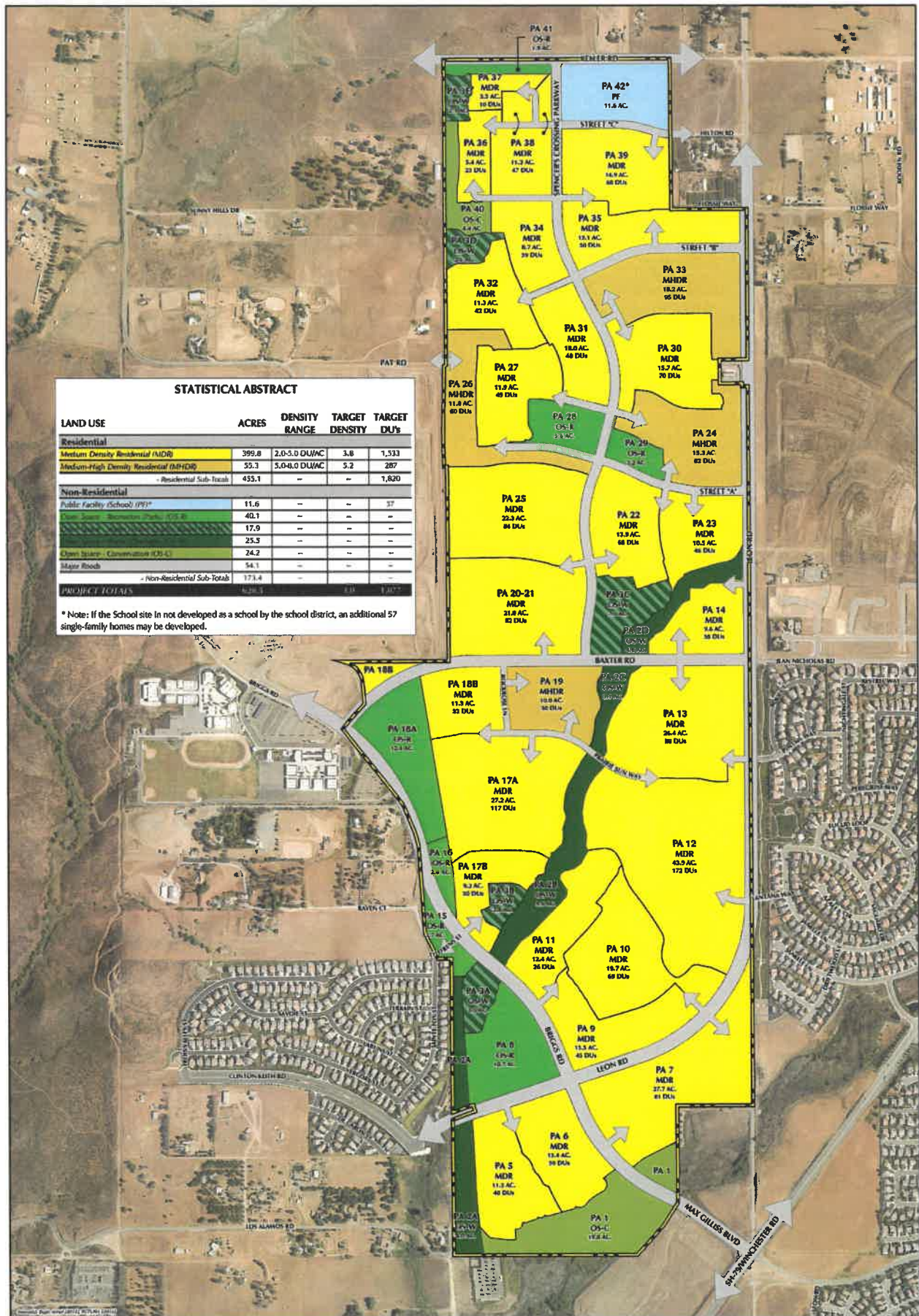


Zoning Area: French Valley

Author: Vinnie Nguyen



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Specific Plan Land Use Plan (Color)

Figure III.A-1

French Valley SP 312 A-2



I. SUMMARY

A. PROJECT HISTORY

On June 5, 2001, the County of Riverside approved FRENCH VALLEY Specific Plan No. 312 and certified its Environmental Impact Report (EIR) No. 411. The originally approved Specific Plan provided for the development of the 607.8-acre site with 1,793 residential units; a 1.7-acre commercial site; two school sites on 20 acres; 16.0 acres of parks; 79.4 acres of open space, greenbelts and detention areas; and 41.3 acres of major roadways.

On March 21, 2006, the County of Riverside approved Substantial Conformance No. 1 to Specific Plan No. 312. The Substantial Conformance reflected a number of changes that were made to Planning Area boundaries and dwelling unit allocations during preparation of five (5) implementing subdivision maps (TR 30694, TR 30695, TR 30696, TR 32289, and TR 32290). The approved pattern of land use and total Specific Plan acreage did not change as part of Substantial Conformance No. 1. The total number of dwelling units permitted within the Specific Plan Area did not change as part of Substantial Conformance No. 1; however, the allocation of dwelling units within individual residential Planning Areas and the physical boundaries of many of the residential Planning Areas were adjusted to match the implementing subdivision maps. In addition, Substantial Conformance No. 1 increased park land within the Specific Plan Area from 16.0 acres to 17.1 acres; decreased the area reserved for open space, greenbelts, and detention from 79.4 acres to 70.6 acres; and increased the area reserved for schools from 20.0 acres to 20.4 acres.

On December 3, 2013, the Riverside County Board of Supervisors approved Amendment No. 1 (SPA No.1) to the FRENCH VALLEY Specific Plan, which decreased the site acreage by 2.1 acres from 607.8 acres to 605.7 acres and reduced the total number of homes within the Specific Plan Area by 122 units, from 1,793 to 1,671. SPA No.1 modified the Specific Plan boundaries to reflect changes in ownership and revised the Land Use Plan to reduce development intensity, reconfigure Planning Area boundaries, and adjust the range of residential lot sizes to be consistent with approved subdivision maps and subdivision maps processed concurrently with Amendment No. 1 (TR 32289M1 and TR 36418), and reflect market conditions at the time. SPA No. 1 also reduced the acreage reserved for schools from 20.4 acres to 10.4 acres, increased the acreage reserved for parks from 17.1 acres to 37.0 acres, and reduced the area designated for stormwater drainage and detention facilities from 50.8 acres to 48.8 acres. Additionally, SPA No.1 removed a 1.7-acre parcel designated Commercial Retail (formerly Planning Area 4) that had been located in the southeastern corner of the Specific Plan Area, due to the annexation of the parcel into the City of Murrieta which resulted in this area being removed from County of Riverside jurisdiction. SPA No. 1 also modified the nomenclature used for land use designations throughout the document to be consistent with the adopted Riverside County General Plan.

~~This Amendment No. 2 (SPA No. 2) to Specific Plan No. 312 was adopted by the Riverside County Board of Supervisors on July 11, 2017. It increased the acreage from 605.7 to 628.5, and the unit count from 1671 to 1877, reflects changes to the approved Amendment No. 1 to the Specific Plan No. 312 document.~~

~~B. A. SUMMARY OF CHANGES~~

~~Amendment No. 2 to the FRENCH VALLEY Specific Plan (Specific Plan No. 312) modifies the Specific Plan by increasing the acreage from 605.7 to 628.5 acres (reconfiguring the Specific Plan boundaries adjacent to Keller Road), and increasing the target residential unit count by 147 units, from 1,671 to 1,820 (1,877 if the school site in PA 42 is not developed as a school). Amendment No. 2 also reconfigures the majority of the~~

French Valley

I. SUMMARY

~~Specific Plan No. 312~~

~~Planning Areas north of Baxter Road, relocates and expands the school site, increases the total recreational open space acreage north of Baxter Road by 3.4 acres (including the addition of a new 3.5 acre Private Recreation Facility), and relocates and reduces the Public Park acreage from 6.4 to 5.6 acres. The increase in unit count recaptures the originally approved 1,793 units and accommodates additional units associated with the 22.8 acre increase of the Specific Plan boundary.~~

~~A summary of the land uses implemented by SPA No. 2 is provided in Table II-1, *Specific Plan No. 312, Amendment No. 2—Land Use Summary*.~~

~~Specifically, FRENCH VALLEY SPA No. 2 provides the following substantive modifications to the approved Land Use Plan:~~

- ~~• The Specific Plan boundary has been increased by 22.8 acres from 605.7 acres to 628.5 acres.~~
- ~~• The total number of residential units within the Specific Plan Area has increased by 149 units, from 1,671 to 1,820 units (1,877 if the school site in PA 42 is not developed as a school).~~
- ~~• The Planning Areas north of Baxter Road (except Planning Areas 14, 20/21, 23 and 25) have been reconfigured and renumbered to accommodate eight new Planning Areas. The number of residential units north of Baxter Road has been increased from 854 to 1,003.~~
- ~~• The Land Use Designations of the Planning Areas north of Baxter Road (except Planning Areas 14, 20/21, 23 and 25) have been modified.~~
- ~~• The elementary school site has been relocated to the northeast corner of the Specific Plan Area (Planning Area 42), and increased by 1.2 acres, from 10.4 acres to 11.6 acres.~~

~~The acreage of Planning Area 3C has been increased from 6.4 acres to 7.1 acres to address changes in Water Quality Management requirements, and the land use designation been changed from "Open Space Recreation" (OS-R) to Open Space Water (Drainage) (OS-W).~~

B. SUMMARY OF CHANGES

- ~~• Section IV Design Guidelines includes added shared driveways in the French Valley Zoning Ordinance.~~
- ~~• Under Development Plans and Standards Section B, Land Use Development Standards, Item No. 27 has been updated for flag lots to include a shared driveway.~~
- ~~• Under Planning Area Development Standards, Planning Area 42's Descriptive Summary has been updated to a minimum lot size of 5,500 square feet.~~

Specific Plan No. 312

20. Development within the project shall conform to applicable regulations within Title 24 of the California Code of Regulations to ensure adequate accessibility to handicapped individuals.
 21. It is anticipated that maintenance associations, if formed, will be established as follows:

The master property owners' association or several associations shall be charged with the unqualified right to assess their own individual owners who own individual units for reasonable maintenance and management costs which shall be established and continuously maintained. The property owners' association shall be responsible for parking, open space areas, signing, landscaping, irrigation, common areas, and other responsibilities as necessary.
 22. Construction of certain public facilities and infrastructural requirements (such as schools, sewers, water, and roadways, among others) may be financed through a community facilities district (CFD) or an Assessment District (AD) as well. Financing of these facilities through a CFD or AD may substitute for the payment of fees that would have financed those facilities.
 23. No second story balconies shall face the roadway for units located inside the 60 CNEL impact zone shown on the French Valley Airport Land Use Plan, due to potential noise impacts. If such balconies are planned, additional noise mitigation will be required.
 24. A comprehensive geotechnical report shall be submitted for review and approval to the Riverside County Planning Department Engineering Geologist with each Tentative Map or use permit.
 25. All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the appropriate sections of Riverside County Ordinance No. 460 and/or No. 787, subject to approval by the Riverside County Fire Department. Fire flows over 3,000 gpm shall be for three (3) hours duration.
 26. That portion of a lot used for access on flag lots shall have minimum width of twenty (20) feet.
 27. Flag lots **can include a shared driveway** and shall have a minimum driveway width of twenty (20) feet.
 28. Flag lots shall have a minimum frontage of thirty-five (35) feet.
 29. Flag lots shall meet all visibility requirements in accordance with the Riverside County Fire Department.
 30. Noise attenuation measures shall be incorporated into residential building construction to ensure interior noise levels are at or below 45 dB(A).
 31. No building shall exceed 150 feet above the French Valley Airport's field elevation.
 32. Uses discouraged within the French Valley Airport's Traffic Pattern Zone (generally south of Baxter Road) include public and semi-public uses involving large concentrations of people. Other prohibited uses in the Airport's Traffic Pattern Zone include uses that manufacture, store, or distribute explosive or hazardous materials, uses that generate smoke or electrical interference, uses that would attract a large concentration of birds, as well as schools, auditoriums, amphitheaters, stadiums, churches and other similar places of public assembly that would attract large concentrations of people.
 33. Any uses that would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at French Valley Airport are prohibited. Hooded or shielded outdoor lighting shall be installed to prevent either spillage of lumens or reflections into the sky.
-

46. Planning Area 42: Public Facility (Elementary School)

a. Descriptive Summary

Planning Area 42, as depicted in Figure III.B-16 , provides for development of 11.6 acres devoted to an elementary school site. If at some future point in time the Menifee Union School District should decline to acquire this site for development with an elementary school, then the project proponent reserves the right to develop this site with Medium density (2-5 du/ac) residential uses. If residential uses are implemented, this Planning Area would be developed as an extension of Planning Area 39. Access would be taken from local roads via Street “C” and Spencer’s Crossing Parkway. A maximum total of 57 dwelling units, with a minimum lot size of 5,500 square feet, would be allowed at a target density of 5.0 du/ac.

b. Land Use and Development Standards

Please refer to Ordinance No. 348.XXXX. (See Specific Plan Zone Ordinance Tab).

c. Planning Standards

1. Primary access to Planning Area 42 is provided from local roads via Street “C” and Spencer’s Crossing Parkway.
2. The elementary school will be constructed by the Menifee Union School District to their standards and those requirements of the County, in addition to Specific Plan Standards.
3. If the school district does not elect to acquire all or a portion of Planning Area 42 for school purposes, then the developer has the option to develop it as a medium density residential area.
4. A secondary community entry statement, as shown on Figure IV, is located at the intersection of Spencer’s Crossing Parkway and Keller Road.
5. A Neighborhood entry statement, as shown on Figure IV-5, *Neighborhood Entry Monument – Type 2*, is located at the intersection of Spencer’s Crossing Parkway and Street “C.”
6. Roadway landscape treatments, as shown on Figure IV-2D, *Collector Highway Streetscape*, are provided along Spencer’s Crossing Parkway and Street “C.”
7. Please refer to Section IV for specific *Design Guidelines* and other related design criteria.
8. Please refer to Section III.A for the following *Development Plans and Standards* that apply site-wide:

III.A.2: Specific Land Use Plan
III.A.3: Circulation Plan
III.A.4: Drainage Plan
III.A.5: Water and Sewer Plans
III.A.6: Open Space and Recreation Plan

III.A.7: Grading Plan
III.A.8: Public Facility Sites & Project Phasing
III.A.9: Landscaping Plan
III.A.10: Comprehensive Maintenance Plan

IV. DESIGN GUIDELINES

A. PURPOSE AND INTENT

These Design Guidelines establish standards for the quality of development and to provide an aesthetically cohesive environment for the FRENCH VALLEY Specific Plan community.

More specifically, the purpose of these Design Guidelines is:

- To provide the County of Riverside with the necessary assurance that the Specific Plan area will develop in accordance with the quality and character proposed herein;
- To provide guidance to developers, builders, engineers, architects, landscape architects, and other professionals in order to maintain the desired design quality;
- To provide guidance to County staff, the Planning Commission and the Board of Supervisors in the review of future development projects in the Specific Plan area;
- To provide guidance in the formulation of Covenants, Conditions and Restrictions for the use of land in the Specific Plan area;
- To provide guidance in the formulation of concise development guidelines for the various planning areas within the Specific Plan boundaries, and
- To provide development guidelines which permit the FRENCH VALLEY Specific Plan area to develop its own theme and character while allowing it to interface and respond to the character and design fabric of adjacent Specific Plan areas which may be currently under review or are proposed in the future.

The Design Guidelines provided herein are intended as a living document. They are subject to modification over time so as to allow for response to unanticipated conditions, such as changes in trends, community desires and the marketplace, or significant changes within adjacent specific planning areas. The FRENCH VALLEY Zoning Ordinance provides criteria for lot size, lot coverage, front yard and backyard depths, setbacks, spacing between dwelling units, street frontage, **shared driveways** and attached garages.

B. GENERAL GUIDELINES

As demonstrated by the *Conceptual Landscape Plan* (Figure IV-1), careful thought has been given to integrate the structural and aesthetic elements of a balanced, active community. To ensure that this carefully considered plan is implemented in a manner that will bring the FRENCH VALLEY Specific Plan a sense of its own character and ambiance, a central theme has been developed. It is further intended that this theme be expressed in coordination with the project setting, which serves as a basis around which key elements of the community can evolve.

1 348, except that the uses permitted pursuant to Section 8.100.a.(1), (2), (3), (4), (5), (6), (7), and (8);
2 b.(1); and c.(1) shall not be permitted. In addition, the permitted uses identified under Section
3 8.100.a. shall also include open space.

4 (2) The development standards for Planning Areas 2A, 2B, 2C, 2D, 2E and 2F Specific
5 Plan No. 312 shall be the same as those standards identified in Article VIIIe, Section 8.101 of
6 Ordinance No. 348.

7 (3) Except as provided above, all other zoning requirements shall be the same as those
8 requirements identified in Article VIIIe of Ordinance No. 348.

9 c. Planning Areas 3A, 3B, 3C, 3D and 3E.

10 (1) The uses permitted in Planning Areas 3A, 3B, 3C, 3D and 3E of Specific Plan No.
11 312 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348,
12 except that the uses permitted pursuant to Section 8.100.a.(1), (2), (3), (4), (5), (6), (7), and (8);
13 b.(1); and c.(1) shall not be permitted. In addition, the permitted uses identified under Section
14 8.100.a. shall also include open space detention facilities.

15 (2) The development standards for Planning Areas 3A, 3B, 3C, 3D and 3E of Specific
16 Plan No. 312 shall be the same as those standards identified in Article VIIIe, Section 8.101 of
17 Ordinance No. 348.

18 (3) Except as provided above, all other zoning requirements shall be the same as those
19 requirements identified in Article VIIIe of Ordinance No. 348.

20 d. Planning Area 5, 6, 9, 11, 13, 14, 17A, and 20/21.

21 (1) The uses permitted in Planning Areas 5, 6, 9, 11, 13, 14, 17A, and 20/21 of Specific
22 Plan No. 312 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No.
23 348, except that the uses permitted pursuant to Section 6.1.a.(3) and (4); b.(1) and (3); and e. shall
24 not be permitted. In addition, the permitted uses identified under Section 6.1.b. shall also include
25 community recreation centers, athletic fields and playgrounds.

26 (2) The development standards for Planning Areas 5, 6, 9, 11, 13, 14, 17A, and 20/21 of
27 Specific Plan No. 312 shall be the same as those standards identified in Article VI, Section 6.2 of
28

1 Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.b.,
2 and e.(4) shall be deleted and replaced by the following:

3 A. Lot area shall not be less than six thousand (6,000) square feet. The minimum
4 lot area shall be determined by excluding that portion of a lot that is used solely for access
5 to the portion of a lot used as a building site.

6 B. Chimneys and fireplaces shall be allowed to encroach into side yards a
7 maximum of two feet (2'). No other structural encroachments shall be permitted in the front,
8 side or rear yard except as provided for in Section 18.19 of Ordinance No. 348.

9 In addition, the following development standards shall also apply:

10 AA. Interior side yards may be reduced to accommodate zero lot line
11 situations, except that, in no case shall the reduction in the side yard areas reduce the
12 separation between structures to less than ten feet (10').

13 (3) Except as provided above, all other zoning requirements shall be the same as those
14 requirements identified in Article VI of Ordinance No. 348.

15 e. Planning Areas 10, 12, 17B, 18B, and 25.

16 (1) The uses permitted in Planning Areas 10, 12, 17B, 18B, and 25 of Specific Plan No.
17 312 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except
18 that the uses permitted pursuant to Section 6.1.a.(3) and (4); b.(1) and (3); and e. shall not be
19 permitted.

20 (2) The development standards for Planning Areas 10, 12, 17B, 18B, and 25 of Specific
21 Plan No. 312 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance
22 No. 348, except that the development standard set forth in Article VI, Section 6.2.e.(4) shall be
23 deleted and replaced by the following:

24 A. Chimneys and fireplaces shall be allowed to encroach into side yards a
25 maximum of two feet (2'). No other structural encroachments shall be permitted in the front,
26 side or rear yard except as provided for in Section 18.19 of Ordinance No. 348.

27 In addition, the following development standards shall also apply:

1 AA. The interior side yards may be reduced to accommodate zero lot line
2 or common wall situations, except that, in no case shall the reduction in the side yard
3 areas reduce the separation between structures to less than ten feet (10').

4 (3) Except as provided above, all other zoning requirements shall be the same as those
5 requirements identified in Article VI of Ordinance No. 348.

6 f. Planning Area 7.

7 (1) The uses permitted in Planning Area 7 of Specific Plan No. 312 shall be the same as
8 those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted
9 pursuant to Section 6.1.a.(3) and (4); b.(1) and (3); and e. shall not be permitted.

10 (2) The development standards for Planning Area 7 of Specific Plan No. 312 shall be the
11 same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the
12 development standards set forth in Article VI, Section 6.2.b. and e.(4) shall be deleted and replaced
13 by the following:

14 A. Lot area shall be not less than eight thousand (8,000) square feet. The
15 minimum lot area shall be determined by excluding that portion of a lot that is used solely
16 for access to the portion of a lot used as a building site.

17 B. Chimneys and fireplaces shall be allowed, to encroach into side yards a
18 maximum of two feet (2'). No other structural encroachments shall be permitted in the front,
19 side, or rear yard except as provided for in Section 18.19 of Ordinance No. 348.

20 (3) Except as provided above, all other zoning requirements shall be the same as those
21 requirements identified in Article VI of Ordinance No. 348.

22 g. Planning Area 15.

23 (1) The uses permitted in Planning Area 15 of Specific Plan No. 312. shall be the same
24 as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that the uses
25 permitted pursuant to Section 8.100.a.(1), (2), (3), (4), (5), (6), (8), and (9); b.(1); and c.(1) shall not
26 be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also include
27 trails and water quality/detention basins.

1 (2) The development standards for Planning Area 15 of Specific Plan No. 312 shall be
2 the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

3 (3) Except as provided above, all other zoning requirements shall be the same as those
4 requirements identified in Article VIIIe of Ordinance No. 348.

5 h. Planning Areas 8, 16, 18A, 28, and 41.

6 (1) The uses permitted in Planning Areas 8, 16, 18A, 28, and 41 of Specific Plan No.
7 312 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348,
8 except that the uses permitted pursuant to Section 8.100.a.(1), (2), (6) and (8); b.(1); and c.(1) shall
9 not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also include
10 public parks, private parks, dog parks, and trails.

11 (2) The development standards for Planning Areas 8, 16, 18A, 28, and 41 of Specific
12 Plan No. 312 shall be the same as those standards identified in Article VIIIe, Section 8.101 of
13 Ordinance No. 348.

14 (3) Except as provided above, all other zoning requirements shall be the same as those
15 requirements identified in Article VIIIe of Ordinance No. 348.

16 i. Planning Area 19.

17 (1) The uses permitted in Planning Area 19 of Specific Plan No. 312 shall be the same
18 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348 except that the uses
19 permitted pursuant to Section 6.1.a. (2), (3), (4), (5), (7), (8), and (9); b.(1), (3), and (5); c.(1); and
20 e.(1) shall not be permitted.

21 (2) The development standards for Planning Area 19 of Specific Plan No. 312 shall be
22 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that
23 the development standards set forth in Section 6.2.b., c., d., e.(1), (2), (3) and e.(4) shall be deleted
24 and replaced by the following.

25 A. Lot area shall not be less than five thousand (5,000) square feet. The
26 minimum lot area shall be determined by excluding that portion of a lot that is used solely
27 for access to the portion of a lot used as a building site.

1 B. The minimum average lot width of a standard lot shall be forty five feet (45').
2 The minimum lot width fronting on a cul-de-sac or knuckle shall be thirty five feet (35').
3 The minimum average lot depth shall be one hundred feet (100').

4 C. The minimum front yard setback to a habitable portion of the main structure
5 shall be ten feet (10'). The minimum front yard setback to covered porches, courtyards, and
6 balconies shall be ten feet (10'). The minimum front yard setback to the garage shall be
7 twenty feet (20'). No other structural encroachments shall be permitted in the front yard
8 except as provided for in Section 18.19 of Ordinance No. 348.

9 D. The minimum side yard setback shall be five feet (5') for interior lots. The
10 minimum side yard setback for corner lots facing a street shall be ten feet (10'). Chimneys,
11 fireplaces, media centers, and air conditioning units may encroach into the required side yard
12 setback a maximum of two feet (2'). No other structural encroachments shall be permitted in
13 the side rear yard except as provided for in Section 18.19 of Ordinance No. 348.

14 E. The minimum rear yard setback shall be fifteen feet (15'), except that
15 dwelling units with a minimum front yard setback to a habitable portion of the main structure
16 of ten feet (10') shall provide a minimum rear yard setback of twenty feet (20'). Covered
17 patios, balconies and decks may encroach into the required rear yard setback a maximum of
18 five feet (5'). No other structural encroachments shall be permitted in the rear yard except
19 as provided for in Section 18.19 of Ordinance No. 348.

20 (3) Except as provided above, all other zoning requirements shall be the same as those
21 requirements identified in Article VI of Ordinance No. 348.

22 j. Planning Areas 22, 26, 31, 33, and 39.

23 (1) The uses permitted in Planning Areas 22, 26, 31, 33, and 39 of Specific Plan No. 312
24 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348 except
25 that the uses permitted pursuant to Section 6.1.a. (2), (3), (4), (5), (7), (8), and (9); b.(1), (3), (4),
26 and (5); c.(1); and e.(1) shall not be permitted.

1 (2) The development standards for Planning Areas 22, 26, 31, 33, and 39 of Specific
2 Plan No. 312 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance
3 No. 348, except that the development standards set forth in Section 6.2.b., c., d., e.(1), e.(4), and g.
4 shall be deleted and replaced by the following.

5 A. Lot area shall not be less than five thousand and five hundred (5,500) square
6 feet. The minimum lot area shall be determined by excluding that portion of a lot that is
7 used solely for access to the portion of a lot used as a building site.

8 B. The minimum average lot width of a standard lot shall be fifty feet (50'). The
9 minimum average lot depth shall be one hundred feet (100').

10 C. The minimum frontage of a lot shall be fifty feet (50'), except that lots
11 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35')
12 measured along the right-of-way line. Lot frontage along curvilinear streets may be
13 measured at the building setback in accordance with zone development standards.

14 D. The minimum front yard setback to a habitable portion of the main structure
15 shall be ten feet (10'). The minimum front yard setback to front-entry garages shall be
16 twenty feet (20'). The minimum front yard setback to side-entry garages shall be ten feet
17 (10').

18 E. The minimum front and rear yard setback to covered porches, courtyards, and
19 balconies shall be ten feet (10').

20 F. Chimneys, fireplaces, media centers, and air conditioning units shall be
21 allowed to encroach into side yards at a maximum of two feet (2'). No other structural
22 encroachments shall be permitted in the front, side, or rear yard except as provided for in
23 Section 18.19 of Ordinance No. 348.

24 G. No lot shall have more than seventy (70%) percent of its net area covered
25 with buildings or structures.

26 H. A minimum of ten percent (10%) of the lots in each Planning Area shall
27 include a single-story architectural element including, but not limited to, architectural
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1 projections, bay windows, porches, balconies, one-story living spaces, or a one-story garage
2 element.

3 (3) Except as provided above, all other zoning requirements shall be the same as those
4 requirements identified in Article VI of Ordinance No. 348.

5 k. Planning Areas 23, 27, 30, and 38.

6 (1) The uses permitted in Planning Areas 23, 27, 30, and 38 of Specific Plan No. 312
7 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348 except
8 that the uses permitted pursuant to Section 6.1.a. (2), (3), (4), (5), (7), (8), and (9); b.(1), (3), (4),
9 and (5); c.(1); and e.(1) shall not be permitted.

10 (2) The development standards for Planning Areas 23, 27, 30, and 38 of Specific Plan
11 No. 312 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No.
12 348, except that the development standards set forth in Section 6.2.b., c., d., e.(1), e.(4), and g. shall
13 be deleted and replaced by the following.

14 A. Lot area shall not be less than six thousand (6,000) square feet. The minimum
15 lot area shall be determined by excluding that portion of a lot that is used solely for access
16 to the portion of a lot used as a building site.

17 B. The minimum average lot width of a standard lot shall be fifty feet (55'). The
18 minimum average lot depth shall be one hundred feet (100').

19 C. The minimum frontage of a lot shall be fifty-five feet (55'), except that lots
20 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35')
21 measured along the right-of-way line. Lot frontage along curvilinear streets may be
22 measured at the building setback in accordance with zone development standards.

23 D. The minimum front yard setback to a habitable portion of the main structure
24 shall be ten feet (10'). The minimum front yard setback to front-entry garages shall be
25 twenty feet (20'). The minimum front yard setback to side-entry garages shall be ten feet
26 (10').

27 E. The minimum front and rear yard setback to covered porches, courtyards, and
28

1 balconies shall be ten feet (10').

2 F. Chimneys, fireplaces, media centers, and air condition units shall be allowed
3 to encroach into side yards at a maximum of two feet (2'). No other structural encroachments
4 shall be permitted in the front, side, or rear yard except as provided for in Section 18.19 of
5 Ordinance No. 348.

6 G. No lot shall have more than seventy (70%) percent of its net area covered
7 with buildings or structures.

8 H. A minimum of ten percent (10%) of the lots in each Planning Areas shall
9 include a single-story architectural element such as, but not limited to, architectural
10 projections, bay windows, porches, balconies, one-story living spaces, and/or a one-story
11 garage element, and other similar architectural elements.

12 (3) Except as provided above, all other zoning requirements shall be the same as those
13 requirements identified in Article VI of Ordinance No. 348.

14 1. Planning Areas 24 and 34.

15 (1) The uses permitted in Planning Areas 24 and 34 of Specific Plan No. 312 shall be
16 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348 except that the
17 uses permitted pursuant to Section 6.1.a. (2), (3), (4), (5), (7), (8), and (9); b.(1), (3), and (5); c.(1);
18 and e.(1) shall not be permitted.

19 (2) The development standards for Planning Areas 24 and 34 of Specific Plan No. 312
20 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348,
21 except that the development standards set forth in Section 6.2.b., c., d., e.(1), e.(4), and g. shall be
22 deleted and replaced by the following.

23 A. Lot area shall not be less than five thousand (5,000) square feet. The
24 minimum lot area shall be determined by excluding that portion of a lot that is used solely
25 for access to the portion of a lot used as a building site.

26 B. The minimum average lot width of a standard lot shall be forty-five feet (45').
27 The minimum average lot depth shall be one hundred feet (100').

1 C. The minimum frontage of a lot shall be forty-five feet (45'), except that lots
2 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35')
3 measured along the right-of-way line. Lot frontage along curvilinear streets may be
4 measured at the building setback in accordance with zone development standards.

5 D. The minimum front yard setback to a habitable portion of the main structure
6 shall be ten feet (10'). The minimum front yard setback to front-entry garages shall be
7 twenty feet (20'). The minimum front yard setback to side-entry garages shall be ten feet
8 (10').

9 E. The minimum front and rear yard setback to covered porches, courtyards, and
10 balconies shall be ten feet (10').

11 F. Chimneys, fireplaces, media centers, and air conditioning units shall be
12 allowed to encroach into side yards at a maximum of two feet (2'). No other structural
13 encroachments shall be permitted in the front, side, or rear yard except as provided for in
14 Section 18.19 of Ordinance No. 348.

15 G. No lot shall have more than seventy (70%) percent of its net area covered
16 with buildings or structures.

17 H. A minimum of ten percent (10%) of the lots in each Planning Area shall
18 feature a single-story architectural element such as, but not limited to, architectural
19 projections, bay windows, porches, balconies, one-story living spaces, or a one-story garage
20 element.

21 (3) Except as provided above, all other zoning requirements shall be the same as those
22 requirements identified in Article VI of Ordinance No. 348.

23 m. Planning Area 29.

24 (1) The uses permitted in Planning Area 29 of Specific Plan No. 312. shall be the same
25 as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that the uses
26 permitted pursuant to Section 8.100.a.(1), (3), (6) and (8); b.(1); and c.(1) shall not be permitted. In
27 addition, the permitted uses identified under Section 8.100.a. shall also include private recreation
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1 facilities, athletic fields and playgrounds.

2 (2) The development standards for Planning Area 29 of Specific Plan No. 312 shall be
3 the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348, except
4 that the development standards set forth in Article VIIIe, Section 8.101.b shall be deleted and
5 replaced by the following:

6 A. The minimum front, side, and rear yard setbacks for buildings in Planning
7 Area 29 is twenty feet (20').

8 (3) Except as provided above, all other zoning requirements shall be the same as those
9 requirements identified in Article VIIIe of Ordinance No. 348.

10 1. Planning Areas 32, 35, and 36.

11 (1) The uses permitted in Planning Areas 32, 35, and 36 of Specific Plan No. 312 shall
12 be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348 except that the
13 uses permitted pursuant to Section 6.1.a. (2), (3), (4), (5), (7), (8), and (9); b.(1), (3), and (5); c.(1);
14 and e.(1) shall not be permitted.

15 (2) The development standards for Planning Areas 32, 35, and 36 of Specific Plan No.
16 312 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348,
17 except that the development standards set forth in Section 6.2.b., e.(1), and e.(4) shall be deleted and
18 replaced by the following.

19 A. Lot area shall not be less than seven thousand (7,000) square feet. The
20 minimum lot area shall be determined by excluding that portion of a lot that is used solely
21 for access to the portion of a lot used as a building site.

22 B. The minimum front yard setback to front-entry garages shall be twenty feet
23 (20'). The minimum front yard setback to side-entry garages shall be ten feet (10').

24 C. Chimneys, fireplaces, media centers, and air conditioning units shall be
25 allowed to encroach into side yards at a maximum of two feet (2'). No other structural
26 encroachments shall be permitted in the front, side, or rear yard except as provided for in
27 Section 18.19 of Ordinance No. 348.

1 (3) Except as provided above, all other zoning requirements shall be the same as those
2 requirements identified in Article VI of Ordinance No. 348.

3 n. Planning Area 37.

4 (1) The uses permitted in Planning Area 37 of Specific Plan No. 312 shall be the same
5 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses
6 permitted pursuant to Section 6.1.a. (2), (3), (4), (5), (7), (8), and (9); b.(1), (3), (4), and (5); c.(1);
7 and e.(1) shall not be permitted.

8 (2) The development standards for Planning Area 37 of Specific Plan No. 312 shall be
9 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that
10 the development standards set forth in Article VI, Section 6.2.b., e.(1), and e.(4) shall be deleted and
11 replaced by the following:

12 A. Lot area shall be not less than eight thousand (8,000) square feet. The
13 minimum lot area shall be determined by excluding that portion of a lot that is used solely
14 for access to the portion of a lot used as a building site.

15 B. The minimum front yard setback to front-entry garages shall be twenty feet
16 (20'). The minimum front yard setback to side-entry garages shall be ten feet (10').

17 C. Chimneys, fireplaces, media centers, and air conditioning units shall be
18 allowed to encroach into side yards at a maximum of two feet (2'). No other structural
19 encroachments shall be permitted in the front, side, or rear yard except as provided for in
20 Section 18.19 of Ordinance No. 348.

21 (3) Except as provided above, all other zoning requirements shall be the same as those
22 requirements identified in Article VI of Ordinance No. 348.

23 o. Planning Area 42.

24 (1) The uses permitted in Planning Area 42 of Specific Plan No. 312 shall be the same
25 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses
26 permitted pursuant to Section 6.1.a. ~~(2), (3), (4), (5), (7), (8), and (9); b.(1), (3), (4), and (5); c.(1);~~
27 and e.(1) shall not be permitted.

1 3) and (4); and b.(1) and (3) shall not be permitted. In addition, the permitted uses identified under
2 ~~Section 6.1.b. shall include public schools.~~

3 (2) The development standards for Planning Area 42 of Specific Plan No. 312 shall be
4 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that
5 the development standards set forth in Section ~~6.2.b., c., d., e.(1) and g.6.2.e.(4), e.(4), and g.~~ shall
6 be deleted and replaced respectively by the following:

7 B. Lot area shall not be less than five thousand (5,000) square feet. The
8 minimum lot area shall be determined by excluding that portion of a lot that is used solely
9 for access to the portion of a lot used as a building site.

10 C. The minimum average lot width of a standard lot shall be fifty feet (50'). The
11 minimum average lot depth shall be one hundred feet (100'). The portion of a lot used for
12 access on flag lots or where access may be shared via easement between multiple lots shall
13 have a minimum width of twenty (20') feet. Flag lots shall have a minimum driveway width
14 of twenty (20') feet.

15 D. The minimum frontage of a lot shall be fifty feet (50'), except that lots
16 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35')
17 measured along the right-of-way line. ~~The minimum lot frontage for individual lots which~~
18 ~~are provided with~~for lots with shared driveways may individually be less than thirty-five
19 (35') feet, but combined will equal be a minimum lot frontage of thirty-five (35') feet. Lot
20 frontage along curvilinear streets may be measured at the building setback in accordance
21 with zone development standards.

22 E. Minimum yard requirements are as follows:

23 1. The minimum front yard setback to a habitable portion of the main
24 structure shall be ten feet (10'). The minimum front yard setback to front-
25 entry garages shall be twenty feet (20'). The minimum front yard setback to
26 side-entry garages shall be ten feet (10').

27 2. Side yards on interior and through lots shall be not less than ten
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1 percent of the width of the lot, but not less than three feet in width in any
2 event, and need not exceed a width of five feet. Side yards on corner and
3 reversed corner lots shall be not less than ten feet from the existing street line
4 or from any future street line as shown on any specific plan of highways,
5 whichever is nearer the proposed structure, upon which the main building
6 sides, except that where the lot is less than 50 feet wide the yard need not
7 exceed 20 percent of the width of the lot.

8 3. The rear yard shall not be less than ten feet.

9 4. Chimneys, fireplaces, media centers, and air conditioning units shall
10 be allowed to encroach into side yards at a maximum of two feet (2'). No
11 other structural encroachments shall be permitted in the front, side, or rear
12 yard except as provided for in Section 18.19 of Ordinance No. 348.

13 G. No lot shall have more than seventy (70%) percent of its net area covered
14 with buildings or structures.

15 ~~A. Chimneys and fireplaces shall be allowed to encroach into side yards a~~
16 ~~maximum of two feet (2'). No other structural encroachments shall be permitted in the front,~~
17 ~~side or rear yard except as provided for in Section 18.19 or Ordinance No. 348.~~

18 ~~In addition, the following development standard shall apply:~~

19 ~~AA. Interior side yards may be reduced to accommodate zero lot line or common~~
20 ~~wall situations, except that in no case shall the reduction in the side yard areas reduce the~~
21 ~~separation between structures to less than ten feet (10').~~

22 **(3) Except as provided above, all other zoning requirements shall be the same as those**
23 **requirements identified in Article VI of Ordinance No. 348.”**

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Section 4. This ordinance shall take effect 30 days after its adoption.

BOARD OF SUPERVISORS OF THE COUNTY
OF RIVERSIDE, STATE OF CALIFORNIA

By: _____
Chairman, Board of Supervisors

ATTEST:
CLERK OF THE BOARD
KECIA HARPER-IHEM

By: _____
Deputy

(SEAL)

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APPROVED AS TO FORM:

June ____, 2017

By: _____
MICHELLE CLACK
Supervising Deputy County Counsel

G:\PROPERTY\MCLACK\PLANNING AND LAND USE\SPECIFIC PLANS\FINAL BOARD ZONING ORDINANCE FOR SP NO. 312A2.DOCX



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

Juan C. Perez
Agency Director



03/02/20, 3:43 pm

SP00312S03

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for SP00312S03. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of Specific Plan No. 312 Substantial Conformance No. 3 and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Project Description

Specific Plan No. 312 Substantial Conformance No. 3 (SP00312S03) is a proposal for minor modifications to the Specific Plan text to ensure that the Specific Plan is consistent with the Specific Plan's Zoning Ordinance development standards as they pertain minimum lot size to PA 42. SP312S03 will not modify the density and allowable dwelling units as currently allowed.

BS-Grade

BS-Grade. 1 0010-BS-Grade-SP-ALL CLEARNC'S REQ'D B-4 PMT

Prior to issuance of a grading permit, all certifications affecting grading shall have written clearances. This includes, but is not limited to, additional environmental assessments, erosion control plans, geotechnical/soils reports, and departmental clearances.

BS-Grade. 2 0010-BS-Grade-SP-GSP-1 ORD. NOT SUPERSEDED

Anything to the contrary, proposed by this Specific Plan, shall not supersede the following: All grading shall conform to the California Building code, County General Plan, Ordinance 457 and all other relevant laws, rules and regulations governing grading in Riverside County.

BS-Grade. 3 0010-BS-Grade-SP-GSP-2 GEO/SOIL TO BE OBEYED

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 1 **0010-Fire-SP-#47 SECONDARY ACCESS (cont.)**

an Alternate or Secondary Access(s) as stated in the Transportation Department Conditions. Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation and Fire Departments and shall be maintained through out any phasing.

Fire. 2 **0010-Fire-SP-#71-ADVERSE IMPACTS**

The proposed project will have a cumulative adverse impact on the Fire Department's ability to provide an acceptable level of service. These impacts include an increased number of emergency and public service calls due to the increased presence of structures and population. The project proponents/developers shall participate in the development Impact fee program as adopted by the Riverside County Board of Supervisors to mitigate a portion of these impacts. This will provide funding for capitol improvements such as land/equipment purchases and fire station construction.

The Fire Department reserves the right to negotiate developer agreements associated with the development of land and/or construction of fire facilities to meet service demands through the regional integrated fire protection response system.

Fire. 3 **0010-Fire-SP-#85-FINAL FIRE REQUIRE**

Final fire protection requirements and impact mitigation measures will be determined when specific project plans are submitted.

Fire. 4 **0010-Fire-SP-#86-WATER MAINS**

All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the appropriate sections of Riverside County Ordinance 460 and/or No.787, subject to the approval by the Riverside County Fire Department.

Fire. 5 **0010-Fire-SP-#87-OFF-SET FUNDING**

The fiscal analysis for this project should identify a funding source to off-set the shortage between the existing county structure fire tax and the needed annual operation and maintenance budget equal to approximately \$100.00 per

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1

0010-Flood-SP FLOOD HAZARD REPORT (cont.)

a regional, offsite facility and the two developments must share the responsibility for construction and maintenance of the proposed mitigation basin.

The site is crossed by a subtle ridge through it and drains in three directions. The majority of the site slopes to the south to a water quality basin constructed within Tract Map 32290 before discharging into a natural watercourse, which is within the Special Flood Hazard Area for the 100-year floodplain shown on the Awareness Maps prepared by the Department of Water Resources and listed in Ordinance 458 Section 5.d. Only the amount of drainage area that was approved with the final design of this basin will be permitted to drain to it. Two other water quality basins are proposed at the other two outlet points. These two mitigation basins must discharge mitigated onsite runoff into a 100-year floodplain for the natural watercourses/riverine areas.

The offsite stormwater runoff from a tributary drainage area of approximately 320 acres to the east is collected in an existing graded dirt channel that was created by rough grading for Tract Map 32185, which is located on the east side of Leon Road across from this development. Once the Tract Map 32185 drainage infrastructure is constructed, then this tributary offsite runoff will be collected and conveyed to the natural watercourse that traverses the southerly boundary of the Tract Map 32290-1 development. Currently, the graded dirt channel is not a publicly maintained facility and flows could escape. The lots proposed along the west side of Leon Road are shown to be adequately elevated above Leon Road grade which should keep any escaped flows within the road right-of-way and provide flood protection in the interim condition.

In addition, the site receives offsite flows from the north and northeast.

NORTH: There is an offsite drainage area of approximately 45 acres tributary to the north boundary of the TR37053 with the bulk of it tributary to Lot 752 (proposed school site). A storm drain with a series of inlets is proposed in Keller Road to collect and convey these tributary offsite flows to a natural low near the northwest corner of the

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 1

0010-Planning-SP - GEO02525 ACCEPTED

County Geologic Report GEO No. 2525, submitted for the project TR37053, was prepared by Leighton and Associates, Inc. The report is titled; "Preliminary Geotechnical/Geologic Exploration (Update), Tentative Tract Map (TTM) No. 37053, Spencer's Crossing - Northwest of Leon Road and Baxter Road, Riverside County, California," dated May 26, 2016.

GEO No. 2525 concluded:

- 1.The site is not within a currently designated Alquist-Priolo Earthquake Fault Zone or County of Riverside Fault Zone.
- 2.No active or inactive fault traces are known to traverse the site and no evidence of onsite faulting was observed during our investigation and aerial photo review.
- 3.Based on our observations, we do not anticipate that groundwater or surface water will be a significant constraint during the grading of the subject site.
- 4.The risk for landslides, debris flows and rock falls at the site is low.
- 5.Liquefaction, dry settlement, and lateral spreading are not anticipated to be a hazard at the site following the recommended remedial grading.
- 6.The near surface soils (including topsoil/colluvium, artificial fill, Younger alluvium, and upper 2 - 3 feet of older alluvium) are potentially compressible in their present state and may settle under surcharge of fills or foundation loading.

GEO No. 2525 recommended:

- 1.Prior to grading, the proposed structural improvement areas of the site should be cleared of surface and subsurface obstructions, heavy vegetation and boulders. Roots and debris should be disposed of offsite.
- 2.All unsuitable materials should be removed in all

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 2

0010-Planning-SP - ALUC LETTER (cont.)

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

(c)Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, trash transfers stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal and incinerators.)

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

(e)Children's schools, hospitals, and nursing homes in the portion of the site within Compatibility Zone D.

3.A notice shall be provided to all potential purchasers of the proposed lots located wholly or partially within the Airport Influence Area and to the tenants of the homes thereon, and shall be recorded as a deed notice. See the project file and/or ALUC for a copy of the notice.

4.Any new ground-level or aboveground water detention basin or facilities within the Airport Influence Area shall be designed so as to provide for a detention period for the design storm that does not exceed 48 hours and to remain totally dry between rainfalls. Vegetation in and around such facilities that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

5.Some part of the park will include an area sufficient to meet the ALUC open space requirements of 75 by 280 feet. (This condition was added at the Commission meeting).

Planning. 3

0010-Planning-SP - MAINTAIN AREAS & PHASES

All planning area and phase numbers shall be maintained

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 15

0030-Planning-SP - CC&R RES PRI COMMON AREA (cont.)

2. A signed and notarized declaration of covenants, conditions and restrictions;

3. A sample document, conveying title to the purchaser of an individual lot or unit, which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,

4. A deposit equaling three (3) hours of the current hourly fee for Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for County Counsel review.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common, c) provide for ownership of the common area by either the property owners' association or the owners of each individual lot or unit as tenants in common, and (d) contain the following provisions verbatim:

"Notwithstanding, any provision in this Declaration to the contrary, the following provisions shall apply:

The property owners' association established herein shall manage and continuously maintain the 'common area', more particularly described on Exhibit '___', attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest.

The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area' and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 15

0030-Planning-SP - CC&R RES PRI COMMON AREA (cont.)

This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to this Declaration.

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

Once approved by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall be recorded the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division."

Planning. 16

0030-Planning-SP - CC&R RES PUB COMMON AREA

Prior to the approval of any implementing land division project (i.e. tract map or parcel map), the following condition shall be applied to the land division PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a public organization:

"The applicant shall convey to the County fee simple title, to all common open space areas, free and clear of all liens, taxes, assessments, leases (recorded or unrecorded) and easement, except those easements which in the sole discretion of the County are acceptable. As a condition precedent to the County accepting title to such areas, the applicant shall notify the Planning Department that the following documents shall be submitted to the Office of the County Counsel and submit said documents for review along with the current fee, which shall be subject to County Counsel approval:

1. A cover letter identifying the project for which approval is sought;

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 16

0030-Planning-SP - CC&R RES PUB COMMON AREA (cont.)

2. A signed and notarized declaration of covenants, conditions and restrictions;

3. A sample document, conveying title to the purchaser, of an individual lot or unit which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and, incorporated therein by reference; and,
4. A deposit equaling three (3) hours of the current hourly fee for Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for County Counsel review.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common, and c) contain the following provisions verbatim:

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply:

The property owners' association established herein shall, if dormant, be activated, by incorporation or otherwise, at the request of the County of Riverside, and the property owners' association shall unconditionally accept from the County of Riverside, upon the County's demand, title to all or any part of the 'common area', more particularly described on Exhibit '___' attached hereto. Such acceptance shall be through the president of the property owner's association, who shall be authorized to execute any documents required to facilitate transfer of the 'common area'. The decision to require activation of the property owners' association and the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County of Riverside.

In the event that the 'common area', or any part thereof, is conveyed to the property owners' association, the association, thereafter, shall own such 'common area',

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 19

0030-Planning-SP - CRMP REQUIRED (cont.)

plot plan, etc.), the following condition shall be placed on the implementing project:

"Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist has been contracted to implement a Cultural Resource Monitoring Program. An adequate number of qualified monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist. A Cultural Resource Monitoring Plan shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. A fully executed copy of the contract and a wet-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval. These measures shall include, but shall not be limited to, the following: Archaeological Monitoring, Cultural Sensitivity Training, Unanticipated resources, Artifact disposition, Feature relocation, controlled grading, and temporary fencing."

Planning. 20

0030-Planning-SP - DURATION OF SP VALIDITY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"The SPECIFIC PLAN that this project is a part of has a life span of twenty (20) years from the date of the adoption of the resolution adopting the SPECIFIC PLAN. Should the SPECIFIC PLAN not be substantially built out in that period of time, the project proponent shall file a specific plan amendment to be processed concurrently with

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 26

0030-Planning-SP - IF HUMAN REMAINS FOUND (cont.)

site. Upon the discovery of Native American remains, the landowner shall ensure that the immediate vicinity, where the Native American human remains are located, is not damaged or disturbed. The landowner shall discuss and confer with the descendants all reasonable options regarding the descendants' preferences for treatment. The descendants' preferences for treatment may include the following:

The nondestructive removal and analysis of human remains and items associated with Native American human remains. Preservation of Native American human remains and associated items in place.

Relinquishment of Native American human remains and associated items to the descendants for treatment.

Other culturally appropriate treatment.

The parties may also mutually agree to extend discussions, taking into account the possibility that additional or multiple Native American human remains, as defined in this section, are located in the project area, providing a basis for additional treatment measures.

Human remains of a Native American may be an inhumation or cremation, and in any state of decomposition or skeletal completeness.

Any items associated with the human remains that are placed or buried with the Native American human remains are to be treated in the same manner as the remains, but do not by themselves constitute human remains.

Whenever the commission is unable to identify a descendant, or the descendants identified fail to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the descendants and the mediation provided for in subdivision (k) of Section 5097.94, if invoked, fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall reinter the human remains and items associated with Native American human remains with appropriate dignity on the property in a

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 26

0030-Planning-SP - IF HUMAN REMAINS FOUND (cont.)

location not subject to further and future subsurface disturbance.

To protect these sites, the landowner shall do one or more of the following:

Record the site with the commission or the appropriate Information Center.

Utilize an open-space or conservation zoning designation or easement.

Record a document with the county in which the property is located. The document shall be titled "Notice of Reinternment of Native American Remains" and shall include a legal description of the property, the name of the owner of the property, and the owner's acknowledged signature, in addition to any other information required by this section. The document shall be indexed as a notice under the name of the owner.

Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with the descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains.

Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist."

Planning. 27

0030-Planning-SP - LONG TERM PRESERV. PLAN

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.. tract map, parcel map, use permit, plot plan, grading permit, etc.), the following conditions shall be placed on the implementing project:

"Prior to recordation of a map, a Long Term Preservation Plan for site CA-RIV-6505 is required due to its cultural and archaeological importance. The Plan shall be developed

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 27

0030-Planning-SP - LONG TERM PRESERV. PLAN (cont.)

by the Pechanga Band of Luiseno Indians and the Land Owner/Applicant. The County Archaeologist shall review and provide comments on the Plan. The Plan shall take into account the known site and shall be flexible enough to incorporate any additional resources requiring preservation and long-term protection that may be identified during earthmoving activities. A CD and wet signed paper copy of the Plan must be submitted to the County. Upon the County's receipt of the fully executed Plan, this condition can be cleared by the County."

"Prior to any ground disturbances within 100 feet of CA-RIV-6505, a Long Term Preservation Plan for this site is required due to its cultural and archaeological importance. The Plan shall be developed by the Pechanga Band of Luiseno Indians and the Land Owner/Applicant. The County Archaeologist shall review and provide comments on the Plan. A CD and wet signed paper copy of the plan must be submitted to the County. Upon the County's receipt of the fully executed Plan, this condition can be cleared by the County."

Planning. 28

0030-Planning-SP - M/M PROGRAM (GENERAL)

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 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. 29

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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 31

0030-Planning-SP - PALEO M/M PROGRAM (cont.)

"PRIOR TO THE ISSUANCE OF GRADING PERMITS:

1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

2.The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:

1.Description of the proposed site and planned grading operations.

2.Description of the level of monitoring required for all earth-moving activities in the project area.

3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.

4.Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.

5.Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.

6.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 31

0030-Planning-SP - PALEO M/M PROGRAM (cont.)

7.Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.

8.Procedures and protocol for collecting and processing of samples and specimens.

9.Fossil identification and curation procedures to be employed.

10.Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

13.Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. One original signed copy of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 0010-Transportation-SP - SP312A2/TS CONDITIONS

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

The General Plan circulation policies require a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed in community development areas at intersections of any combination of secondary highways, major highways, arterials, urban arterials, expressways or state highways and ramp intersections.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

Murrieta Oaks Avenue (NS) at:
Clinton Keith Road (EW)

McElwain Road (NS) at:
Clinton Keith Road (EW)

I-215 Southbound Ramps (NS) at:
Scott Road (EW)
Clinton Keith Road (EW)

I-215 Northbound Ramps (NS) at:
Scott Road (EW)
Clinton Keith Road (EW)

Antelope Road (NS) at:
Scott Road (EW)

Menifee Road (NS) at:
Scott Road (EW)

Whitewood Road (NS) at:
Clinton Keith Road (EW)

Menifee Road (NS) at:
Clinton Keith Road (EW)

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1

0010-Transportation-SP - SP312A2/TS CONDITIONS (cont.)

Briggs Road (NS) at:

- Scott Road (EW)
- Keller Road (EW)
- Pat Road (EW)
- Baxter Road (EW)

Spencer's Crossing Parkway (NS) at:

- Keller Road (EW)
- Street C (EW)
- Street B (EW)
- Street A (EW)
- Baxter Road (EW)

Leon Road (NS) at:

- Scott Road (EW)
- Keller Road (EW)
- Hilton Road (EW)
- Street B (EW)
- Street A (EW)
- Baxter Road (EW)
- Briggs Road-Max Gilliss Road (EW)
- Clinton Keith Road (EW)

Winchester Road (SR-79) (NS) at:

- Scott Road-Washington Street (EW)
- Keller Road (EW)
- Jean Nicholas Road-Skyview Road (EW)
- Max Gilliss Blvd.-Thompson Road (EW)
- Benton Road (EW)
- Via Mira Mosa-Auld Road (EW)
- Hunter Road (EW)
- Murrieta Hot Springs Road (EW)
- Willows Avenue (EW)
- Nicolas Road (EW)

As such, the proposed project is consistent with this General Plan policy.

The associated conditions of approval incorporate mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service.

Transportation. 2

0030-Transportation-SP - SP312A2/IMPROVEMENTS

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 5 0030-Transportation-SP - SP312A2/TS GEOMETRICS (cont.)

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided.

Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

Transportation. 6 0030-Transportation-SP - SP312A2/TS INSTALLATION

The Specific Plan proponent and all subsequent implementing projects within the Specific Plan shall be responsible for design and construction of traffic signals at the following intersections or as approved by the Transportation Department:

Leon Road (NS) at Scott Road (EW)

Transportation. 7 0030-Transportation-SP - SP312A2/TS REQUIRED

Site specific traffic studies will be required for all subsequent development proposals with the boundaries of Spcific Plan No. 312A2 as approved by the Transportation Department. These subsequent traffic studies shall identify specific project impacts and needed road way improvements to be constructed prior to each development phase.

Transportation. 8 0030-Transportation-SP - SP312A2/WRCOG TUMF

The project proponent shall be required to pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance of a building permit, pursuant to Ordinance No. 824.



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

Juan C. Perez
Agency Director



03/02/20, 3:47 pm

TTM37646

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TTM37646. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Project (SP312A2S03, CZ1900032, and TTM37646) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Project Description & Operational Limits

Tentative Tract Map No. 37646 is a proposal for a Schedule 'A' subdivision of 13.29 gross acres into 53 residential lots with a minimum lot size of 5,000 square feet and three (3) open space lots for landscaping.

Advisory Notification. 3 AND - Design Guidelines

- Compliance with applicable Design Guidelines:
1. 3rd & 5th District Design Guidelines
 2. County Wide Design Guidelines and Standards
 3. Specific Plan (SP No. 312A2) Design Guidelines

Advisory Notification. 4 AND - EIR Mitigation Measures

Mitigation Measures from EIR No. 551 have been incorporated as conditions of approval of this project where appropriate. Beyond these conditions of approval that have been incorporated, development of the project shall conform to the analysis, conclusions, and mitigation measures of EIR No. 551.

Advisory Notification. 5 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED MAP Tentative Tract Map No. 37646, dated February 7, 2020.

Advisory Notification. 6 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 6 AND - Federal, State & Local Regulation Compliance (cont.)

- Clean Water Act
 - Migratory Bird Treaty Act (MBTA)
2. Compliance with applicable State Regulations, including, but not limited to:
- The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
3. Compliance with applicable County Regulations, including, but not limited to:
- Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - Ord. No. 413 (Regulating Vehicle Parking)
 - Ord. No. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
 - Ord. No. 460 (Division of Land)
 - Ord. No. 461 (Road Improvement Standards)
 - Ord. No. 484 (Control of Blowing Sand)
 - Ord. No. 625 (Right to Farm)
 - Ord. No. 655 (Regulating Light Pollution)
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 679 (Directional Signs for Subdivisions)
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise)
 - Ord. No. 857 (Business Licensing)
 - Ord. No. 859 (Water Efficient Landscape Requirements)
 - Ord. No. 915 (Regulating Outdoor Lighting)
 - Ord. No. 927 (Regulating Short Term Rentals)
4. Mitigation Fee Ordinances
- Ord. No. 659 Development Impact Fees (DIF)
 - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
 - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
 - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

Advisory Notification. 7 AND - Hold Harmless

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning SPO0312S03, CZ1900032,

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 7 AND - Hold Harmless (cont.)

and TTM37646 or its associated environmental documentation; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the SP00312S03, CZ1900032, and TTM37646 , including, but not limited to, decisions made in response to California Public Records Act requests; and

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

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

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

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

E Health

E Health. 1 ECP COMMENTS

Based on the information provided in the environmental assessment documents submitted for this project and with the provision that the information was accurate and representative of site conditions, RCDEH-ECP (Riverside County Department of Environmental Health – Environmental Cleanup Program) concludes no further environmental assessment is required for this project.

If previously unidentified contamination or the presence of a naturally occurring hazardous material is

ADVISORY NOTIFICATION DOCUMENT

E Health

E Health. 1 ECP COMMENTS (cont.)

discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

E Health. 2 Water & Sewer

The proposed facility shall obtain potable water service and sanitary sewer service from Eastern Municipal Water District (EMWD) as per Will serve letter dated July 28, 2017.

It is the responsibility of the applicant to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyors, as well as, all other applicable agencies.

Flood

Flood. 1 FLOOD HAZARD REPORT

Tract Map (TR) 37646 is a proposal for a Schedule 'A' Map to subdivide 11.5 acres into 53 residential lots with a minimum lot size of 5,000 square feet and three (3) open space lots for landscaping. TR 37646 is part of the Spencer's Crossing Specific Plan No. 312A2 (SP 312A2) PA42, located North of Hilton Road, South of Keller Road, East of Spencer Crossing Parkway, and west of Leon Road. The submittal proposes modifications from SP 312A2 by placing residential development within PA42. The site is within the northern portion of approved Tract Map 37053.

TR 37646 submitted a preliminary hydrology study and it was found to be consistent with the TR 37053 approved hydrology.

The site is affected by an offsite watershed of approximately 20 acres tributary from the north of Keller Road, an offsite watershed of approximately 20 acres south of the site, and an offsite watershed of approximately 6 acres east of the site. In the pre-development condition runoff from these areas crosses the site in a low from the northeast to the west which conveys flows to a naturally occurring outlet on the western border of TR 37646.

In the developed condition runoff from the northern watershed of approximately 20 acres will be intercepted by a facility proposed by TR 37053 in Keller Road, and conveyed west before returning runoff to its natural discharge point within an existing low just north of Keller Road. TR 37646 indicates that runoff from the approximately 20 acres tributary from the south, and from roads proposed by TR 37053 to the north and west of the site, are anticipated to be conveyed by streets, inlets, and stormdrains proposed by TR 37053 in Hilton Road and Spencer's Crossing Parkway. TR 37646 proposes that runoff from the watershed of approximately 6 acres east of the site will be collected by a proposed v-ditch and directed south to an inlet before being conveyed west in a proposed 24-inch stormdrain within Hilton Road, which connects to a stormdrain proposed by TR 37053.

All onsite runoff is conveyed within interior streets of the tract and collected through catch basins at the southern ends of A, D, and C streets. These catch basins connect to the aforementioned stormdrain proposed in Hilton Road. Approximately 2 acres of the northern portion of TR 37646 is designated open space and tabled to drain first to Keller Road, then south within a stormdrain in Spencer's Crossing

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 FLOOD HAZARD REPORT (cont.)

Parkway, which confluences with the proposed stormdrain in Hilton Road. Onsite hydrology was compared to TR 37053 approved hydrology to ensure adequate capacity in the downstream system. Where 3 laterals confluence at the corner of Hilton Road and Spencer's Crossing Parkway, reports by both TR 37053 (preliminary hydrology) and 37646 (approved hydrology) showed a Q100 of approximately 90 cfs. Travel times, acreage, land use and other inputs were found to be acceptably similar between both studies.

TR 37646 is relying on the backbone stormdrain system and road improvements proposed by TR 37053 to address offsite and onsite runoff; If TR 37646 develops prior to TR 37053 they shall construct these improvements (or equivalent) to protect the site from the tributary offsite flood hazards and provide an adequate outlet.

The site is located within the bounds of the Murrieta Creek/Warm Springs Valley Area Drainage Plan (ADP) for which drainage fees and mitigation fees have been established by the Board of Supervisors. Applicable ADP/mitigation fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$677 per acre, the fee due will be based on the fee in effect at the time of payment. Drainage fees shall be paid directly to the District. The drainage fee is required to be paid prior to the issuance of the grading permits or issuance of the building permits if grading permits are not issued. Personal or corporate checks will not be accepted for payment.

Any questions pertaining to this project may be directed to Kelly O'Sullivan at 951-955-8851 or kosulliv@rivco.org.

Planning

Planning. 1 Landscape Requirement

The developer/ permit holder shall:

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

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

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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 8

Planning - Visibility of Residential Units (cont.)

Where shared driveways are utilized, there shall be a clear view from the street of each home and each address to ensure adequate visibility for emergency access. No vehicles or equipment shall be stored in the driveways where there is shared access to ensure unobstructed view of the residence from the public street.

Planning-CUL

Planning-CUL. 1

HUMAN REMAINS

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with the following codes:

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. The Coroner will have two working days to determine if the remains are subject to his or her authority as part of a crime.

If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission (NAHC) shall be contacted by the Coroner within the period specified by law (24 hours). The NAHC shall immediately notify those persons it believes to be most likely descended from the deceased Native American. The descendants may, inspect the site of the discovery of the Native American human remains and may recommend means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall make recommendations or preferences for treatment within 48 hours of being granted access to the site.

Upon the discovery of Native American remains, the landowner shall ensure that the immediate vicinity, where the Native American human remains are located, is not damaged or disturbed. The landowner shall discuss and confer with the descendants all reasonable options regarding the descendants' preferences for treatment. The descendants' preferences for treatment may include the following:

- The nondestructive removal and analysis of human remains and items associated with Native American human remains.
- Preservation of Native American human remains and associated items in place.
- Relinquishment of Native American human remains and associated items to the descendants for treatment.
- Other culturally appropriate treatment.

The parties may also mutually agree to extend discussions, taking into account the possibility that additional or multiple Native American human remains, as defined in this section, are located in the project area, providing a basis for additional treatment measures.

Human remains of a Native American may be an inhumation or cremation, and in any state of decomposition or skeletal completeness. Any items associated with the human remains that are placed or buried with the Native American human remains are to be treated in the same manner as the remains, but do not by themselves constitute human remains.

Whenever the commission is unable to identify a descendant, or the descendants identified fail to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the descendants and the mediation provided for in subdivision (k) of Section 5097.94, if invoked, fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall reinter the human remains and items associated with Native American human remains with

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 1 HUMAN REMAINS (cont.)

appropriate dignity on the property in a location not subject to further and future subsurface disturbance.

To protect these sites, the landowner shall do one or more of the following:

- Record the site with the commission or the appropriate Information Center.
- Utilize an open-space or conservation zoning designation or easement.
- Record a document with the county in which the property is located. The document shall be titled "Notice of Reinternment of Native American Remains" and shall include a legal description of the property, the name of the owner of the property, and the owner's acknowledged signature, in addition to any other information required by this section. The document shall be indexed as a notice under the name of the owner. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with the descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains.

Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

Planning-CUL. 2 UNANTICIPATED RESOURCES

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

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

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

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

* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to sacred or cultural importance.

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

Planning-GEO

Planning-GEO. 1 GEO190046 ACCEPTED 12/23/19

County Geologic Report GEO No. 190046, submitted for the project TR37646, was prepared by Leighton and Associates, Inc. The report is titled; "Geotechnical Update, Spencer's Crossing, Tract 37646, Riverside

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1

GEO190046 ACCEPTED 12/23/19 (cont.)

County, California,” dated November 12, 2019. In addition, Leighton has submitted the following report for the project:

“Preliminary Geotechnical/Geologic Exploration (Update), Tentative Tract Map (TTM) No. 37053, Spencer’s Crossing – Northwest of Leon Road and Baxter Road, Riverside County, California,” dated May 26, 2016 (County GEO No. 2525).

GEO No. 190046 concluded:

1. The site is not within a currently designated Alquist-Priolo Earthquake Fault Zone or County of Riverside Fault Zone.
2. No active or inactive fault traces are known to traverse the site and no evidence of onsite faulting was observed during our investigation or previous grading of the site.
3. Based on our observations, we do not anticipate that groundwater or surface water will be a significant constraint during the grading of the subject site.
4. The risk for landslides, debris flows and rock falls at the site is low.
5. Liquefaction, dry settlement, and lateral spreading are not anticipated to be a hazard at the site.
6. The site was previously graded and is underlain by documented soil and rock fills.

GEO No. 190046 recommended:

1. Prior to continuation of grading, any debris and loose surficial soil should be removed to expose the underlying documented compacted fill.
2. The exposed surface should be then scarified a minimum of 6-inches, moisture conditioned as needed (or dried back) and compacted to a minimum 90% relative compaction prior to placement of additional fill.
3. All stockpile soils are to be removed and compacted in accordance with this report.
4. Total settlement is not anticipated to exceed 1-inch, with differential settlement expected to be less than ½ inch over a horizontal distance of 30 feet.

This update to GEO No. 190046 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 190046 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

ADVISORY NOTIFICATION DOCUMENT

Planning-PAL

Planning-PAL. 1

LOW PALEO POTENTIAL

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

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

ADVISORY NOTIFICATION DOCUMENT

Planning-PAL

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

paid to the institution.

Transportation

Transportation. 1 RCTD - GENERAL CONDITIONS

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

2. The Project shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.

3. A signing and striping plan is required for this project. The Project shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

4. Alterations to natural drainage patterns shall require protecting downstream properties by means approved by the Transportation Department.

5. If the Transportation Department allows the use of streets for drainage purposes, the 10-year discharge shall be contained in the top of curb or asphalt concrete dikes, and the 100-year discharge shall be contained in the street right-of-way.

6. The Project shall install street name sign(s) in accordance with County Standard No. 816 and as directed by the Transportation Department.

7. All corner cutbacks shall be applied per Standard 805, Ordinance 461.

8. All centerline intersections shall be at 90 degrees, plus or minus 5 degrees.

9. ADA compliance ramps shall be constructed with the most current ADA requirements at 4-way intersections and at "T" intersections per draft Standard No. 403, sheets 1 through 7 of Ordinance 461.

10. If any portion of the project is phased, the Project shall provide primary and secondary off-site access roads for each phase with routes to County maintained roads as approved by the Transportation Department.

11. Vacating/abandoning excess public rights-of-way requires a separate request from the Project that is approved by the Board of Supervisors. If said excess public rights-of-way is also County owned land, it may

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 RCTD - GENERAL CONDITIONS (cont.)

be necessary to enter into an agreement with the County for its purchase or exchange.

12. The Project shall obtain approval of street improvement plans from the Transportation Department.

13. Improvement plans shall be based upon a design profile extending a minimum of 300 feet beyond the project limits.

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

Waste Resources

Waste Resources. 1 Waste - General

Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Plan: TTM37646

Parcel: 480010017

50. Prior To Map Recordation

Flood

050 - Flood. 1 ADP Fee Notice (cont.) Not Satisfied

Section 10.25 of Ordinance No. 460 and Section 66483, et seq, of the Government Code and that said property is subject to fees for said drainage area. Notice is further given that, pursuant to Section 10.25 of Ordinance No. 460, payment of the drainage fees shall be paid to the Riverside County Flood Control and Water Conservation District at the time of issuance of the grading or building permit for said parcels, whichever occurs first, and that the owner of each parcel, at the time of issuance of either the grading or building permit, shall pay the fee required at the rate in effect at the time of issuance of the actual permit."

050 - Flood. 2 Submit ECS & Final Map Not Satisfied

A copy of the Environmental Constraint Sheet and the Final Map shall be submitted to the District for review and approval. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

Planning

050 - Planning. 1 Planning - AG/Dairy Notification Not Satisfied

"PRIOR TO MAP RECORDATION, the applicant shall submit a detailed proposal for the notification of all initial and future purchasers of dwelling units within the subject project of the existence of dairies and/or other agricultural uses within one half mile of the property and potential impacts resulting from those uses. Said notification shall be in addition to any notice required by Ordinance No. 625 (Riverside County Right-to-Farm Ordinance). Said approved notification shall be provided to all initial and all future purchasers of dwelling units within the subject project."

050 - Planning. 2 Planning - Map - ECS Note Mt. Palomar Not Satisfied

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

"This property is subject to lighting restrictions as required by County Ordinance No. 655, which are intended to reduce the effects of night lighting on the Mount Palomar Observatory. All proposed outdoor lighting systems shall be in conformance with County Ordinance No. 655."

050 - Planning. 3 Planning - Map - ECS Note Right-to-Farm Not Satisfied

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

Lot Nos.7 - 24 as shown on this map, are located partly or wholly within, or within 300 feet of, land zoned for primarily agricultural purposes by the County of Riverside. It is the declared policy of the County of Riverside that no agricultural activity, operation, or facility, or appurtenance thereof, conducted or maintained for commercial purposes in the unincorporated area of the County, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after the same has been in operation for more than three (3) years, if it wasn't a nuisance at the time it began. The term agricultural activity, operation or facility, or appurtenances thereof includes, but is not limited to, the cultivation and tillage of the soil, dairying, the production, cultivation, growing and harvesting of any apiculture, or horticulture, the raising of livestock, fur bearing animals, fish or poultry, and any practices performed by a farmer or on a farm as incident to, or in conjunction with, such farming operations, including preparation for market, delivery to storage or to market, or to carriers for transportation to market."

Plan: TTM37646

Parcel: 480010017

50. Prior To Map Recordation

Planning

- 050 - Planning. 3 Planning - Map - ECS Note Right-to-Farm (cont.) Not Satisfied
In the event the number of lots, or the configuration of lots, of the FINAL MAP differs from that shown on the approved TENTATIVE MAP, the actual language used above shall reflect those lots which are partly or wholly within 300 feet of agriculturally zoned (A-1, A-2, A-P, A-D) properties.
- 050 - Planning. 4 Planning - Map - ECS Shall Be Prepared Not Satisfied
The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E. & F. of County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.
- 050 - Planning. 5 Planning - Map - Fee Balance Not Satisfied
Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE MAP are in a negative balance. so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.
- 050 - Planning. 6 Planning - Map - Final Map Preparer Not Satisfied
The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.
- 050 - Planning. 7 Planning - Map - Quimby Fees Not Satisfied
The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the Valley Wide Recreation and Parks District which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.
- 050 - Planning. 8 Planning - Map - Required Applications Not Satisfied
No FINAL MAP shall record until Specific Plan No. 00312S03 and Change of Zone No. 1900032 have been approved and adopted by the Board of Supervisors and have been made effective. This land division shall conform with the development standards of the designation and/or zone ultimately applied to the property.
- 050 - Planning. 9 Planning - PRJ - SP CC&R PRI COMN AREA Not Satisfied
The applicant shall notify the Planning Department that the following documents shall be submitted to the Office of County Counsel and submit said documents for review along with the current fee, which shall be subject to County Counsel approval:
1. A cover letter identifying the project for which approval is sought;
2. A signed and notarized declaration of covenants, conditions and restrictions;
3. A sample document, conveying title to the purchaser of an individual lot or unit, which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,
4. A deposit equaling three (3) hours of the current hourly fee for Review if Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for County Counsel review. The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common, c) provide for ownership of the common area by either the property owners'

Plan: TTM37646

Parcel: 480010017

50. Prior To Map Recordation

Planning

050 - Planning. 9 Planning - PRJ - SP CC&R PRI COMN AREA (cont.) Not Satisfied

association or the owners of each individual lot or unit as tenants in common, and (d) contain the following provisions verbatim:

"Notwithstanding, any provision in this Declaration to the contrary, the following provisions shall apply: The property owners' association established herein shall manage and continuously maintain the 'common area', more particularly described on Exhibit '____', attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area' and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien. This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to this Declaration. In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control." Once approved by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall be recorded the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division.

This condition implements condition 30.PLANNING.22 of the SPECIFIC PLAN.

050 - Planning. 10 Planning - PRJ - SP CC&R PUB COMN AREA Not Satisfied

The applicant shall convey to the County fee simple title, to all common open space areas, free and clear of all liens, taxes, assessments, leases (recorded or unrecorded) and easement, except those easements which in the sole discretion of the County are acceptable. As a condition precedent to the County accepting title to such areas, the applicant shall notify the Planning Department that the following documents shall be submitted to the Office of the County Counsel and submit said documents for review along with the current fee, which shall be subject to County Counsel approval:

1. A cover letter identifying the project for which approval is sought;
2. A signed and notarized declaration of covenants, conditions and restrictions;
3. A sample document, conveying title to the purchaser, of declaration of covenants, conditions and restrictions is incorporated therein by reference; and,
4. A deposit equaling three (3) hours of the current hourly fee for Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for County Counsel review.

The declaration of covenants, conditions and restrictions

Plan: TTM37646

Parcel: 480010017

50. Prior To Map Recordation

Planning

050 - Planning. 10 Planning - PRJ - SP CC&R PUB COMN AREA (cont.) Not Satisfied

submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common, and c) contain the following provisions verbatim:

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply:

The property owners' association established herein shall, if dormant, be activated, by incorporation or otherwise, at the request of the County of Riverside, and the property owners' association shall unconditionally accept from the County of Riverside, upon the County's demand, title to all or any part of the 'common area', more particularly described on Exhibit '____' attached hereto. Such acceptance shall be through the president of the property owner's association, who shall be authorized to execute any documents required to facilitate transfer of the 'common area'. The decision to require activation of the property owners' association and the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County of Riverside.

In the event that the 'common area', or any part thereof, is conveyed to the property owners' association, the association, thereafter, shall own such 'common area', shall manage and continuously maintain such 'common area', and shall not sell or transfer such 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to assess the owner of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to this Declaration.

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this

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50. Prior To Map Recordation

Planning

050 - Planning. 10 Planning - PRJ - SP CC&R PUB COMN AREA (cont.) Not Satisfied

Declaration shall control."

Once approved by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall be recorded by the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division. This condition implements condition 30.PLANNING.21 of the SPECIFIC PLAN.

050 - Planning. 11 Planning - PRJ - SP COMMON AREA MAIN Not Satisfied

PRIOR TO MAP RECORDATION, the following procedures for common area maintenance procedures shall be complied with:

- a. A permanent master maintenance organization shall be established for the specific plan area, to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems and landscaped areas. The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association then neighborhood associations shall be established for each residential development, where required, and such associations may assume ownership and maintenance responsibility for neighborhood common areas.
- b. Unless otherwise provided for in these conditions of approval, common open areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision as recorded.
- c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division.

This condition implements condition 30.PLANNING.20 of the SPECIFIC PLAN.

050 - Planning. 12 Planning - Shared Driveways Access Not Satisfied

The Recorded Map shall show the easements provided for the shared driveways for Lots 7, 8, 23, & 24 as shown on the Tentative Map Exhibit.

Survey

050 - Survey. 1 RCTD - Access Easement Not Satisfied

As identified on the tentative map, the final map shall include the following statement in order to preserve adequate access to Lots 7, 8, 23, and 24:

"We hereby retain the easements indicated as "Ingress/Egress Easements" on Lots 7, 8, 23, and 24 for private use, for the sole benefit of ourselves, our successors, assignees, and lot owners within this

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50. Prior To Map Recordation

Survey

050 - Survey. 1 RCTD - Access Easement (cont.) Not Satisfied
tract map. The easement note should indicate, Private Ingress/Egress Easement, retained hereon.

or as approved by the Director of Transportation.

050 - Survey. 2 RCTD - FINAL MAP REQMTS Not Satisfied

The final map shall comply with the following requirements, as approved by the Transportation Department, to clear this condition:

1. Although the project has an approved tentative map, a separate Board of Supervisor approval is required to approve of all vacation/abandonments of the existing dedicated right-of-way on Hilton Road. Prior to map recordation, the project shall file for a conditional vacation of 6-feet of road rights-of-way along the north side of Hilton Road adjacent to the map boundary for consideration by the Board. If there are existing facilities in the existing dedicated right of way, those facilities shall be relocated to their ultimate location. If the Board denies the vacation request, the approved tentative map shall be redesigned to utilize the existing right-of-way and the map shall be reprocessed after paying all the appropriate fees.

2. Lot access shall be restricted on Spencer's Crossing Parkway, Keller Road, and Hilton Road and so noted on the final map.

3. Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.

4. The Project shall install survey monumentation as directed by the Survey Division and Transportation Department, or bond and enter into an agreement with the Transportation Department.

Transportation

050 - Transportation. 1 Landscape Common Area CCRs Not Satisfied

The developer/ permit holder shall:
Prior to map recordation, the developer/permit holder shall submit Covenants, Conditions, and Restrictions (CC&R) to the Riverside County Counsel for review along with the required fees set forth by the Riverside County Fee Schedule.

For purposes of landscaping and maintenance, the following minimum elements shall be incorporated into the CC&R's:

1) Permanent public, quasi-public or private maintenance organization shall be established for proper management of the water efficient landscape and irrigation systems. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the County of Riverside Guide to California Friendly Landscaping.

2) The CC&R's shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).

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50. Prior To Map Recordation

Transportation

050 - Transportation. 1 Landscape Common Area CCRs (cont.) Not Satisfied
3) The common maintenance areas shall include all those identified on the approved landscape maintenance exhibit.

The Transportation Department, Landscape Section shall clear this condition once a copy of the County Counsel approved CC&R's has been submitted to the Transportation Department, Landscape Section.

050 - Transportation. 2 RCTD - ANNEX ALL MAINTENANCE DISTRICTS Not Satisfied
Prior to map recordation, the Project shall complete all annexation/formation into all of respective maintenance districts, as approved by the County Transportation and County EDA/CSA, with approved improvement plans, and as noted or shown on the approved Maintenance Exhibit.

050 - Transportation. 3 RCTD - ANNEX CATCH BASIN INSERTS Not Satisfied
Prior to map recordation, the Project shall complete annexation/formation, with fees, into the applicable maintenance district(s) (e.g. CSA, CFD, or other approved public or quasi-public entity) for maintenance of catch basin inserts, as shown on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 4 RCTD - ANNEX LANDSCAPING MAINTENANCE Not Satisfied
Prior to map recordation, the Project shall complete annexation/formation for landscaping, graffiti maintenance, fencing, and trails, with approved improvement plans and fees, into the applicable maintenance district(s) (e.g. CSA, CFD, or other approved entity) for landscaping maintenance, as shown on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 5 RCTD - ANNEX SIGNAL MAINTENANCE Not Satisfied
Prior to map recordation, the Project shall complete signal maintenance annexation/formation, with approved improvement plans and fees, into the applicable maintenance district(s) (e.g. CFD, or other approved entity) for maintenance of signals, as noted on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 6 RCTD - ANNEX ST SWEEPING MA
Prior to map recordation, the Project shall complete street swe

← removed

050 - Transportation. 7 RCTD - ANNEX STREETLIGHT MA
Prior to map recordation, the Project shall complete streetlight with approved improvement plans and fees, into the applicable CFD, or other approved entity) for streetlight maintenance, as Exhibit, as applicable.

050 - Transportation. 8 RCTD - ANNEX WQMP MAINTENA
Prior to map recordation, the Project shall file an application for approved WQMP and fees, into the applicable maintenance di

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50. Prior To Map Recordation

Transportation

050 - Transportation. 8 RCTD - ANNEX WQMP MAINTENANCE (cont.) Not Satisfied
approved entity) for WQMP maintenance outside of public right of way, as shown on the approved
Maintenance Exhibit, as applicable.

050 - Transportation. 9 RCTD - APPROVED MAINTENANCE EXHIBIT (ME) Not Satisfied

The Project shall submit a Maintenance Exhibit (ME) for approval, on two 11x17 inch hard copies and two CD copies to County EDA/CSA. The ME shall show, with applicable quantities (i.e. square footage, or lengths), potable and recycled water meters, irrigated landscaped areas, non-irrigated landscaping, open space, trails and pedestrian pathways, WQMP related BMPs, basin bottoms, fence and walls, graffiti, weed abatement, traffic signals, and any other feature that may require permanent maintenance (e.g. storm drains, low flow drains, community buildings, restrooms, parking lots, block walls, and fencing) with the entities proposed to provide maintenance. All right-of-way areas shall be separately delineated. The ME shall have the engineer certification for square footage calculations and note the proposed maintenance entity responsible for all maintenance activities, including those that cannot be depicted on the exhibit (e.g. street sweeping, etc.).

The Transportation Department will clear this condition after the ME is approved by the County EDA/CSA and/or other associated public/quasi-public maintenance entities. The approved ME shall be provided to the Transportation Department (three 11"x 17" hardcopies and one fully signed PDF copy on CD).

Note: Landscaping in the road right-of-way shall be maintained by a public or quasi-public entity, as approved by the Transportation Department, Landscape Section. To ensure water quality compliance, the County discourages the use of HOAs for maintaining WQMP related BMPs. County Policy B-12 limits the total tax burden. Tax burden includes Community Facility Districts (CFDs), Assessment District, ad valorem taxes, any other assessments, taxes, and fees. The local water purveyor may require the use of reclaimed water for landscaping, prior to approving water improvement plans. ME shall be approved prior to submitting CC&Rs, and submitting water improvement plans.

050 - Transportation. 10 RCTD - COORDINATION Not Satisfied

The street design and improvement concept of this project shall be coordinated with TR37053 with the exception of proposed sidewalk along Keller Road.

050 - Transportation. 11 RCTD - DEDICATION Not Satisfied

Approval of the Street Improvement plans by the Transportation Department will clear this condition. The Project shall provide the following improvements:

All interior streets along project boundary are designated as a LOCAL ROAD and shall be improved with 36 foot full-width AC pavement, 6 inch concrete curb and gutter within 56 foot full-width dedicated right-of-way in accordance with County Standard No. 105, Section "A", Ordinance 461. (Modify to increase a 5 feet - 6 feet concrete sidewalks).

NOTE: A 6 foot sidewalk shall be constructed adjacent to the curb line within the 10 foot parkway.

Hilton Road along project boundary is designated as a LOCAL ROAD and shall be improved with 36 foot full-width AC pavement, 6 inch concrete curb and gutter, within 60 foot full-width dedicated right-of-way in accordance with County Standard No. 105, Section "A", Ordinance 461 and per the

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50. Prior To Map Recordation

Transportation

050 - Transportation. 11 RCTD - DEDICATION (cont.) Not Satisfied
Amended Exhibit No. 1 dated 12/5/2019. (Modified for increased right-of-way from 56 feet to 60 feet)

NOTE: A 6 foot sidewalk shall be constructed adjacent to the curb line within the 12 foot parkway.

Spencer's Crossing Parkway along project boundary is designated as a COLLECTOR ROAD and shall be improved with 44 foot full-width AC pavement, 6 inch concrete curb, gutter, and sidewalk within 84 foot full-width dedicated right-of-way in accordance with County Standard No. 103, Section "A". (Modified for increased right-of-way from 74 feet to 84 feet, and easterly sidewalk to be at the curb line, and westerly sidewalk to be meandering.)

NOTE:

1. A 6 foot concrete sidewalk shall be constructed adjacent to the curb line within the 16 foot parkway (east side) and meandering sidewalk on the west side of the centerline within the 24 foot parkway.

Keller Road along project boundary is designated as a SECONDARY HIGHWAY and shall be improved with 46 foot part width AC pavement (32 feet on project side and 14 feet on the opposite side of the survey centerline with the AC Dike), 6 inch concrete curb, gutter, and sidewalk (project side) within 67 feet to 94 feet part width dedicated right of way minimum (50 feet on the project side and 17 - 44 feet on the opposite side of the centerline) in accordance with County Standard No. 94, Ordinance 461. (Modified - sidewalk to be within the Open Space Lot (Lot No. 54)).

NOTE:

1. An 8 foot meandering concrete sidewalk (project side) shall be constructed within the Open Space Lot (Lot No. 54) and/or as directed by the Director of Transportation.

2. The required offsite grading, construction, and ponding easements shall be obtained and recorded prior to final map approval or start of construction whichever comes first.

3. The road crown location will correspond to County Standard No. 94, Ordinance 461, and located 32 feet from the project side curb and gutter.

4. Construct a 6 inch AC Dike (on the other side of the centerline) shall be constructed at the edge of pavement as directed by the Director of Transportation.

050 - Transportation. 12 RCTD - LIGHTING PLAN Not Satisfied

A separate street light plan shall be approved by the Transportation Department. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

050 - Transportation. 13 RCTD - Off-Site Access Not Satisfied

The landowner/developer shall provide/acquire sufficient public off-site rights-of-way to provide for off-site paved access roads to a paved and maintained road. Said access roads shall be constructed with 32 foot of A.C. pavement within a 60 foot dedicated right-of-way in accordance with County Standard No. 106, Section A, (32 feet/60 feet) at a grade and alignment as approved by the

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50. Prior To Map Recordation

Transportation

050 - Transportation. 13 RCTD - Off-Site Access (cont.) Not Satisfied

Transportation Department. Should the applicant fail to provide/acquire said off-site right-of-way, the map shall be returned for redesign. The applicant shall provide the appropriate environmental clearances for said off-site improvements prior to recordation or the signature of any street improvement plans.

Said off-site access road shall be the southerly extension of Spencer's Crossing Parkway to Baxter Road.

Said off-site access road shall be the easterly extension of Hilton Road to a paved and County maintained Leon Road.

Said off-site access road shall be the easterly extension of Keller Road to a paved and County Maintained Leon Road.

The Project shall provide/acquire sufficient dedicated public right-of-way, environmental clearances, and signed approval of all street improvement plans for the above improvements. The limits of the improvements shall be consistent with the approved tentative map unless otherwise specified in these conditions. Should the applicant fail to acquire the necessary off-site right of way, the map will be returned for redesign.

050 - Transportation. 14 RCTD - SUBMIT APPLICATION - MAINTENANCE DISTRICT Not Satisfied

Prior to map recordation, the Project shall file an application with County EDA/CSA for annexation/formation into all of respective maintenance districts, with a proposed Maintenance Exhibit and applicable fees.

050 - Transportation. 15 RCTD - TRANSPORTATION BENEFIT Not Satisfied

Prior to recordation of the tract map, the applicant shall provide its contribution to the Transportation Department in the amount of \$2,250 per unit for 53 units or a total of \$119,250. The contribution is to be used to fund and accelerate the construction of transportation infrastructure in the vicinity of the project within the Southwest Area Plan. This is intended to be in addition to any required Transportation Uniform Mitigation Fee (TUMF) or Development Impact Fee (DIF) or as approved by the Director of Transportation.

NOTE: The fair-share contribution shall be adjusted using the construction cost index from the most current WRCOG TUMF Nexus Study.

050 - Transportation. 16 RCTD - Utility Coordination Not Satisfied

All electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground on the Improvement Plans, according to Ordinance 460 for subdivisions and/or Ordinance 461 for road improvements. This also applies to all overhead lines below 34 kilovolts along the project frontage and all offsite overhead lines in each direction of the project site to the nearest offsite pole. The Project shall coordinate with the serving utility companies to complete the final installations. This condition will be cleared after both of the following requirements are met:

- The Street Improvement Plans are approved.

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50. Prior To Map Recordation

Transportation

050 - Transportation. 16 RCTD - Utility Coordination (cont.) Not Satisfied

• Transportation Department receives written proof that the Project has filed an application for the relocation of said utilities or said utility companies have initiated their relocation design.

050 - Transportation. 17 RCTD-MAP-WQ - Santa Margarita Region - FINAL WQMP RI Not Satisfied

The project is located in the Santa Margarita watershed. An approved Water Quality Management Plan (WQMP) is required prior to recordation of a final map or issuance of a grading permit. The project shall submit a single PDF on two CD/DVD copies, in accordance with the latest version of the WQMP manual, found at <http://rcflood.org/npdes/SMRWMA.aspx>, see County-specific WQMP. Prior to opening model home complexes, sales offices, or using roads, the San Diego Regional Board requires fully functioning BMPs in place. The County encourages BMP phasing or Self-Retaining areas, see template for guidance. In addition, the project proponent shall ensure that the effects of increased peak flowrate for the 1, 3, 6, 24-hour storm events for the 2, 5, and 10-year return periods from the project are mitigated. All details necessary to build BMPs per the WQMP shall be included on the grading plans.

050 - Transportation. 18 RCTD-MAP-WQ - WQMP ACCESS AND MAINT Not Satisfied

Prior to map recordation, the Project shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided for the WQMP. This requirement applies to both onsite and offsite property. In addition, a BMP Maintenance Agreement shall be recorded against the property

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 EASEMENTS/PERMISSION Not Satisfied

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

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

In instances where the grading plan proposes drainage facilities on adjacent off site property, the owner/ applicant shall provide a copy of the recorded drainage easement or copy of Final Map.

060 - BS-Grade. 2 IF WQMP IS REQUIRED Not Satisfied

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the Final Water Quality Management Plan (WQMP) site plan for comparison to the grading plan.

060 - BS-Grade. 3 IMPROVEMENT SECURITIES Not Satisfied

Prior to issuance of a Grading Permit, the applicant may be required to post a Grading and/or Erosion Control Security. Please contact the Riverside County Transportation Department additional information and requirements.

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60. Prior To Grading Permit Issuance

Flood

060 - Flood. 1 ADP Fee - Map Not Satisfied

Tract Map (TR) 37646 is located within the boundaries of the Murrieta Creek- Warm Springs Valley Area Drainage Plan (ADP) for which the Board of Supervisors has adopted drainage fees pursuant to Ordinance No. 460 Section 10.25. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to issuance of permits for this project. Actual fee will be calculated based on the fee in effect at the time of payment. Drainage fees shall be payable to the Flood Control District. Personal or corporate checks will not be accepted for payment.

Planning

060 - Planning. 1 Planning - Map - AQ MM 4.3-1 - Tier 3 Not Satisfied

Prior to grading permit issuance, the County shall verify that the following note is included on the grading plan. Project contractors shall be required to ensure compliance with the notes and permit periodic inspection of the construction site by County of Riverside staff or its designee to confirm compliance. This note also shall be specified in bid documents issued to prospective construction contractors.
"During grading activity, all construction equipment (>150 horsepower) shall be California Air Resources Board (CARB) Tier 3 Certified or better. The construction contractor shall keep a log of all construction equipment greater than 150 horsepower demonstrating compliance with this requirement, and the log shall be made available for inspection by Riverside County upon request."

060 - Planning. 2 Planning - Map - Fee Balance Not Satisfied

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

060 - Planning. 3 Planning - Map - Noise MM 4.11-6 Not Satisfied

County of Riverside shall review grading and building plans to ensure the following notes are included on the plans. Project contractors shall be required to comply with these notes and maintain written records of such compliance that can be inspected by the County of Riverside upon request.
a) All construction activities and haul truck deliveries shall adhere to County of Riverside Municipal Code, Section 9.52.020 (I), which prohibits construction activities that make loud noise from occurring between 6:00 p.m. and 6:00 a.m. during the months of June through September, and between 6:00 p.m. and 7:00 a.m. during the months of October through May, and on Sundays and Federal holidays.
b) All construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers, consistent with manufacturer's standards. The construction

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 3 Planning - Map - Noise MM 4.11-6 (cont.) Not Satisfied

contractors shall place all stationary equipment so that emitted noises directed away from the noise sensitive receivers nearest the Project site.

c) Construction equipment staging areas shall be located such that a minimum distance of 100 feet is maintained between construction-related noise sources and noise-sensitive receptors nearest the Project site (i.e., to the west) during all phases of construction.

d) The construction contractor shall design a haul route exhibit that includes delivery routes that minimize the exposure of sensitive land uses or residential dwellings to delivery truck-related noise. The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment (between the hours of 6:00 a.m. to 6:00 p.m. during the months of June through September, and between the hours of 7:00 a.m. and 6:00 p.m. during the months of October through May, with no activity on Sundays and Federal holidays).

060 - Planning. 4 Planning - Map - Noise MM 4.11-7 Not Satisfied

Prior to issuance of any grading and building permits, the County of Riverside shall review grading and building plans

to ensure the following notes are included on the plans.

Project contractors shall be required to comply with these notes and maintain written records of such compliance that can be inspected by the County of Riverside upon request.

a) During Project construction, the construction contractor shall ensure that the operation of construction equipment that generates high levels of vibration, such as large bulldozers, jack hammers, and loaded trucks, are prohibited within 100 feet any existing off-site single-family residences. Instead, small rubber-tired bulldozers shall be used within the 100-foot boundary during grading operations.

060 - Planning. 5 Planning - Map - Required Applications Not Satisfied

No grading permits shall be issued until Specific Plan No. 00312S03 and Change of Zone No. 1900032 have been approved and adopted by the Board of Supervisors and have been made effective.

060 - Planning. 6 Planning - Map - SKR Fee Not Satisfied

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 6 Planning - Map - SKR Fee (cont.) Not Satisfied

11.75 gross acres in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

060 - Planning. 7 Planning - PRJ - SP General M/M Program Not Satisfied

PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall provide to the Planning Department a detailed proposal for complying with the preliminary mitigation and monitoring procedures described in the EIR during the process of grading. Grading permits will not be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with.
This condition implements condition 30.PLANNING.25 of the SPECIFIC PLAN.

Planning-EPD

060 - Planning-EPD. 1 0060-Planning-EPD-EPD - 30-DAY BURROWING OWL Not Satisfied

Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. A grading permit may be issued once the species has been relocated.
If the grading permit is not obtained within 30 days of the survey, a new survey shall be required.

This condition implements Mitigation Measure 4.4-1 of the EIR.

060 - Planning-EPD. 2 0060-Planning-EPD-EPD - MBTA SURVEY Not Satisfied

Birds and their nests are protected by the Migratory Bird

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 2 0060-Planning-EPD-EPD - MBTA SURVEY (cont.) Not Satisfied

Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit. Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

Transportation

060 - Transportation. 1 RCTD - TRANSPORTATION BENEFIT Not Satisfied

Prior to issuance of a grading permit, the applicant shall provide its contribution to the Transportation Department in the amount of \$2,250 per unit for 53 units or a total of \$119,250. The contribution is to be used to fund and accelerate the construction of transportation infrastructure in the vicinity of the project within the Southwest Area Plan. This is intended to be in addition to any required Transportation Uniform Mitigation Fee (TUMF) or Development Impact Fee (DIF) or as approved by the Director of Transportation.

NOTE: The fair-share contribution shall be adjusted using the construction cost index from the most current WRCOG TUMF Nexus Study.

060 - Transportation. 2 RCTD-MAP-WQ - Santa Margarita Region - FINAL WQMP RI Not Satisfied

The project is located in the Santa Margarita watershed. An approved Water Quality Management

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60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 2 RCTD-MAP-WQ - Santa Margarita Region - FINAL WQMP RI Not Satisfied
Plan (WQMP) is required prior to recordation of a final map or issuance of a grading permit. The project shall submit a single PDF on two CD/DVD copies, in accordance with the latest version of the WQMP manual, found at <http://rcflood.org/npdes/SMRWMA.aspx>, see County-specific WQMP. Prior to opening model home complexes, sales offices, or using roads, the San Diego Regional Board requires fully functioning BMPs in place. The County encourages BMP phasing or Self-Retaining areas, see template for guidance. In addition, the project proponent shall ensure that the effects of increased peak flowrate for the 1, 3, 6, 24-hour storm events for the 2, 5, and 10-year return periods from the project are mitigated. All details necessary to build BMPs per the WQMP shall be included on the grading plans.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 NO BUILDING PERMIT W/O GRADING PERMIT Not Satisfied
Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department.

080 - BS-Grade. 2 ROUGH GRADE APPROVAL Not Satisfied

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

1. Submitting a "Wet Signed" copy of the Grading Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.
2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.
3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.
4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

Fire

080 - Fire. 1 Prior to permit Not Satisfied

1. Final fire and life safety conditions will be addressed when the Office of the Fire Marshal reviews building plans. These conditions will be based on occupancy, use, California Building Code (CBC), California Fire Code (CFC), and related codes, which are in effect at the time of building plan submittal.
2. The Office of the Fire Marshal is required to set a minimum fire flow for the remodel or construction of all commercial buildings per CFC Appendix B and Table B105.1. The applicant/developer shall provide documentation to show there exists a water system capable of delivering said waterflow for 2 hour(s) duration at 20-PSI residual operating pressure. The required

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 1 Planning - Map - Fee Balance (cont.) Not Satisfied

080 - Planning. 2 Planning - Map - MM GHG 4.7-1 CAP Measures Not Satisfied

Prior to issuance of each building permit, the Project Applicant shall provide documentation to the County of Riverside Building Department demonstrating that the improvements and/or buildings subject to each building permit application include the following measures from the County of Riverside Climate Action Plan (December 2015) Greenhouse Gas Emissions Screening Tables (Appendix F to the Climate Action Plan), as needed to achieve the required 100 points:

- Measure E1.A.1: Modestly Enhanced Insulation (walls R-13, roof/attic R-38) - 12 points
- Measure E1.A.2: Modestly Enhanced Window (0.4 U-Factor, 0.32 SHGC) - 7 points
- oMeasure E1.A.3: Modest cool roof (CRC Rated 0.15 aged solar reflectance, 0.75 thermal emittance) -10 points
- Measure E1.A.4: Air barrier applied to exterior walls, caulking, and visual inspection such as the HERS Verified Quality Insulation Installation (QII or equivalent) - 10points
- Measure E1.A.4: Blower Door HERS Verified Envelop Leakage or equivalent) - 8 points
- Measure E1.B.1: Modest Duct Insulation (R-6) - 7 points
- Measure E1.B.1: Distribution loss reduction with Inspection (HERS Verified Duct Leakage or equivalent) - 12 points
- Measure E1.B.2: Very High Efficiency HVAC (SEER 16/80% AFUE or 9 HSPF) - 9 points
- Measure E1.B.3: High Efficiency Water Heater (0.72 Energy Factor) - 15 points
- Measure E1.B.4: All rooms daylighted - 2 points
- Measure E1.B.5: Very High Efficiency Lights (100% of in-unit fixtures are high efficacy) - 2 points
- Measure E1.B.6: Energy Star Dish Washer (new) - 1 point
- Measure E2.A.1: Solar Ready Homes (sturdy roof and electric hookups) - 1 point.

Alternatively, the Project Applicant may demonstrate that other Implementation Measures from Appendix F of the County's CAP have been incorporated into the building permit application and/or plans to achieve the required minimum of 100 points.

080 - Planning. 3 Planning - Map - Noise MM 4.11-6 Not Satisfied

Prior to issuance of any grading and building permits, the County of Riverside shall review grading and building plans to ensure the following notes are included on the plans. Project contractors shall be required to comply with these

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 3 Planning - Map - Noise MM 4.11-6 (cont.) Not Satisfied

notes and maintain written records of such compliance that can be inspected by the County of Riverside upon request.

a) All construction activities and haul truck deliveries shall adhere to County of Riverside Municipal Code, Section 9.52.020 (I), which prohibits construction activities that make loud noise from occurring between 6:00 p.m. and 6:00 a.m. during the months of June through September, and between 6:00 p.m. and 7:00 a.m. during the months of October through May, and on Sundays and Federal holidays. b) All construction equipment, fixed or mobile, shall be

equipped with properly operating and maintained mufflers, consistent with manufacturer's standards. The construction contractors shall place all stationary equipment so that emitted noise is directed away from the noise sensitive receivers nearest the Project site.

c) Construction equipment staging areas shall be located such that a minimum distance of 100 feet is maintained between construction-related noise sources and noise-sensitive receptors nearest the Project site (i.e., to the west) during all phases of construction.

d) The construction contractor shall design a haul route exhibit that includes delivery routes that minimize the exposure of sensitive land uses or residential dwellings to delivery truck-related noise. The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment (between the hours of 6:00 a.m. to 6:00 p.m. during the months of June through September, and between the hours of 7:00 a.m. and 6:00 p.m. during the months of October through May, with no activity on Sundays and Federal holidays).

080 - Planning. 4 Planning - Map - Noise MMS 4.11 -3-4. 11-5 Not Satisfied

Prior to issuance of building permits, the County of Riverside shall verify that final building plans require second story windows with a minimum STC rating of 27 be installed at all homes adjacent to Spencer's Crossing Parkway, Hilton Road, Keller Road, A Street, C Street, and D Street. During the final building inspection, the County of Riverside Building Inspector shall ensure that the windows were installed in adherence with the requirements stated herein, as well as the design specifications shown on the final approved building plans. Prior to the issuance of building permits, the County of Riverside shall verify that final building plans require the following construction requirements: a) Roof sheathing of wood construction shall be well fitted or caulked plywood of at least one half inch thick. Ceilings shall be well fitted, well sealed gypsum board of at least one half inch thick. Insulation with at least a rating of R 19 shall be used in the attic space. b) All exterior doors, for all lots, shall be well weather stripped solid core assemblies at least one and three fourths inch thick. c) At any penetrations of exterior walls by pipes, ducts, or conduits, the space between the wall and penetrating object shall be caulked or filled with mortar to form and airtight seal. d) Attic vents shall be oriented away from Leon Road when possible. If such an orientation cannot be avoided, then acoustical baffles shall be placed in the attic space behind the vents. e) Arrangements for any habitable room shall be such that any exterior door or window can be kept closed when the room is in use and still receive

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Planning

080 - Planning. 4 Planning - Map - Noise MMS 4.11 -3-4. 11-5 (cont.) Not Satisfied
circulated air. A forced air circulation system (e.g. air conditioning system) or active ventilation (e.g. fresh air supply) shall be provided which satisfies the requirements of the Uniform Mechanical Code.

080 - Planning. 5 Planning - Map - Roof Mounted Equipment Not Satisfied
Roof-mounted mechanical equipment shall not be permitted within the subdivision, however, solar equipment or any other energy saving devices shall be permitted with County Planning Department approval.

080 - Planning. 6 Planning - Map - Underground Utilities Not Satisfied
All utility extensions within a lot shall be placed underground.

080 - Planning. 7 Planning - Map - Walls/Fencing Plot Plan Not Satisfied
The land divider/permit holder shall file seven (7) sets of a Wall/Fencing Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with SP No. 312A2 Design Guidelines , and the TENTATIVE MAP conditions of approval.
1. The plan shall show all project fencing including, but not limited to, perimeter fencing, side and rear yard1. The plan shall show all project fencing including, but not limited to, perimeter fencing, side and rear yard fencing, and open space or park fencing. A typical frontal view of all fences shall be shown on the fencing plan. 2. All utility service areas and enclosures shall be screened from view with landscaping or decorative barriers or baffle treatments, as approved by the Planning Department. 3. All wood fencing shall be treated with heavy oil stain to match the natural shade to prevent bleaching from irrigation spray. 4. All wood fence posts shall be steel set in concrete.

NOTE: The requirements of this plot plan may be conditions of approval for this subdivision. However, this WALL/FENCING PLAN condition of approval shall be cleared individually. incorporated with any minor plot plan required by the

080 - Planning. 8 Planning - Planning - Map Noise MM 4.11.-7 Not Satisfied
Prior to issuance of any grading and building permits, the County of Riverside shall review grading and building plans to ensure the following notes are included on the plans.
Project contractors shall be required to comply with these notes and maintain written records of such compliance that can be inspected by the County of Riverside upon request.
a) During Project construction, the construction contractor shall ensure that the operation of construction equipment that generates high levels of vibration, such as large bulldozers, jack hammers, and loaded trucks, are prohibited within 100 feet of any existing off-site single-family residences. Instead, small rubber-tired bulldozers shall be used within the 100-foot boundary during grading operations.

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 8 Planning - Planning - Map Noise MM 4.11.-7 (cont.) Not Satisfied

080 - Planning. 9 Planning - School Mitigation - MUSD Not Satisfied
"PRIOR TO BUILDING PERMITS, impacts to the Menifee Union School District shall be mitigated in accordance with state law."

080 - Planning. 10 Planning - School Mitigation - Perris High School Union School District Not Satisfied
"PRIOR TO BUILDING PERMITS, impacts to the Perris High School Union School District shall be mitigated in accordance with State Law."

080 - Planning. 11 Planning - SP - Entry Monumentation Not Satisfied
"PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the following language shall be added to the landscaping requirements of the implementing project:
1.The entry monument shall be in substantial conformance to the Neighborhood Entry Mounmentation design guidelines for Residential Development as provided for in the SPECIFIC PLAN, as stated on page IV-46 and illustrated on IV-5."

Planning-EPD

080 - Planning-EPD. 1 0080-Planning-EPD-EPD - MBTA REPORT Not Satisfied
Prior to the issuance of any building permits, the biologist who carried out the MBTA survey(s) shall submit a written report for review to EPD. At a minimum the report shall provide survey results and describe any mitigation measures that may have been employed to avoid take of any MBTA covered species.

Regional Parks and Open Space

080 - Regional Parks and Open Space Trail Maintenance Not Satisfied
The applicant shall annex and enter into a trail maintenance agreement with the local recreation provider (Valley-wide Recreation and Park District), or form or annex into an existing County managed Landscape Lighting Maintenance District accepting trails maintenance as approved by the Riverside County Planning Department for the maintenance of the all trails identified on the project. The applicant, or successors-in-interest or assignees, shall be responsible for the maintenance of said trails and easement areas such time as the maintenance is taken over by the appropriate maintenance District or entity.
The applicant must provide a letter of agreement to the Planning department that trail maintenance will be provided by a local recreational provider or other maintenance entity.

080 - Regional Parks and Open Space Trail Plan Not Satisfied
Prior to issuance of the 30th building permit for a residential unit, the applicant must have submitted a trail/landscape maintenance exhibit to Valley-wide Recreation and Park District or other maintenance district for approval. The applicant must submit the approved trail maintenance exhibit to the County of Riverside Planning Department.

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 Landscape Inspection Deposit Required Not Satisfied

The developer/ permit holder shall:

Prior to building permit issuance, the developer/permit holder shall verify all plan check fees have been paid and deposit sufficient funds to cover the costs of the required landscape inspections associated with the approved landscape plans. The deposit required for landscape inspections shall be determined by the Transportation Department, Landscape Section. The Transportation Department, Landscape Section shall clear this condition upon determination of compliance.

080 - Transportation. 2 Landscape Plot Plan/Permit Required Not Satisfied

The developer/ permit holder shall:

Prior to issuance of building permits, the developer/permit holder shall apply for a Plot Plan (Administrative/PPA) Landscape Permit (LSP) or Landscape Plot Plan (LPP) from TLMA Land Use along with applicable deposit (plan check and inspection are DBF fees).

Provide construction level landscape plans in PDF (all sheets compiled in 1 PDF file), along with an electronic transmittal memo in PDF (include Owner contact, Developer, if not the same as the owner, Project manager, person or persons most likely to inquire about the status of the plans, Landscape Architect, Principal or LA signing the plans, Landscape Architect, Project Manager, person responsible for making the corrections, if different from above), and a current set of grading plans in PDF, and submit all three PDF files on a CD (compact Disc) with application. The landscape plans shall be prepared in a professional manner by a California Licensed/Registered Landscape Architect and signed/stamped by such.

Drawings shall be completed on County standard Transportation Department title block, plan sheet format (24" x 36"), 1:20 scale, north arrow, limit of work lines, hardscape features, graphic scale, and street names, etc. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

- 1) Landscape and irrigation working drawings "stamped" by a California certified/registered landscape architect;
- 2) Weather-based controllers and necessary components to eliminate water waste;
- 3) A copy of the "stamped" approved grading plans; and,
- 4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

- 1) Identification of all common/open space areas;
- 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP and or ALUC;
- 3) Shading plans for projects that include parking lots/areas;
- 4) The use of canopy trees (24" box or greater) within the parking areas;
- 5) Landscaping plans for slopes exceeding 3 feet in height;
- 6) Landscaping and irrigation plans associated with entry monuments. All monument locations shall be located outside of the ROW and dimensions shall be provided on the plan; and/or,
- 7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 2 Landscape Plot Plan/Permit Required (cont.) Not Satisfied
Please reference Landscape Plan Checklists available online at RCTLMA.org.

NOTE: When the Landscaping Plot Plan is located within a special district such as LMD/CSA/CFD or Valleywide, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department, Landscape Section that the subject district has approved said plans. Water Districts such as CVWD, TVWD, and EMWD may be required to approve plans prior to County approval.

Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department, Landscape Section shall clear this condition.

080 - Transportation. 3 Landscape Project Specific Requirements Not Satisfied

The developer/ permit holder shall:

In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific conditions shall be imposed:

- Project shall comply with the latest version of Ord. 859 ETo of .45, for commercial applications, .50 ETo for residential, or .70 ETo for recycled water uses. Project shall comply with the latest State Model Water Efficient Landscape Ordinance. Project shall comply with the local servicing water purveyor/district/company landscape requirements including those related to recycled water.
- Project proponent shall design overhead irrigation with a minimum 24" offset from non-permeable surfaces, even if that surface drains into a permeable area.
- Landscaping plans shall incorporate the use of specimen (24" box or greater) canopy trees. All trees and shrubs shall be drawn to reflect the average specimen size at 15 years of age. All trees shall be double or triple staked and secured with non-wire ties.
- Project shall prepare water use calculations as outlined in Ord 859.3.
- Trees shall be hydrozoned separately.
- Irrigation shall be designed using hydrozones by plant water type, irrigation type, and flat/sloped areas.
- The developer/ permit holder/landowner shall use the County of Riverside's California Friendly Plant List when making plant selections. Use of plant material with a "low" or "very low" water use designation is strongly encouraged.
- All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the useful plant life, and replaced with an equal or lessor water use plant.
- Project shall use County standard details for which the application is available in County Standard Detail Format.
- Monuments, boulders, and fan palms shall be located outside the County Maintained Road Right-of-Way (ROW).
- Restricted plant species noted in MSHCP documents shall not be used if MSHCP areas are adjacent to the project.
- Plant species shall meet ALUC requirements, if applicable.
- Hydroseeding is not permitted in stormwater BMP slope areas, container stock will be required on slopes. Trees must be located to avoid drainage swales and drain, utility, leach, etc. lines and structures
- Landscape and irrigation plans must meet erosion control requirements of Ordinance 457.
- Project shall use 50% point source irrigation type regardless of meeting the water budget with alternative irrigation methods, except as needed within stormwater BMP areas as noted in an approved WQMP document. Point source is defined as one emitter (or two) located at each plant.

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 3 Landscape Project Specific Requirements (cont.) Not Satisfied

In-line emitter tubing is not defined as point source for the purpose of this requirement.

- Typical Front Yard landscaping plans (construction document level package) shall be submitted to Transportation Department for approval. Front yards shall not have turf lawns.
- Common areas and open space landscaping plans (construction document level package) shall be submitted to Transportation Department for approval.
- The project proponent or current property owner shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.
- Project shall install purple/reclaimed/recycled components as deemed necessary and as determined by the County and/or water district.

080 - Transportation. 4 RCTD - ANNEX ALL MAINTENANCE DISTRICTS Not Satisfied

Prior to issuance of a building permit, the Project shall complete all annexation/formation into all of respective maintenance districts, as approved by the County Transportation and County EDA/CSA, with approved improvement plans, and as noted or shown on the approved Maintenance Exhibit.

080 - Transportation. 5 RCTD-MAP-WQ - IMPLEMENT WQMP Not Satisfied

The Project shall construct BMP facilities described in the approved Final County WQMP prior to the issuance of a building permit to the satisfaction of County Grading Inspection Section. The Project is responsible for performing all activities described in the County WQMP and that copies of the approved Final County WQMP are provided to future owners/occupants.

Waste Resources

080 - Waste Resources. 1 Waste Recycling Plan Not Satisfied

Prior to issuance of a building permit, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 PRECISE GRADE APPROVAL Not Satisfied

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1. Requesting and obtaining approval of all required grading inspections.
2. Submitting a "Wet Signed" copy of the Grading Report from the Soils Engineer (registered

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90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 **PRECISE GRADE APPROVAL (cont.)** **Not Satisfied**

geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.

3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.

4. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

Planning

090 - Planning. 1 **Planning - Map - Block Wall Anti Graffiti** **Not Satisfied**

The land divider/permit holder shall construct six (6) foot high decorative block walls on all residential lots within PA 42 located south of the open space lot fronting along Keller Road and along the perimeter of the Project along Spencer's Crossing Parkway, Hilton Road and along the eastern perimeter of the Project site. The required walls shall conform to the Design Guidelines of SP No. 312A2 and shall be subject to the approval of the County Department of Building and Safety. An anti graffiti coating shall be provided on all block walls, and written verification from the developer shall be provided to both the TLMA Land Use Division, and the Development Review Division. The County of Riverside shall verify that final building plans require the construction of sound barriers with the following requirements. Barriers shall be constructed so the top of the wall extends the recommended height above the pad elevation of the lot it is shielding. If the road at this point is elevated above the pad, the barrier shall extend the recommended height above the highest point between the home and the road. The barrier shall provide a weight of at least four (4)pounds per square foot with no decorative cutouts of line of sight openings between shielded areas and the roadways. The barrier must present a solid face from top to bottom. All gaps (except weep holes) shall be filled with grout or caulking. Barriers shall be constructed using one of the following materials: I) Masonry Block; II) Stucco veneer over wood framing (or foam core), or one inch thick tongue and groove wood of sufficient weight per square foot; III) Glass (1/4 inch thick), or other transparent material with sufficient weight per square foot; IV) Earth berm; and/or V) Any combination of these materials. During the final building inspection, the County of Riverside Building Inspector shall ensure that the sound barriers were constructed to adhere to the requirements stated herein, as well as the design specifications shown on the final approved building plans. This condition implements Mitigation Measures 4.11 1 and 4.11 2 of the EIR.

090 - Planning. 2 **Planning - Map - Concrete Driveways** **Not Satisfied**

The land divider/permit holder shall cause all driveways to be constructed of cement concrete.

090 - Planning. 3 **Planning - Map - Quimby Fees** **Not Satisfied**

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. Said certification shall be obtained from the Valley-Wide Recreation and Park

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90. Prior to Building Final Inspection

Planning

090 - Planning. 3 Planning - Map - Quimby Fees (cont.) Not Satisfied
District.

090 - Planning. 4 Planning - Map - Roll-Up Garage Doors Not Satisfied
All residences shall have automatic roll-up garage doors.

090 - Planning. 5 Planning - Map - Wall/Fencing Compliance Not Satisfied
Walls and fencing shall be provided throughout the subdivision in accordance with the approved final site development plans.

090 - Planning. 6 Planning - Map- Mitigation Monitoring Not Satisfied
The land divider/permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all these conditions of approval and mitigation measures of this permit and Environmental Impact Report No. 551.
The Planning Director may require inspection or other monitoring to ensure such compliance.

Regional Parks and Open Space

090 - Regional Parks and Open Space Trail Construction Complete Not Satisfied
Prior to the issuance of the occupancy permit for the 30th building permit for a residential unit, the applicant shall complete construction of the trail(s) with all requirements of the trail exhibit/plan being met. The applicant will coordinate a final inspection with Valley-wide Recreation and Park District or other maintenance entity or its representative.

Transportation

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

The developer/ permit holder shall:

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

Upon determination of compliance, the Transportation Department, Landscape Section shall clear this condition.

090 - Transportation. 2 Landscape Signage Required on Model Home Complexes Not Satisfied

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90. Prior to Building Final Inspection

Waste Resources

090 - Waste Resources. 1 Waste Reporting Form and Receipts

Not Satisfied

Prior to final building inspection, evidence (i.e., waste reporting form along with receipts or other types of verification) to demonstrate project compliance with the approved Waste Recycling Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.



RIVERSIDE COUNTY PLANNING DEPARTMENT

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

DEVELOPMENT ADVISORY COMMITTEE (“DAC”) INITIAL CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE PO Box 1409 Riverside, 92502-1409

DATE: July 11, 2019

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riverside County Flood Control
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Riv. Co. Regional Parks & Open Space
P.D. Environmental Programs Division

P.D. Geology Section
Riv. Co. Trans. Dept. – Landscape Section
P.D. Archaeology Section
Riv. Co. Waste Resources Management Dept.
Board of Supervisors - Supervisor: Washington
Planning Commissioner: Taylor-Berger
City of Murrieta Sphere of Influence
Menifee Union School District

Perris Union High School District
Eastern Municipal Water District (EMWD)
Southern California Edison Co. (SCE)
Southern California Gas Co.
California Council For The Blind

TENTATIVE TRACT MAP NO. 37646 – CEQ190021 – Applicant: Riverside Mitland 03 LLC, Dave Bartlett – Engineer/Representative: Hunsaker & Associates, Brad Hay – Third Supervisorial District – French Valley Zoning Area – Southwest Area Plan: Community Development: Public Facilities (CD: PF) – Location: North of Hilton Road, South of Keller Road, East of Spencer Crossing Parkway, and West of Leon Road – 11.5 Acres - Zoning: Specific Plan (SP 312A2) - **REQUEST: Tentative Tract Map No. 37646** proposes a Schedule ‘A’ Map to subdivide 11.5 acres into 53 residential lots with a minimum lot size of 5,000 square feet and three (3) open space lots for landscaping - APN: 480-010-017 & 480-010-019 – **BBID: 458-621-028**

DAC staff members and other listed Riverside County Agencies, Departments and Districts staff:
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Public Land Use System (PLUS) on or before the indicated DAC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the PLUS routing on or before the above date. This case is scheduled for a **DAC internal review on July 25, 2019.** Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

Any questions regarding this project, should be directed to Deborah Bradford, Project Planner at (951) 955-6646, or e-mail at dbradfor@rivco.org / MAILSTOP #: 1070

Public Hearing Path: Administrative Action: DH: PC: BOS:

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



Samuel C. Alhadeff
28765 Single Oak Drive, Suite 140
Temecula, California 92590
Samuel.Alhadeff@lewisbrisbois.com
Direct: 951.252.6152

December 13, 2019

File No. 32781.2

VIA E-MAIL

Russell Williams
TLMA
Environmental/Development Review/Plan Check
Division Manager
4080 Lemon Street
Riverside, CA 92501
RUWILLIA@rctlma.org

Russell Brady
Riverside County Planning
4080 Lemon Street 12th Floor
Riverside, CA 92501
rbrady@RIVCO.ORG

Re: Resolving COA 80 Trans 0014 for Spencer's Crossing and Analyzing Highway 79 Policy (herein collectively Project)

Dear Mr. Williams and Mr. Brady:

In order to clarify the record, we have been asked to review again the Project and the impact of the Highway 79 Policy. As you know, the Menifee Union School District has elected not to proceed with its site on PA 42 of Spencer's Crossing and accordingly, your applicant, Riverside Mitland 03 LLC (Brookfield) proposes to build 53 units. Brookfield is planning to resubmit the applicable TTM in the next two days.

In order to proceed, we did an analysis of the following documents:

1. Highway 79 Policy area (revised draft 8/8/2005)
2. Summary of conclusions and action items on SR 79 Policy Status Review Meeting June 29, 2006 with a draft stamp of 10/22/2007
3. County of Riverside General Plan including an analysis of the Highway 79 Policy
4. Highway 79 Policy discussion agenda September 1, 2005
5. Implementation of SR 79 Policy by the Transportation Department. The copy I have is undated.
6. Certain tables and map describing the Highway 79 Policy Area.

7. Highway 79 Policy Area maximum density with 9% reduction table.
8. Highway 79 Policy Area maximum density with 9% reduction revised for rural residential uses.
9. Highway 79 Policy Area density analysis updated June 26, 2006.
10. Highway 79 Policy Area density analysis with five alternatives and then listing various specific plans.

We have also been advised that the Temecula Preparatory School, the K-12 charter school located at the southwest corner of Washington Street and Abelia Street in Winchester was constructed on a significant number of acres with a gross acreage of 24.17 acres. This gross acreage of 24.17 acres results in 77 units which can be used retroactively to cover the total number of units approved in the SP. As a result, in applying that number of units, we have a sufficient number of units to cover the trips that are necessary for the 53 unit site that Brookfield desires to build.

Based on the information furnished to us and our evaluation, there is a sufficient number of units available to provide and allow for the 53 units to be constructed in the present Tentative Tract Map application. In this analysis, we are also relying on a final analysis of February 8, 2017 which addressed this question in a comprehensive fashion and was approved by the County of Riverside.

If you have any questions, please do not hesitate to give me a call.

Sincerely,

Samuel C. Alhadeff

Samuel C. Alhadeff of
LEWIS BRISBOIS BISGAARD & SMITH LLP

SCA:ch

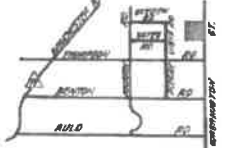
cc: Adrian Peters

Exhibit “1”

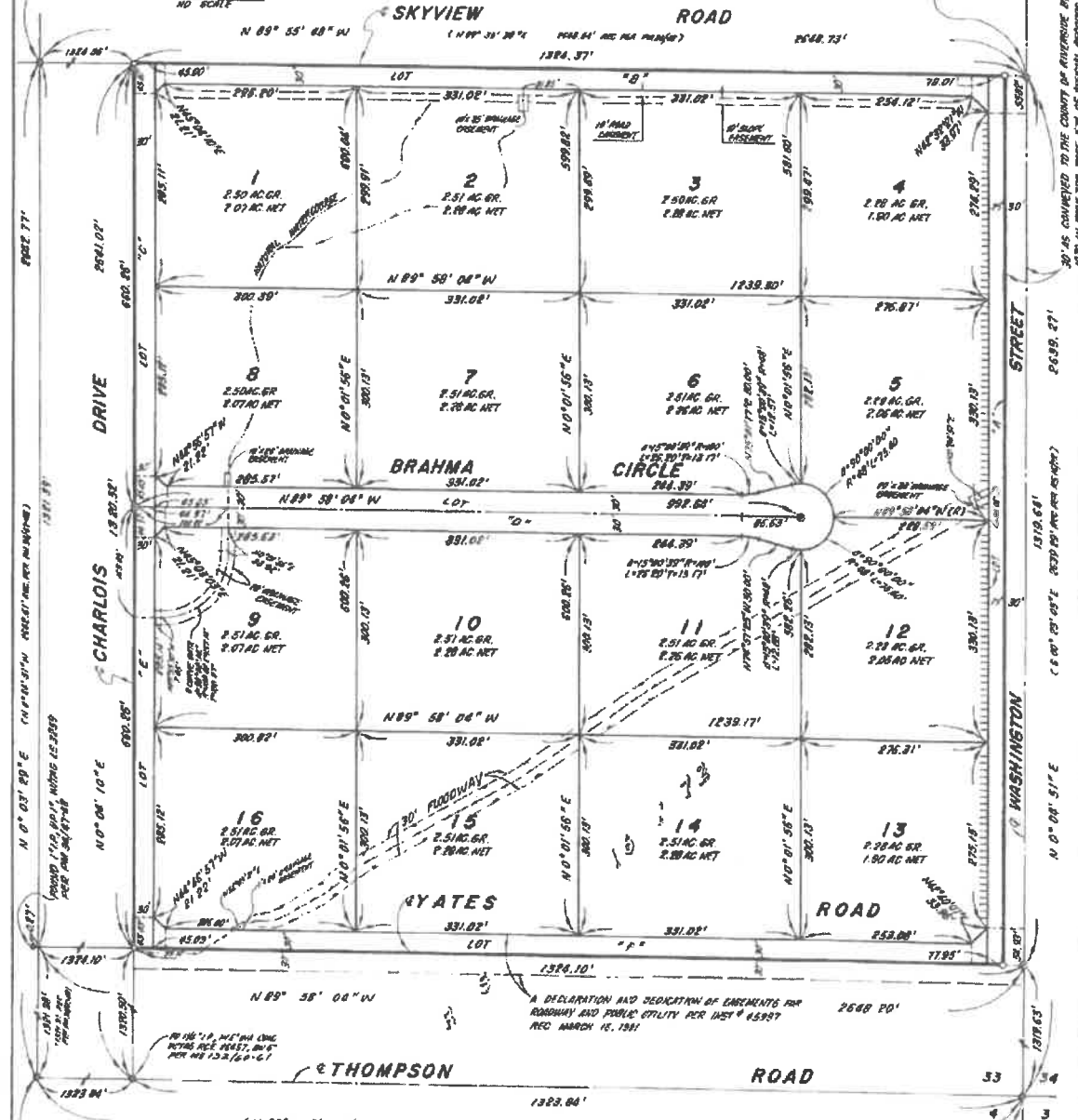
IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TRACT NO. 7677
BEING A SUBDIVISION OF PORTION OF THE NE 1/4
OF THE SE 1/4 OF SEC 33, T8S, R 21W, 6 B.M.

RANCHO PACIFIC ENGINEERING CORP.
MARCH, 1981

SCALE 1"=100'



VICINITY MAP
NO SCALE



ENGINEER'S NOTES

- 1 THE BASIS OF BEARINGS FOR THIS SURVEY IS THE B OF THOMPSON RD PER MB 100/58-59 (N 89° 59' 40" E)
- 2 ○ --- SET 1 1/2" I.P., 1/8" DIA. CONC., DOWN 6", WITH RCE 26657 (PER RIV CO. STD "A" MON.)
- 3 ○ --- SET 1 1/2" I.P., W/BRASS CAP, FLUSH, MKD RCE 26657 (PER RIV CO. STD "B" MON.)
- 4 SET 3/4" I.P. FLUSH WITH RCE BUSH AT ALL LOT CORNERS, ALL ANGLE POINTS AND CORNER OUTBACK POINTS, UNLESS OTHERWISE NOTED. (PER RIV CO. STD "D" MON.)
- 5 ○ --- FOUND MONUMENT AS NOTED.
- 5 ○ --- REC DATA AS NOTED.
- 7 ----- RESTRICTED ACCESSES
- 8 TOTAL GROSS AC. = 39.22 AC.
- 9 ALL MONUMENTS SET PER RIV CO. ORD. 66/3

NO WATER SYSTEM IS PROVIDED FOR THE LAND DIVISION AS OF THE DATE OF RECORDATION OF THIS MAP.

NOTE: THE FLOODWAYS AND NATURAL WATER COURSES MUST BE KEPT FREE OF ALL BUILDINGS, OBSTRUCTIONS AND ENCROACHMENTS BY LAND FILLS.

MB 122/73

30.45 CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED APRIL 15, 1981 IN BOOK 779, PAGE 576 OF PUBLIC RECORDS, RANCHO PACIFIC ENGINEERING CORP.

BY: [Signature] ENGINEER
DATE: MARCH 15, 1981
RIVERSIDE, CALIFORNIA



RIVERSIDE COUNTY PLANNING DEPARTMENT

C21900032

Charissa Leach, P.E.
Assistant TLMA Director

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

Standard Change of Zone

There are three different situations where a Planning Review Only Change of Zone will be accepted:

- Type 1:** Used to legally define the boundaries of one or more Planning Areas within a Specific Plan.
- Type 2:** Used to establish or change a SP zoning ordinance text within a Specific Plan.
- Type 3:** Used when a Change of Zone application was conditioned for in a prior application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Riverside Mitland 03 LLC

Contact Person: Shaun Bowen E-Mail: shaun.bowen@brookfield.com

Mailing Address: 3200 Park Center Drive, Suite 1000
Costa Mesa CA 92626
City State ZIP

Daytime Phone No: (714) 200-1609 Fax No: ()

Engineer/Representative Name: Hunsaker & Associates Irvine, Inc.

Contact Person: Brad Hay E-Mail: bhay@hunsaker.com

Mailing Address: 3 hughes
Irvine CA 92618
City State ZIP

Daytime Phone No: (949) 583-1010 Fax No: (949) 583-0759

Property Owner Name: Riverside Mitland 03 LLC

Contact Person: Dave Bartlett E-Mail: Dave.Bartlett@brookfield.com

Mailing Address: 3200 Park Center Drive, Suite 1000
Street

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

APPLICATION FOR CHANGE OF ZONE

Costa Mesa
City

CA
State

92626
ZIP

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the property address and/or assessor's parcel number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of this application, the applicant will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be **NO** refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the subdivision is ready for public hearing.)

Dave Bartlett

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PROPERTY INFORMATION:

Assessor's Parcel Number(s): Portion of 480-010-017 & 480-010-019

Approximate Gross Acreage: 11.5

General location (nearby or cross streets): North of Hilton, South of

APPLICATION FOR CHANGE OF ZONE

Keller Road _____, East of Spencer's Crossing Parkway _____, West of Leon Road _____.

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

The change of zone request proposes to legally define the boundary of PA 42, French Valley Specific Plan No.312 from Public Facility (PF) to Medium Density Residential (5,000 s.f. lots).

Related cases filed in conjunction with this request:

TTM37646

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

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1071 CZ Condensed Application.docx
Created: 07/06/2015 Revised: 07/30/2018

SP00312.503



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

REQUEST FOR DETERMINATION OF SUBSTANTIAL CONFORMANCE WITH A SPECIFIC PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant's Name: Riverside Mitland 03 LLC E-Mail: shaun.bowen@brookfield.com

Contact Person: Shaun Bowen E-Mail: shaun.bowen@brookfield.com

Mailing Address: 3200 Park Center Drive, Suite 1000
Costa Mesa Street 92626
City CA State ZIP

Daytime Phone No: (714) 200-1609 Fax No: ()

Engineer/Representative's Name: Hunsaker & Associates Irvine, Inc. E-Mail: bhay@hunsaker.com

Contact Person: Brad Hay E-Mail: bhay@hunsaker.com

Mailing Address: 3 Hughes
Irvine Street 92618
City CA State ZIP

Daytime Phone No: (949) 583-1010 Fax No: (949) 583-0759

Property Owner's Name: Riverside Mitland 03 E-Mail: Dave.Bartlett@brookfield.com

Contact Person: Dave Bartlett E-Mail: Dave.Bartlett@brookfield.com

Mailing Address: 3200 Park Center Drive, Suite 1000
Costa Mesa Street 92626
City CA State ZIP

Daytime Phone No: (714) 200-1603 Fax No: (714) 200-1861

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the property address and/or assessor's parcel number and list those names, mailing addresses, phone and fax numbers, and

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(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

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REQUEST FOR DETERMINATION OF SUBSTANTIAL CONFORMANCE WITH A SPECIFIC PLAN

email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of this application, the applicant will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be **NO** refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

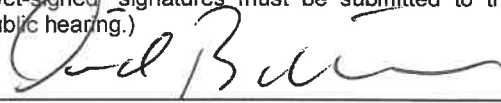
AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the subdivision is ready for public hearing.)

David E. Bartlett

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PROJECT INFORMATION:

Description of Substantial Conformance Request (Reference the existing Planning Area(s), and/or Policies, and/or Conditions that are proposed to be modified, and clearly state the proposed modifications) (if lengthy, extra pages may be attached):

REQUEST FOR DETERMINATION OF SUBSTANTIAL CONFORMANCE WITH A SPECIFIC PLAN

Specific Plan No. 312, Substantial Conformance No. 2 is a request to change the land use for PA 42 from Public Facility (Elementary School) to Medium Density Residential (MDR) with 5,000 minimum square foot lots. This application will modify the terminology within PA 42 to allow for a residential density range of 4.6 du/ac and 53 dwelling units within the land use plan, instead of a Public Facility. The current land use allows for a maximum total of 57 dwelling units, with a minimum lot size of 5,000 square feet, would be allowed at a target density of 5.0 du/ac. Therefore, this Substantial Conformance request, does not exceed the density and dwelling units as allowed within PA42.

Related cases filed in advance of, or concurrently with, this request:

TTM37646

PROPERTY INFORMATION:

Assessor's Parcel Number(s): Portion of 480-010-017 & 480-010-019

Approximate Gross Acreage: 11.5

General location (nearby or cross streets): North of Hilton Road, South of Keller Road, East of Spencer's Crossing Parkway West of Leon Road.

Have there been any prior requests for substantial conformance? Yes No

If yes, of what nature? On March 21, 2006, the County of Riverside approved Substantial Conformance No. 1 to Specific Plan No. 312. The Substantial Conformance reflected a number of changes that were made to Planning Area boundaries and dwelling unit allocations during preparation of five (5) implementing subdivision maps. The approved pattern of land use and total Specific Plan acreage did not change as part of Substantial Conformance No. 1.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1058 SP SC Condensed Application.docx
Created: 07/02/2015 Revised: 07/30/2018

SP312A2



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- | | |
|---|---|
| <input checked="" type="checkbox"/> TENTATIVE TRACT MAP | <input type="checkbox"/> TENTATIVE PARCEL MAP |
| <input type="checkbox"/> REVERSION TO ACREAGE | <input type="checkbox"/> EXPIRED RECORDABLE MAP |
| <input type="checkbox"/> AMENDMENT TO FINAL MAP | <input type="checkbox"/> VESTING MAP |

MINOR CHANGE Original Case No. _____

REVISED MAP Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Riverside Mitland 03 LLC

Contact Person: Dave Bartlett E-Mail: Dave.Bartlett@brookfield.com

Mailing Address: 3200 Park Center Drive, Suite 1000

<u>Costa Mesa</u>	<u>CA</u>	<u>92626</u>
<small>City</small>	<small>State</small>	<small>ZIP</small>

Daytime Phone No: (714) 200-1603 Fax No: (714) 200-1861

Engineer/Representative Name: Hunsaker & Associates Irvine, Inc.

Contact Person: Brad Hay E-Mail: bhay@hunsaker.com

Mailing Address: 3 Hughes

<u>Irvine</u>	<u>CA</u>	<u>92618</u>
<small>City</small>	<small>State</small>	<small>ZIP</small>

Daytime Phone No: (949) 583-1010 Fax No: (949) 583-0759

Property Owner Name: Riverside Mitland 03 LLC

Contact Person: Dave Bartlett E-Mail: Dave.Bartlett@brookfield.com

Mailing Address: 3200 Park Center Drive, Suite 1000

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

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Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

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APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Costa Mesa
City

CA
State

92626
ZIP

Daytime Phone No: (714) 200-1603

Fax No: (714) 200-1861

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the subdivision type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the subdivision is ready for public hearing.)

Dave Bartlett

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of this application, the applicant will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be **NO** refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): Portions of 480-010-017 & 480-010-019

Approximate Gross Acreage: ~~13.7 acres~~

11.75 gross acres

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of Hilton Road, South of Keller Road, East of Spencer's Crossing Parkway West of Leon Road.

SUBDIVISION PROPOSAL:

Map Schedule: A Minimum Developable Lot Size: 5,500 square feet
Number of existing lots: 1 Number of proposed developable lots: 55 53
Planned Unit Development (PUD): Yes No Vesting Map: Yes No
Number of proposed non-developable lots (excluding streets): 5 Subdivision Density: 4.78 dwelling units per acre. *3 open g*

Is there previous development application(s) filed on the same site: Yes No

If yes, provide Application No(s). TR37053, CZ07898, GPA01163, SP00312A2
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) EA42868 EIR No. (if applicable): EIR551

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

If yes, indicate the type of report(s) and provide signed copy(ies): GEO02525, PDA05011, PDP01546

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

If not known, please refer to [Riverside County's Map My County website](#) to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

- [Santa Ana River/San Jacinto Valley](#)
- [Santa Margarita River](#)
- [Whitewater River](#)

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to **Section 65962.5** of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: Riverside Mitland 03 LLC

Address: 3200 Park Center Drive, Suite 1000, Costa Mesa, CA 92626

Phone number: (714) 200-1603

Address of site (street name and number if available, and ZIP Code): Spencer's Crossing PA 42

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: Portion of 480-010-017 and 480-010-019

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

Regulatory Identification number: _____

Date of list: _____

Applicant: _____ Date _____

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

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\Subdivision Condensed Application.docx
Created: 04/08/15 Revised: 08/03/18



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



Juan C. Perez

Director of Transportation and Land Management Agency

Patricia Romo
Assistant Director,
Transportation Department

Steven A. Weiss
Planning Director,
Planning Department

Mike Lara
Building Official,
Building & Safety Department

Greg Flannery
Code Enforcement Official,
Code Enforcement Department

LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT
Agreement for Payment of Costs of Application Processing

TO BE COMPLETED BY APPLICANT:

This agreement is by and between the County of Riverside, hereafter "County of Riverside",
and Riverside Mitland 03 LLC hereafter "Applicant" and Riverside Mitland 03 LLC "Property Owner".

Description of application/permit use:

TTM 37646 proposes a Schedule "A" subdivision for the development of 55 single-family residential lots.

If your application is subject to Deposit-based Fee, the following applies

Section 1. Deposit-based Fees

Purpose: The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.

- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.
- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): Portion of APN's 480-010-017 and 480-010-019

Property Location or Address:

Northwest Corner of Keller Road and Spencer's Crossing Parkway

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Dave Bartlett

Phone No.: (714) 200-1861

Firm Name: Riverside Mitland 03 LLC

Email: Dave.Bartlett@brookfield.com

Address: 3200 Park Center Drive, Suite 1000

Costa Mesa, CA 92626

3. APPLICANT INFORMATION:

Applicant Name: Dave Bartlett


Phone No.: (714) 200-1861

Firm Name: Riverside Mitland 03 LLC

Email: Dave.Bartlett@brookfield.com

Address (if different from property owner)

4. SIGNATURES:

Signature of Applicant:  Date: 3/15/19
 Print Name and Title: Dave Bartlett, Vice President

Signature of Property Owner: _____ Date: _____
 Print Name and Title: _____

Signature of the County of Riverside, by _____ Date: _____
 Print Name and Title: _____

FOR COUNTY OF RIVERSIDE USE ONLY	
Application or Permit (s)#: _____	
Set #: _____	Application Date: _____



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any tentative map (tract or parcel), revised map, map minor change, reversion to acreage, conditional use permit, public use permit, surface mining permit, WECS permit, hazardous waste siting permit, temporary outdoor event permit, plot plan, substantial conformance, revised permit, variance, setback adjustment, general plan amendment, specific plan, specific plan amendment, specific plan substantial conformance, zoning amendments, and any associated environmental documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.

Property Owner(s) Signature(s) and Date

Dave Bartlett, Vice President

Printed Name of Owner

If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets of this page, if necessary.

If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:

- *If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.*
- *If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.*
- *If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.*
- *If the property owner is a trust, provide a copy of the trust certificate.*

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(951) 955-3200 · Fax (951) 955-1811

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Palm Desert, California 92211
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"Planning Our Future... Preserving Our Past"

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.

In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.

If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.

NOTICE OF PUBLIC HEARING

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **Riverside County PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

SPECIFIC PLAN NO. 312 SUBSTANTIAL CONFORMANCE NO. 3, CHANGE OF ZONE NO. 1900032, and TENTATIVE TRACT MAP NO. 37646 – No New Environmental Document Required – EIR551 – Applicant: Riverside Mitland 03, LLC/Dave Bartlett – Engineer/Representative: Hunsaker & Associates/Brad Hay – Third Supervisorial District – French Valley Zoning Area – Southwest Area Plan: Community Development: Public Facilities (CD-PF) – Location: Northerly of Hilton Road, southerly of Keller Road, easterly of Spencer Crossing Parkway, and westerly of Leon Road – 13.29 Gross Acres – Zoning: Specific Plan (SP312A2) – **REQUEST: Specific Plan No. 312 Substantial Conformance No. 3 (SP312S03)**, proposes minor modifications to the text to ensure that the Specific Plan is consistent with the Specific Plan’s Zoning Ordinance development standards as they pertain to Planning Area 42. SP312S03 will not exceed the density and allowable dwelling units as currently allowed. **Change of Zone No. 1900032 (CZ1900032)**, proposes to modify the text only of the Specific Plan’s Zoning Ordinance to modify the development standards for PA 42 in regards to minimum lot size, frontage, setbacks, and allowable encroachments. **Tentative Tract Map No. 37646**, proposes a Schedule “A” Map to subdivide 13.29 gross acres into 53 residential lots with a minimum lot size of 5,000 sq. ft. and three (3) open space lots for landscaping.

TIME OF HEARING: **9:00 a.m. or as soon as possible thereafter**
DATE OF HEARING: **MARCH 18, 2020**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project please contact Project Planner Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org, or go to the County Planning Department’s Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that although the proposed project could have a significant effect on the environment, **No New Environmental Documentation Is Required** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible. The Planning Commission will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Planning Department office, located at 4080 Lemon Street 12th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Deborah Bradford
P.O. Box 1409, Riverside, CA 92502-1409

NOTICE OF PUBLIC HEARING

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **Riverside County PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

SPECIFIC PLAN NO. 312 SUBSTANTIAL CONFORMANCE NO. 3, CHANGE OF ZONE NO. 1900032, and TENTATIVE TRACT MAP NO. 37646 No New Environmental Document Required – EIR551 – Applicant: Riverside Mitland 03, LLC/Dave Bartlett – Engineer/Representative: Hunsaker & Associates/Brad Hay – Third Supervisorial District – French Valley Zoning Area – Southwest Area Plan: Community Development: Public Facilities (CD-PF) – Location: Northerly of Hilton Road, southerly of Keller Road, easterly of Spencer Crossing Parkway, and westerly of Leon Road – 11.5 Acres – Zoning: Specific Plan (SP312A2) – **REQUEST: Specific Plan No. 312 Substantial Conformance No. 3 (SP312S03)**, proposes minor modifications to the text to ensure that the Specific Plan is consistent with the Specific Plan’s Zoning Ordinance development standards as they pertain to Planning Area 42. SP312S03 will not exceed the density and allowable dwelling units as currently allowed. **Change of Zone No. 1900032 (CZ1900032)**, proposes to modify the text only of the Specific Plan’s Zoning Ordinance to modify the development standards for PA 42 in regards to minimum lot size, frontage, setbacks, and allowable encroachments. **Tentative Tract Map No. 37646** proposes a Schedule “A” map to subdivide 11.5 acres into 53 residential lots with a minimum lot size of 5,000 sq. ft. and three (3) open space lots for landscaping.

TIME OF HEARING:	9:00 a.m. or as soon as possible thereafter
DATE OF HEARING:	MAY 6, 2020
PLACE OF HEARING:	RIVERSIDE COUNTY ADMINISTRATIVE CENTER BOARD CHAMBERS, 1ST FLOOR 4080 LEMON STREET, RIVERSIDE, CA 92501

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 Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org, or go to the County Planning Department’s Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that although the proposed project could have a significant effect on the environment, **No New Environmental Documentation Is Required** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible. The Planning Commission will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Planning Department office, located at 4080 Lemon Street 12th Floor, Riverside, CA 92501.

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If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Deborah Bradford
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on January 30, 2020,

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

APN (s) or case numbers CZ1900032 / SP00312S03 / TTM37646 for

Company or Individual's Name RCIT - GIS,

Distance buffered 2000'

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

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

TITLE: GIS Analyst

ADDRESS: 4080 Lemon Street 9TH Floor

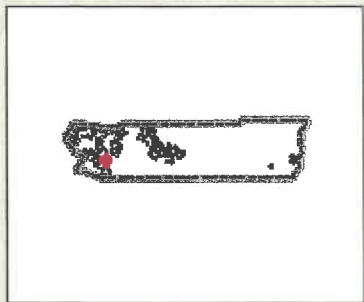
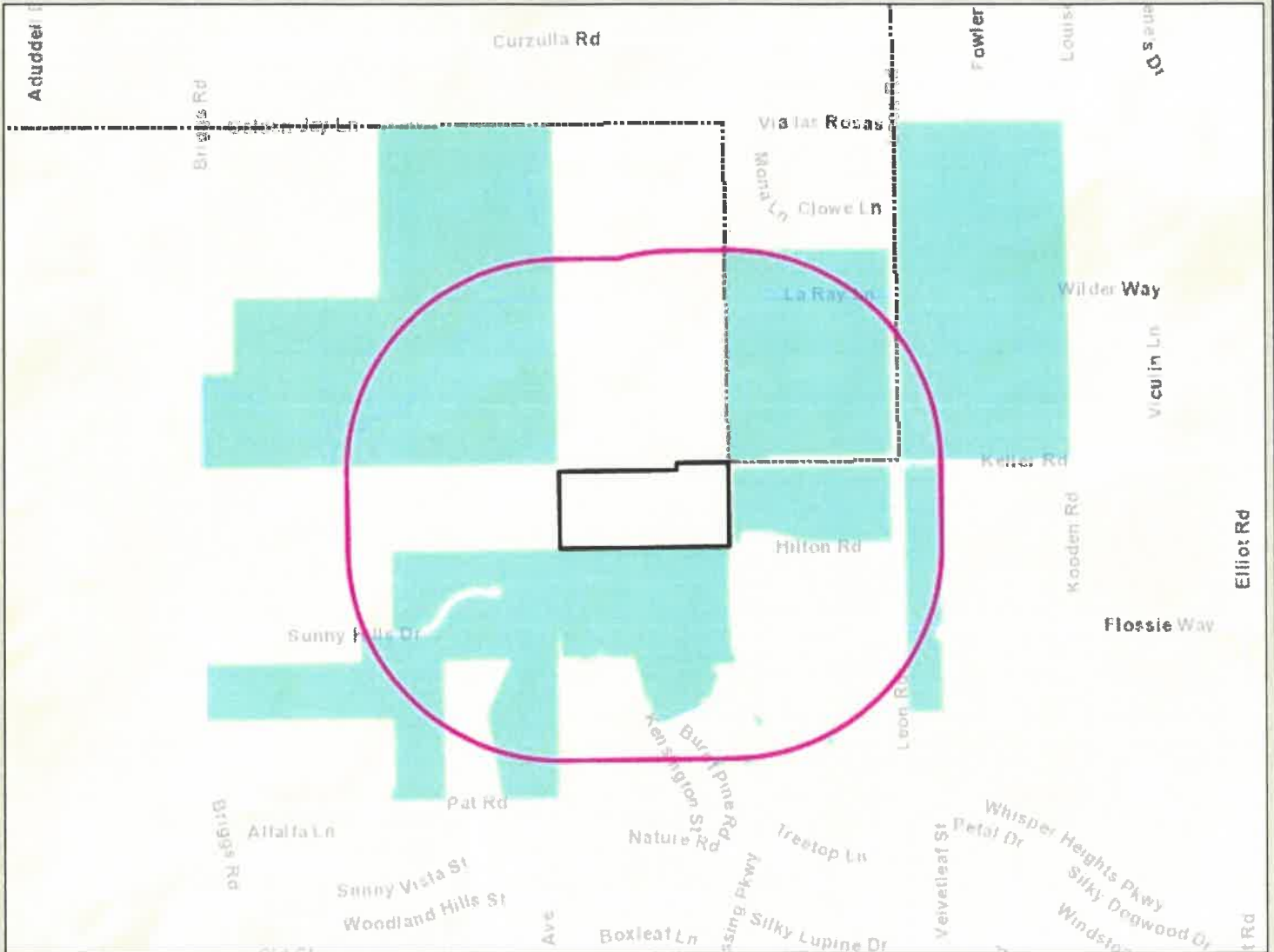
Riverside, Ca. 92502

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




Riverside County GIS Mailing Labels

CZ1900032 SP00312S03 TTM37646

(2000 feet buffer)



Legend

-  County Boundary
-  Cities
-  World Street Map

Notes



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... 1/30/2020 10:24:40 AM

© Riverside County RCIT

472050002
MAR CAL
33750 BRIGGS RD
MENIFEE CA 92584

472050004
WESTERN RIVERSIDE COUNTY REG CON
P O BOX 1667
RIVERSIDE CA 92502

472050015
STEVEN M MORTON
39252 WINCHESTER RD STE 107-317
MURRIETA CA 92563

472050016
CHRISTIAN LAWRENCE NAADEN
30922 LA RAY LN
WINCHESTER CA 92596

472050017
JEFF BELTZ
30777 LA RAY LN
WINCHESTER CA 92596

472050018
MARC TAYLOR
30803 LA RAY LN
WINCHESTER CA 92596

472050019
NICK TIRABASSI
24335 VICTORY BLVD NO A
WEST HILLS CA 91307

472050020
PETE NORIEGA
30985 LA RAY LN
WINCHESTER CA 92596

472050021
JOHN MCDONALD
33795 LEON RD
WINCHESTER CA 92596

472050022
ABEL MORALES
34235 LEON RD
WINCHESTER CA 92596

472050023
GUOWEI JIN
30817 LA RAY LN
WINCHESTER CA 92596

472050025
DAVID CUPP
6225 CAMINITO JUANICO
SAN DIEGO CA 92111

472050026
MANUEL GALINDO
30910 KELLER RD
MENIFEE CA 92596

472050027
WALTER R WILSON
30928 KELLER RD
WINCHESTER CA 92596

472050028
SHALYN WARRINGTON
30980 KELLER RD
WINCHESTER CA 92596

472050029
JAMES CEBULA
30808 KELLER RD
WINCHESTER CA 92596

472090001
WSI LAND HOLDINGS
3161 MICHELSON DR STE 425
IRVINE CA 92612

480010003
GREGORY S SCHERF
26788 DESERT LOCUST ST
MURRIETA CA 92562

480010004
RICHARDSON JULIE A
30330 SUNNYHILLS DR
MENIFEE CA 92584

480010005
ROBIN H BORDERS
30420 SUNNY HILLS DR
MENIFEE CA 92584

480010006
MARK VAN GAALE
26772 DESERT LOCUST ST
MURRIETA CA 92562

480010007
MICHAEL N MONTELEONE
35245 BRIGGS RD
MURRIETA CA 92563

480010010
MARK ODDY
30283 SUNNY HILLS DR
MENIFEE CA 92584

480010011
ABDUL M ALAAMA
2455 OAK RANCH RD
LA HABRA HEIGHTS, CA 90631

480010014
RONALD E SCHAFER
30724 BENTON NO C302 392
WINCHESTER CA 92596

480010016
ANDY DOMENIGONI
31851 WINCHESTER RD
WINCHESTER CA 92596

480010020
827 LEON
6751 PAINTER AVE
WHITTIER CA 90601

480010038
RIVERSIDE MITLAND 03
12865 POINTE DEL MAR 200
DEL MAR CA 92014

480010039
RIVERSIDE MITLAND 03
3200 PARK CENTER DR #1000
COSTA MESA CA 92626

480030001
LAVERNE POLIQUIN
1331 W BAY AVE
NEWPORT BEACH CA 92661

480030008
JENNIE L CHIEM
PO BOX 2072
SUN CITY CA 92586

480030009
CHARLES W SHORES
31085 FLOSSIE WAY
WINCHESTER CA 92596

480880017
KB HOME COASTAL INC
36310 INLAND VALLEY DR
WILDOMAR CA 92595

480950013
BROOKFIELD HOMES SOUTHERN CALIFORNIA
3200 PARK CENTER DR STE 1000
COSTA MESA CA 92626

480951026
RICHMOND AMERICAN HOMES OF MARYLAND
391 N MAIN ST STE 205
CORONA CA 92880

480961017
TONY P DOAN
30747 BLOOMFEST ST
MENIFEE CA 92596

Riverside Mitland 03 LLC
Atten: Dave Bartlett
3200 Park Center Drive, Suite 1000
Costa Mesa, CA 92626

Hunsaker & Associates Irvine, Inc.
Atten: Brad Hay
3 Hughes
Irvine, CA 92618

Lewis Brisbois
Atten: Alexander Knaub
28765 Single Oak Drive, Suite 140
Temecula, CA 92590

Lewis Brisbois
Atten: Cristina Halley
28765 Single Oak Drive, Suite 140
Temecula, CA 92590

Brookfield Residential
Atten: Adrian Peters
3200 Park Center Drive, Suite 1000
Costa Mesa, CA 92626

Southern California Edison
Attention: Jeff Clark
P.O Box 800
Rosemead, CA 91770

City of Murrieta
Development Services Director
1 Town Square
Murrieta, CA 92562

Murrieta Valley Unified School Dist.
Atten: Facilities and Operations
41870 McAlby Court
Murrieta, CA 92562

EMWD
Warren A. Beck, P.E.
P.O. Box 8300
2270 Trumble Road
Perris, CA 92570-8300

Kirkland West
Habitat Defense Council
PO Box 7821
Laguna Niguel, Ca, 92607-7821

Riverside Mitland 03 LLC
Atten: Dave Bartlett
3200 Park Center Drive, Suite 1000
Costa Mesa, CA 92626

Lewis Brisbois
Atten: Samuel C. Alhadeff
28765 Single Oak Drive, Suite 140
Temecula, CA 92590

Lewis Brisbois
Atten: Alexander Knaub
28765 Single Oak Drive, Suite 140
Temecula, CA 92590

Brookfield Residential
Atten: Shaun Bowen
3200 Park Center Drive, Suite 1000
Costa Mesa, CA 92626

Brookfield Residential
Atten: Adrian Peters
3200 Park Center Drive, Suite 1000
Costa Mesa, CA 92626

Southern California Gas Co.
4495 Howard Ave.
Riverside, CA 92507

City of Murrieta
Development Services Director
1 Town Square
Murrieta, CA 92562

Perris Union High School District
Atten: Hector Gonzales, Director of
Facilities
155 E. 4th Street
Perris, CA 92570

EMWD
Warren A. Beck, P.E.
P.O. Box 8300
2270 Trumble Road
Perris, CA 92570-8300

Hunsaker & Associates Irvine, Inc.
Atten: Brad Hay
3 Hughes
Irvine, CA 92618

Lewis Brisbois
Atten: Samuel C. Alhadeff
28765 Single Oak Drive, Suite 140
Temecula, CA 92590

Lewis Brisbois
Atten: Cristina Halley
28765 Single Oak Drive, Suite 140
Temecula, CA 92590

Brookfield Residential
Atten: Shaun Bowen
3200 Park Center Drive, Suite 1000
Costa Mesa, CA 92626

Southern California Edison
Attention: Jeff Clark
P.O Box 800
Rosemead, CA 91770

Southern California Gas Co.
4495 Howard Ave.
Riverside, CA 92507.

Murrieta Valley Unified School Dist.
Atten: Facilities and Operations
41870 McAlby Court
Murrieta, CA 92562

Perris Union High School District
Atten: Hector Gonzales, Director of
Facilities
155 E. 4th Street
Perris, CA 92570

Richard Drury
Komalpreet Toor
Lozeau Drury, LLP
1939 Harrison Street, Suite 150
Oakland, CA 94612



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

SP312S03, CZ1900032, and TTM37646

Project Title/Case Numbers

Deborah Bradford
County Contact Person

951.955.6646
Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Riverside Mitland 03 LLC., Dave Bartlett
Project Applicant

3200 Park Center Drive, Suite 1000 Costa Mesa, CA 92626
Address

North of Hilton Road, South of Keller Road, East of Spencer's Crossing Parkway and West of Leon Road

Project Location

Substantial Conformance No. 3 to SP312 provides minor modifications to the SP Text to ensure that the SP is consistent with the SP's Zoning Ordinance development standards as they pertain to Planning Area 42. CZ1900032 modifies the text only of the SP's Zoning Ordinance in regards to development standards pertaining to minimum lot size. TTM37646 is a Schedule "A" Map to subdivide the 11.5 acre site (PA 42) into 53 residential lots and 3 open space lots. No new environmental document is required because all potentially significant effects on the environment have been adequately analyzed in the previously certified Environmental Impact Report No.551 pursuant to applicable legal standards and have been avoided or mitigated pursuant to that earlier EIR and none of the conditions described in CEQA Guidelines Section 15162 exist based on the staff report's findings and conclusions for this project, which are incorporated by reference. The proposed Project will not result in any new significant environmental impacts not identified in the certified EIR No. 551. The proposed Project will not result in a substantial increase in the severity of previously identified significant effects, does not propose any substantial changes which will require major revisions to EIR No. 551, no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible because of the following, Planning Area 42 boundaries and the proposed use of the site was included within the project boundary analyzed in EIR No 551, and does not propose any changes to Specific Plan No. 312 area as analyzed in EIR No. 551.

Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on March 12, 2019, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A finding that nothing further is required was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EIR, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

Date Received for Filing and Posting at OPR: _____

Deborah Bradford, Project Planner

Title

Date

FOR COUNTY CLERKS'S USE ONLY



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4.2


Planning Commission Hearing: May 6, 2020

PROPOSED PROJECT

Case Number(s):	Change of Zone No. 7544 Tentative Tract Map No. 36030 Tentative Parcel Map No. 36031
EIR No.:	500
Area Plan:	Lakeview/Nuevo
Zoning Area/District:	Nuevo Area
Supervisory District:	Fifth District
Project Planner:	Deborah Bradford
Project APN(s):	429-020-028, 429-020-021, and 429-160-002

Applicant(s): Lansing Industries, LLC.

Representative(s): Michael Cole



Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION, AND LOCATION

CHANGE OF ZONE NO. 7544 is a proposal to change the zoning on the subject property from Residential Agricultural (R-A), Residential Agricultural 1-Acre Minimum (R-A-1), and Residential Agricultural 10-Acre Minimum (R-A-10) to One-Family Dwellings (R-1), One-Family Dwellings, 20,000 square foot minimum (R-1-20,000), and Open Area Combining Zone-Residential Developments (R-5).

TENTATIVE PARCEL MAP NO. 36031 is a proposal for a Schedule "I" subdivision of 242 acres into six (6) parcels with a minimum lot size of 25 acres.

TENTATIVE TRACT MAP NO. 36030 is a proposal for a Schedule "A" subdivision of 242-acres into 314 single-family residential lots on 166 acres, construction of one aboveground water storage tank, and dedication of approximately 76 acres of open space as a habitat conservation area. Within the developed area of the proposed project there would also be pocket parks, landscape lots, linear parks/open space and paseos, multipurpose recreational trails, and a 6.5-acre dual-purpose neighborhood park/detention/water quality basin. Within the developed portion of the site, approximately 17 acres of the open space area will be maintained permanently as natural open space.

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

The Project site is located south of Nuevo Road, east of Sky Drive, and west of Passage Road, within the community of Nuevo.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

TENTATIVELY CERTIFY ENVIRONMENTAL IMPACT REPORT NO. 500 based on the findings incorporated in the EIR, and subject to resolution adoption by the Riverside County Board of Supervisors;

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7544 that changes the zoning classification from Residential Agriculture (R-A), Residential Agriculture 1-Acre Minimum (R-A-1), and Residential Agriculture 10-Acre Minimum (R-A-10) to One Family Dwelling 7,200 Square Foot Minimum (R-1) and R-1-20,000 SF, and Open Area Combining Zoned Residential Developments (R-5) in accordance with Exhibit #3, based upon the findings and conclusions incorporated in the staff report, and pending adoption of the zoning ordinance by the Board of Supervisors;

TENATIVELY APPROVE TENTATIVE TRACT MAP NO. 36030, subject to the attached conditions of approval, and advisory notification document, based upon the findings and conclusions incorporated into the staff report; and

TENTATIVELY APPROVE TENTATIVE PARCEL MAP NO. 36031, subject to the attached conditions of approval, and advisory notification document, based upon the findings and conclusions incorporated into the 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 and Rural
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Low Density Residential (LDR) and Rural Mountainous (RM)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Rural Community: Low Density Residential (RC:LDR), Community Development: Medium Density Residential (CD: MDR)
East:	Rural Community: Low Density Residential (RC:LDR), Rural Community:- Very Low Density Residential (RC: VLDR), Rural: Rural Mountainous (R:RM), Rural: Rural Residential (R:RR)
South:	Rural Community: Very Low Density Residential (RC:VLDR), Rural: Rural Mountainous (R:RM), Rural: Rural Residential (R:RR)
West:	Rural Community- Low Density Residential (RC:LDR), Community Development: Commercial Retail (CD:CR)

Existing Zoning Classification:	Residential Agricultural (R-A), Residential Agricultural 1-Acre Minimum (R-A-1), and Residential Agricultural 10-Acre Minimum (R-A-10)
Proposed Zoning Classification:	One-Family Dwelling- 7,200 Square Foot Minimum (R-1), One-Family Dwelling- R-1-20,000 SF, and Open Area Combining Zoned Residential Developments (R-5)
Surrounding Zoning Classifications	
North:	Residential Agricultural (R-A), and One-Family Dwelling (R-1)
East:	Residential Agriculture (R-A), and Residential Agriculture 5-Acre Minimum (R-A-5)
South:	Residential Agricultural 10-Acre Minimum (R-A-10), Residential Agricultural 5-Acre Minimum (R-A-5)
West:	Residential Agricultural (R-A), and Scenic Highway Commercial (C-P-S)
Existing Use:	Vacant Land
Surrounding Uses	
North:	Vacant Land, Single-Family Residential
East:	Scattered Single-Family Residential, Agriculture, and Vacant Land
South:	Vacant Land
West:	Scattered Single-Family Residential and Vacant Land

Project Details: PM36031

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	242 acres	20 acre minimum
Total Proposed Number of Lots:	6	
Map Schedule:	'I'	

Project Details: TR36030

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	242 acres	N/A
Proposed Minimum Lot Size:	7,200 square foot	R-1 allows for a minimum 7,200 square foot lot size
Total Proposed Number of Lots:	Total – 348 lots.	N/A

	314 single family lots, 49 recreation/landscape/open space lots, 4 water quality basins, 1 water tank, and 1 conservation area.	
Map Schedule:	A	

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – Lakeview/Nuevo/Romoland/Homeland #146
Special Flood Hazard Zone:	Yes, partially – RCFC
Agricultural Preserve:	No
Liquefaction Area:	Yes – Low
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	Yes- Very High
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	Yes - 2849, 2964, and 2976
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes
Airport Influence Area ("AIA"):	No

PROJECT LOCATION



Figure 1. Aerial

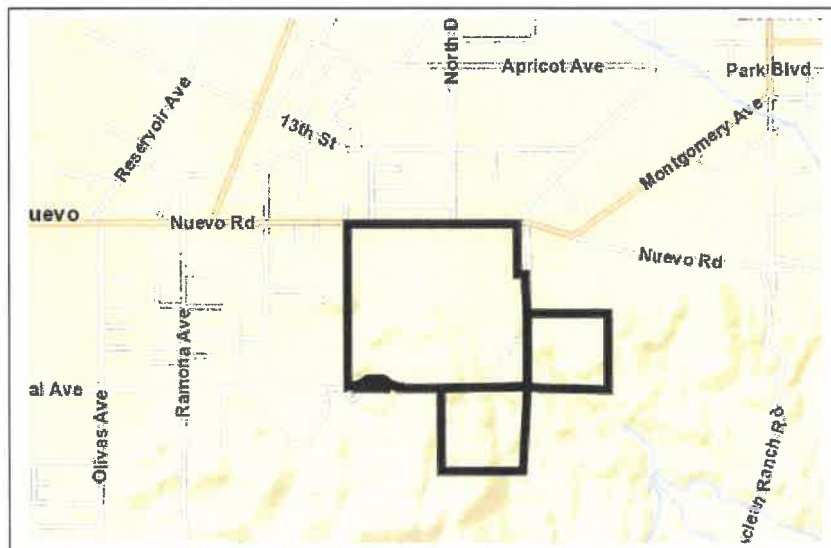


Figure 2: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

The proposed project was initially applied for in July, 2007 under Tentative Tract Map No. 30951 (Crystal Springs Ranch). A Mitigated Negative Declaration was prepared for the project Environmental Assessment (EA No. 38958), which identified that although the project had significant environmental impacts, the impacts could be reduced through the implementation of a mitigation and monitoring program.

On December 20, 2005, the County Board of Supervisors approved the Crystal Springs project (renamed "Vista Nuevo") on the Project site which included a change of zone and tentative tract map. A petition for Writ of Mandate was filed in Superior Court for the State of California, Riverside County, by "Concerned Citizens of Lakeview, Juniper Flats, and Nuevo" seeking an order to vacate the approvals of the change of zone and tentative tract map and Environmental Assessment/Initial Study. Petitioners argued that the Mitigated Negative Declaration adopted for the Project was not adequate to fully analyze and address the impacts of the approved Project and that an Environmental Impact Report (EIR) should be required to ensure full disclosure of the potential impacts of the proposed development. Arguments were heard by the Court on January 19, 2007 and a ruling made on March 1, 2007. The court ruled in favor of the petitioners and agreed that an EIR was the appropriate CEQA document to prepare for the Project. The judge agreed that an EIR level of analysis was required in the areas of land use and planning, aesthetics including lighting, population and housing, traffic, air quality, and water supply. The County has decided to analyze these issues within the context of a full-scope EIR, rather than a focused EIR concentrating on only these issue areas. This will ensure that all impacts of the currently proposed Project are adequately addressed.

The County of Riverside prepared and circulated a Notice of Preparation (NOP) of an EIR for the Project in June 2014. The NOP review period began on June 6, 2014 and ended on July 8, 2014. The NOP was distributed to responsible and interested agencies and organizations and the State Clearinghouse (Notice of Completion). A Public Notice of the Scoping Meeting was published in the Riverside Press Enterprise on June 6, 2014. A Scoping Meeting was held on July 7, 2014 at the Riverside County offices located at

4080 Lemon Street in the City of Riverside. No comments were received at the Scoping Meeting. Eight comment letters were submitted in response to the NOP regarding the proposed Project. The NOP and Scoping Meeting notifications are provided in the Appendix 8 that is included in this Draft EIR.

The County has prepared a Draft EIR for the Vista Nuevo Project (CZ 07544, PM 36031 and TR 36030) that evaluates the potential environmental impacts that would result from constructing and implementing the proposed Project.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

An Initial Study (IS) and an Environmental Impact Report (EIR) have been prepared for this Project in accordance with the California Environmental Quality Act (CEQA). The IS and EIR represent the independent judgement of Riverside County. The Draft EIR was circulated for public review on December 11, 2018 per the California Environmental Quality Act Statue and Guidelines Section 15105. The review period for the Draft EIR ended on January 24, 2019.

Comment letters were received from the Governor’s Office of Planning and Research, State Clearinghouse Planning Unit (2), the South Coast Air Quality Management District, and a member of the public. These comments were addressed in the Response to Comments in the FEIR and was determined that recirculation of the DEIR was not required

All potentially significant effects have been adequately analyzed in the Environmental Impact Report (EIR No. 500) pursuant to applicable legal standards, and most have been avoided or mitigated, including mitigation measures that are required for the Project. However, the following impacts cannot be mitigated to below a level of significance after the implementation of relevant standard conditions of approval, regulations and mitigation measures as identified in the Draft EIR and Final EIR:

Aesthetics: As described in Subchapter 4.2, development of the proposed Project will contribute to the change of the project site with an intensification of development substantially greater than that which presently occurs in the immediate surrounding vicinity. There will be an associated change in views, both to and from the Project site. The proposed Project modifications to the onsite landscape were not identified as being a significant adverse aesthetic/visual impact for the foreground view or the background view. But from the middle ground the visual change is substantial and was concluded to constitute a significant change in the landscape. Thus, this Project’s contribution to the change in the area’s landscape and scenic views has been identified as a significant unavoidable adverse aesthetic impact for this one condition.

Land Use and Planning: The proposed Project has been analyzed as causing or contributing to the following unavoidable significant adverse land use and planning impacts:

The proposed Project would conflict with elements of the regional planning requirements as outlined in the Regional Transportation Plan and the Sustainable Communities Strategies.

As described in Subchapter 4.11 of the EIR, development of the proposed Project will result in substantial change of the zoning of the general Project area. Approval of the proposed Project will cause an intensification of development greater than that which presently occurs on the site and currently in the area. The proposed Project design includes buffers around boundary portions of the Project site which abut adjacent lower density uses. Regardless, the proposed Project impacts, even with the incorporation

of these buffers, will make a considerable contribution to cumulative changes within the existing land uses in the Project vicinity in terms of type, intensity and extension of infrastructure to the site and surrounding area. In conjunction with nearby MDR development, existing MDR land use designations to the west, and existing commercial retail designations to the east and west, the extent and scope of changes in zoning is considered to be a cumulative significant adverse land use and planning impact. Design measures incorporated into the subdivision design (landscape buffers, incorporation of night sky lighting, etc.) are available to reduce conflicts with adjacent land uses to the extent feasible, but as noted the scope of the change in the community due to extending suburban development into the area will be cumulatively significant and unavoidable if the proposed Project is implemented as proposed.

Population and Housing: As described in Subchapter 4.14 of the EIR, the proposed Project would slightly decrease the buildout population of the LVNAP by approximately 9 residents. The approximate number of dwelling units within the Area Plan would decrease by 3. In the context of the population projections for the Project area, the Project would have no significant impact on the overall 2035 population and dwelling units. The proposed Project would not exacerbate the region's jobs/housing imbalance. However, the proposed Project would, through extension of certain utility services, contribute to significant growth inducement in the Project vicinity. Therefore, based on the data and analysis presented in Subchapter 4.14 of the EIR, implementation of the proposed Project will not cause significant direct adverse population and housing impacts relative to the existing population and housing forecasts for the planning area. However, indirectly, the proposed Project will contribute to a significant potential to induce growth in the community of Nuevo and surrounding areas served by the extension of new utility lines, specifically wastewater management and drainage management systems.

Traffic and Transportation: As described in Subchapter 4.17 of the EIR, the proposed Project would generate additional traffic on local and regional roadways. The proposed Project is consistent with the land use for the site as identified in the County's adopted General Plan, and it is consistent with the General Plan's Circulation Element. Based upon the Traffic Impact Analysis (TIA) prepared for the proposed Vista Nuevo (Tract 36060) residential Project, the Project can be accommodated with implementation of the recommended mitigation measures.

The analysis contained in the TIA for the proposed Project determined that the identified off-site intersection improvements at Nuevo Road and Menifee Road are needed with implementation of the proposed Project. Because the improvements required to address cumulative traffic at this intersection are not under the control of the proposed Project, they may not be in place at the completion and occupancy of the proposed Project. Therefore, the proposed Project is forecast to make a cumulatively considerable contribution to the further decline in the LOS at the intersection of Nuevo Road and Menifee Road. Cumulative circulation system effects are forecast to be significant based on the fact that circulation improvements at this intersection are dependent on other projects and funding sources beyond the control of the proposed Project. Without the ability to assure construction of the required improvements prior to actual impact, a finding of significant adverse impact to the area circulation system is warranted.

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 General Plan Land Use Designations of Low Density Residential (LDR) and Rural Mountainous (RM). Overall, the project is consistent with the LDR and RM land use designations and with all other sections of the Riverside County General Plan Land Use Element.

The Low Density Residential (LDR) land use designation provides for the development of conventional single-family detached houses and suburban subdivisions. The density range is 1 to 2 dwelling units per acre, which would allow between 335 single-family residential lots. The project is proposing 314 single-family residential lots within the LDR land use designation. The Rural Mountainous (RM) density range is 10 acres minimum. This area shall be used solely for MSHCP Conservation area. No homes are proposed in the area. The Tentative Tract Map proposes 314 residential lots which is within the allowable range of units per the land use designations. The residential lots proposed by Tentative Tract Map No. 36030 range from 7,200 to 112,669 square feet, with 49 open space lots.

In addition, the proposed project complies with several land use policies including LU 28.1 which requires the accommodation of the development of single-family residential units in areas appropriately designated by the General Plan and area plan land use maps, which is accomplished through the proposed 314 single-family residential lots of the tentative tract map. The proposed project also complies with LU 28.5 which requires the integration of a contiguous network of parks, plazas, public squares, bicycle trails, transit systems, and pedestrian paths into new communities and developments to provide both connections within each community and linkages with surrounding features and communities. The proposed project meets this land use policy by providing passive parks and paseos providing accessibility to each park for all tenants of the proposed development.

2. The project site is currently composed of three Zoning Classifications Residential Agricultural (R-A), Residential Agricultural 1-Acre Minimum (R-A-1), and Residential Agricultural 10-Acre Minimum (R-A-10). The proposed project includes Change of Zone No. 7544, which would rezone the project area to One-Family Dwelling (R-1), One-Family Dwelling, 20,000 square foot minimum (R-1-20,000), and Open Area Combining Zoned Residential Developments (R-5) zoning classifications. Uses permitted in the R-1 Zoning Classification are compatible with the encouraged uses in the Low Density Residential (LDR) land use designation.

Entitlement Findings:

Change of Zone

Change of Zone No. 7544 is a proposal to change the project site's Zoning Classification from Residential Agricultural (R-A), Residential Agricultural 1-Acre Minimum (R-A-1), and Residential Agricultural 10-Acre Minimum (R-A-10) to One-Family Dwelling(R-1), One-Family Dwelling, 20,000 square foot minimum (R-1-20,000) , and Open Area Combining Zoned Residential Developments (R-5) and is subject to the following findings, pursuant to the provisions of the Riverside County Zoning Ordinance 348 (Land Use):

1. Pursuant to Ordinance No. 348, the standard R-1 zoning classification also requires a minimum lot size of 7,200 square feet and the R-1-20,000 zone will require a minimum lot size of 20,000 square feet. Although these lot sizes would appear to be inconsistent with the density range of Low Density Residential of 1-2 dwelling units per acre as well as the Rural Mountainous maximum density of 1 dwelling unit per 10 acres, the related Tentative Tract Map shows how the overall density allowed by

these designations can still be achieved with smaller lot sizes balanced with provision and conservation of open space areas via clustering. Furthermore, the uses allowed within the R-1 zone are consistent with the uses anticipated in the Low Density Residential and Rural Mountainous land use designations, which is primarily for single-family residential uses. For these reasons as detailed previously in the Land Use Findings, the proposed zoning classifications are consistent with the General Plan, specifically the land use designations of Low Density Residential and Rural Mountainous that exist on the subject site.

Tentative Tract Map

Tentative Tract Map No. 36030 is a proposal to subdivide 242-acres into 314 residential lots and 34 non-residential lots. The findings required to approve a Map, pursuant to the provisions of the Riverside County Subdivision Ordinance No. 460, are as follows:

1. The proposed map, subdivision design and improvements are consistent with General Plan, applicable community and specific plans and with all applicable requirements of State law and the ordinances of Riverside County, because the proposed development is in conformance with all applicable development standards and policies including General Planning Principle IV. A.1 which states that the intent is to foster variety and choice in community development, particularly in the choice and opportunity for housing in various styles, of various densities, of a wide range of prices and accommodating a range of life styles in equally diverse community settings, emphasizing compact and higher density choices. In addition, the proposed development also adheres to General Planning Principle IV.A.4 which states communities should range in location and type from urban to suburban to rural, and in intensity from dense urban centers to small cities and towns to rural country villages to ranches and farms. Lastly, the proposed project also adheres to General Planning Principle IV.A.6 which states that existing communities should be revitalized through development of under-used, vacant, redevelopment and/or infill sites within existing urbanized areas. Furthermore, the project is not located within a specific plan.
2. The site of the proposed map is physically suitable for the type of development and density because the subdivision proposes to provide individual lots for single-family dwellings. Furthermore, the site is adjacent to existing single-family dwellings, and because the project will connect to the existing infrastructure in proximity to the project site (roads). The topography of the site is relatively flat to the north of the project site and slopes towards the south, into an area that will be dedicated for conservation.
3. The design of the proposed map or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat as detailed in the Environmental Impact Report for the project. The EIR prepared for the proposed Project analyzed the potential environmental impacts to wildlife and their habitat due to the loss of a vacant and disturbed site to a developed site. The EIR determined that all impacts related to wildlife and their habitat would be reduced to less than significant either through the incorporation of existing regulatory requirements or with the incorporation of mitigation measures. Funding measures to help with habitat conservation were provided through the Development Mitigation Fee and the Stephen kangaroo rat mitigation fee. In addition 76 acres of land along the eastern and southern boundary of the site will be set aside as an MSHCP conservation area and the additional open space lots, water quality basins and proposed parks will also provide protected areas for sensitive habitat existing on the site. The proposed land division will not result in serious health problems to the public at large, in that the

proposed development is compatible with surrounding residential land uses and is consistent with the planned future development for the Project area as stated in the General Plan.

4. The design of the proposed map or the type of improvements are not likely to cause serious public health problems, since as detailed in Environmental Impact Report prepared the project would not have a significant impact to local air quality or noise. Other impacts to the environment related to public health would be less than significant. The design of the proposed land division incorporates a street system comprised of local streets and collector streets and designed as cul-de-sacs, crescents, and grids. Emergency access will be provided onto the site by four streets fronting on Nuevo Road. Furthermore, standard conditions of approvals will ensure the protection of the public health, safety and welfare. The design of the proposed map or type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.
5. As indicated in the project Conditions of Approval, the proposed Tentative Tract Map includes the improvements as required by Riverside County Ordinance No. 460 for a Schedule "A" Map. 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. Tentative Tract Map No. 36030 complies with the Schedule 'A' improvement requirements provided in Section 10.5 of Ordinance No. 460 as listed below.
 - a. Streets. Streets are shown on the Tentative Map, which include frontage improvements to Nuevo Road, Gibson Avenue, and Sky Drive. Curb and gutter and sidewalks are included for all proposed improved streets.
 - b. Domestic Water. Domestic water service will be supplied by Nuevo Water Company via underground pipes consistent with the requirements set forth in California Administrative Code Title 22, Chapter 16.
 - c. Fire Protection. The project will provide for super fire hydrants with minimum distance of 400 feet to all portions of the building and pressure at 4,000 gallons per minute for a 4 hour duration at 20 pounds per square inch. Other 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 Eastern Municipal Water District
 - e. Fences. At minimum the project is required to install six-foot high chain link galvanized wire fencing along any canal, drain, expressway, or other feature deemed hazardous. There are no canal, drain, expressway, or other feature deemed hazardous along the project, however, the project site will provide walls along the north, south, east, and west property lines to separate the project site from the surrounding area.
 - f. Electrical and Communication Facilities. The project will provide electrical, telephone, street lighting, cable television service, which shall be installed in conformity with the provisions of Article XIII of Ordinance No. 460.
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 be removed. The project will improve streets along and within the project boundary.

7. Tentative Tract Map No. 36030 is consistent with the minimum size allowed by the project site's proposed Zoning Classification of R-1 and R-1-20,000, as proposed by the Change of Zone No. 7544. The minimum lot sizes for R-1 is 7,200 square feet and for R-1-20,000 is 20,000 square feet. The project is proposing a minimum of 7,200 square feet within the proposed R-1 area and 20,000 square feet within the R-1-20,000 area. There is no minimum lot size for the R-5 zone.
8. As a result of Section 3.2.I, and in accordance with Section 3.2.J. of Ordinance No. 460, the applicant has provided written assurance(s) (copies of which are attached) from the owner(s) of the property(ies) underlying the off-site improvement/alignment (as shown on the Tentative Map) that sufficient right-of-way can and will be provided. In the event the above referenced property owner(s) or their successor(s)-in-interest does/do not provide to the Transportation Department and/or Flood Control District the necessary dedication(s), eminent domain proceedings may need to be instituted by the Riverside County Board of Supervisors.

Tentative Parcel Map Findings

Tentative Parcel Map No. 36031 is a Schedule "I" map that propose 6 parcels with a minimum of 25 acres in size providing individual lots for most of the proposed buildings. The findings required to approve the Map, pursuant to the provisions of the Riverside County Ordinance No. 460, are as follows:

1. The proposed map, subdivision design and improvements are consistent with General Plan, applicable community and specific plans and with all applicable requirements of State law and the ordinances of Riverside County, because the proposed development is in conformance with all applicable development standards and policies including General Planning Principle IV. A.1 which states that the intent is to foster variety and choice in community development, particularly in the choice and opportunity for housing in various styles, of various densities, of a wide range of prices and accommodating a range of life styles in equally diverse community settings, emphasizing compact and higher density choices. In addition, the proposed development also adheres to General Planning Principle IV.A.4 which states communities should range in location and type from urban to suburban to rural, and in intensity from dense urban centers to small cities and towns to rural country villages to ranches and farms. Lastly, the proposed project also adheres to General Planning Principle IV.A.6 which states that existing communities should be revitalized through development of under-used, vacant, redevelopment and/or infill sites within existing urbanized areas. Furthermore, the project is not located within a specific plan.
2. The site of the proposed map is physically suitable for the type of development and density because the subdivision proposes to provide individual lots for single-family dwellings. Furthermore, the site is adjacent to existing single-family dwellings, and because the project will connect to the existing infrastructure in proximity to the project site (roads). The topography of the site is relatively flat to the north of the project site and slopes towards the south, into an area that will be dedicated for conservation. This would not constraint the proposed subdivision and development of the site.
3. The EIR prepared for the proposed Project analyzed the potential environmental impacts to wildlife and their habitat due to the loss of a vacant and disturbed site to a developed site. The EIR determined that all impacts related to wildlife and their habitat would be reduced to less than

significant either through the incorporation of existing regulatory requirements or with the incorporation of mitigation measures. Funding measures to help with habitat conservation were provided through the Development Mitigation Fee and the Stephen kangaroo rat mitigation fee. In addition 76 acres of land along the eastern and southern boundary of the site will be set aside as an MSHCP conservation area and the additional open space lots, water quality basins and proposed parks will also provide protected areas for sensitive habitat existing on the site. Based on the findings and conclusions in the EIR, the design of the tentative parcel map is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. The proposed land division will not result in serious health problems to the public at large, in that the proposed development is compatible with surrounding residential land uses and is consistent with the planned future development for the Project area as stated in the General Plan.

4. The design of the proposed land division incorporates a street system comprised of local streets and collector streets and designed as cul-de-sacs, crescents, and grids. Emergency access will be provided onto the site by four streets fronting on Nuevo Road. Mitigation measures that have been incorporated into EIR No. 500, regarding signalization, street improvements, and standard conditions of approvals will ensure the protection of the public health, safety and welfare. The design of the proposed map or type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

5. As indicated in the included project Conditions of Approval, the proposed Parcel Map includes the improvements required to comply with Riverside County Ordinance No. 460 for a Schedule "I" Map. 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. Tentative Parcel Map No. 36031 complies with the Schedule 'I' improvement requirements provided in Section 10.14 of Ordinance No. 460 as listed below.
 - a) *Streets. The minimum improvements for streets shall be as follows:*
 1. *If no Specific Plan has been filed on the land to be divided, no improvements will be required. Only a centerline study profile of the proposed street dedications shall be prepared for Transportation Department review and approval.* The project site is not within an existing specific plan nor has filed a specific plan application with this project. The Transportation Departments has reviewed and conditioned this project.
 2. *If a Specific Plan has been filed on the land to be divided, grading and required infrastructure improvements plans shall be prepared to ultimate design parameters for planning areas or phases of the Specific Plan as recommended by County Development staffs and approved by the appropriate Advisory Agencies.* The project site did not file a specific plan application with this project. Therefore grading and infrastructure improvement plans are not required at this time.
 3. *Legal access shall be provided as defined in Section 3.10.* Legal access shall be provided of Nuevo Road and the project shall create a street system within the project site boundaries.

 - b) *Agricultural Lands. The following agricultural land shall be exempt from all improvement requirements specified in this section.*

1. *Lands lying within established agricultural preserves formed pursuant to the California Land Conservation Act and Riverside County Ordinance No. 509.* The project site is not located within an agricultural preserve.
 2. *Lands zoned A-1, A-2, A-P, or A-D identified in the Riverside County Comprehensive General Plan as important farmland shown on the Agricultural Resources Map.* The project site is not zoned A-1, A-2, A-P, or A-D, therefore they are exempt.
- c) *Exceptions. For the purposes of this section, the following exceptions shall apply to any parcel map division located in its entirety within a community services district:*
1. *Whenever in this ordinance reference is made to any street design, standards, minimum improvements, maintenance, access, or dedication thereof, the adopted street standards of the community services district shall apply in meeting any street requirement for land division approval, provided the Transportation Department has previously approved such standards. The land divider shall submit to the Transportation Department a street construction permit issued by the community services district approving the proposed street construction.* The project site has been reviewed by the Transportation Department and has conditioned the project.
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. Improvements will be incorporated into the right-of-way along Nuevo Road, Gibson Avenue, and Sky Drive.
7. Tentative Parcel Map No. 36031 is consistent with the minimum size allowed by the project site's Zoning Classification of no minimum lot area is required.

Development Standards Findings

1. The lots as shown on the Tentative Tract Map are consistent with Ordinance No. 348 in particular with the permitted uses and development standards of One-Family Dwelling (R-1) and One-Family Dwelling, 20,000 square foot minimum (R-1-20,000) Zones as stated in Section 6.2 as detailed below:
 - a. *Building height shall not exceed three stories, with a maximum height of 40 feet.* The proposed project will consist of two-story single-family dwellings. The proposed project will be conditioned not to exceed a height of 40 feet in height.
 - b. *Lot area shall be not less than 7,200 square feet in the R-1 zone. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site. Lot area shall not be less than 20,000 square feet in the R-1-20,000 zone.* The project complies with this lot standard because the minimum lot size for the project site is 7,200 square feet within the proposed R-1 area and 20,000 square feet in the proposed R-1-20,000 area. The smallest proposed lot size is 7,200 square feet.
 - c. *The minimum average width of that portion of a lot to be used as a building site shall be 60 feet with a minimum average depth of 100 feet. That portion of a lot used for access on flag*

lots shall have a minimum width of 20 feet. The proposed project is consistent with the minimum lot dimension requirements of the R-1 zone shown on site plan, Exhibit A.

- d. *The minimum frontage of a lot shall be 60 feet, except that lots fronting on knuckles or cul-de-sac may have a minimum frontage of 35 feet. Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.* The rear setback shall be set at 10 feet. The proposed project is consistent with the minimum lot dimension requirements of the R-1 zone shown on site plan, Exhibit A.
- e. *Minimum yard requirements are as follows:*
1. *The front yard shall be not less than 20 feet, measured from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure.* Future buildings proposed within the Project will comply with a 20-foot setback measured from the right-of-way and the proposed project is consistent with the minimum setback requirements of the R-1 zone.
 2. *Side yards on interior and through lots shall be not less than ten percent of the width of the lot, but not less than three feet in width in any event, and need not exceed a width of five feet. Side yards on corner and reversed corner lots shall be not less than ten feet from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure, upon which the main building sides, except that where the lot is less than 50 feet wide the yard need not exceed 20 percent of the width of the lot.* Future buildings proposed within the Project will comply with the side yard setbacks and the proposed project is consistent with the minimum setback requirements of the R-1 zone.
 3. *The rear yard shall not be less than ten feet.* Future buildings proposed within the Project will comply with the rear yard setback and the proposed project is consistent with the minimum setback requirements of the R-1 zone.
 4. *No structural encroachments shall be permitted in the front, side or rear yard except as provided for in Section 18.19. of this Ordinance.* Structural encroachments, such as patio covers, will comply with setback requirements. The proposed project is consistent with the minimum setback requirements of the R-1 zone.
- f. *Automobile storage space shall be provided as required by Section 18.12. of this ordinance.* Future buildings proposed within the Project will comply with the parking requirements of the R-1 zone.
- g. *Lot Coverage: In no case shall more than 50% of any lot be covered by dwelling.* Future buildings proposed within the Project will comply with the lot coverage requirements of the R-1 zone.

Other Findings:

1. The project site is located within Criteria Cell 2849, 2964, and 2976 of the Western Riverside County Multiple Species Habitat Conservation Plan. The project completed the Habitat Acquisition Negotiation Strategy (HANS) process via HANS 0235, which was previously approved.
2. The project site is not located within a City Sphere of Influence.
3. The project site is not located within an Airport Influence Area ("AIA") boundary and is therefore not subject to the Airport Land Use Commission ("ALUC") review.
4. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
5. The project site is located in 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.

Conclusion:

1. For the reasons discussed above, as well as the information provided in the Environmental Impact Report, the proposed project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed project would not be detrimental to the health, safety or general welfare of the community and is not likely to cause substantial environmental damage or substantially and avoidable injure fish or wildlife or their habitat.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This Project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 600 feet of the Project site. As of the writing of this report, Planning Staff has/has not received written communication/phone calls from any people or organization that have indicated support/opposition to the proposed Project.

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07544 TR36030 PM36031
VICINITY/POLICY AREAS

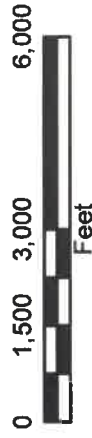
Supervisor: Hewitt
 District 5

Date Drawn: 03/20/2020
 Vicinity Map



Zoning Area: Nuevo

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 945-5200 (Western County) or in Palm Desert at (760) 339-8277 (Eastern County) or Riverside, <http://www.riversideca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT

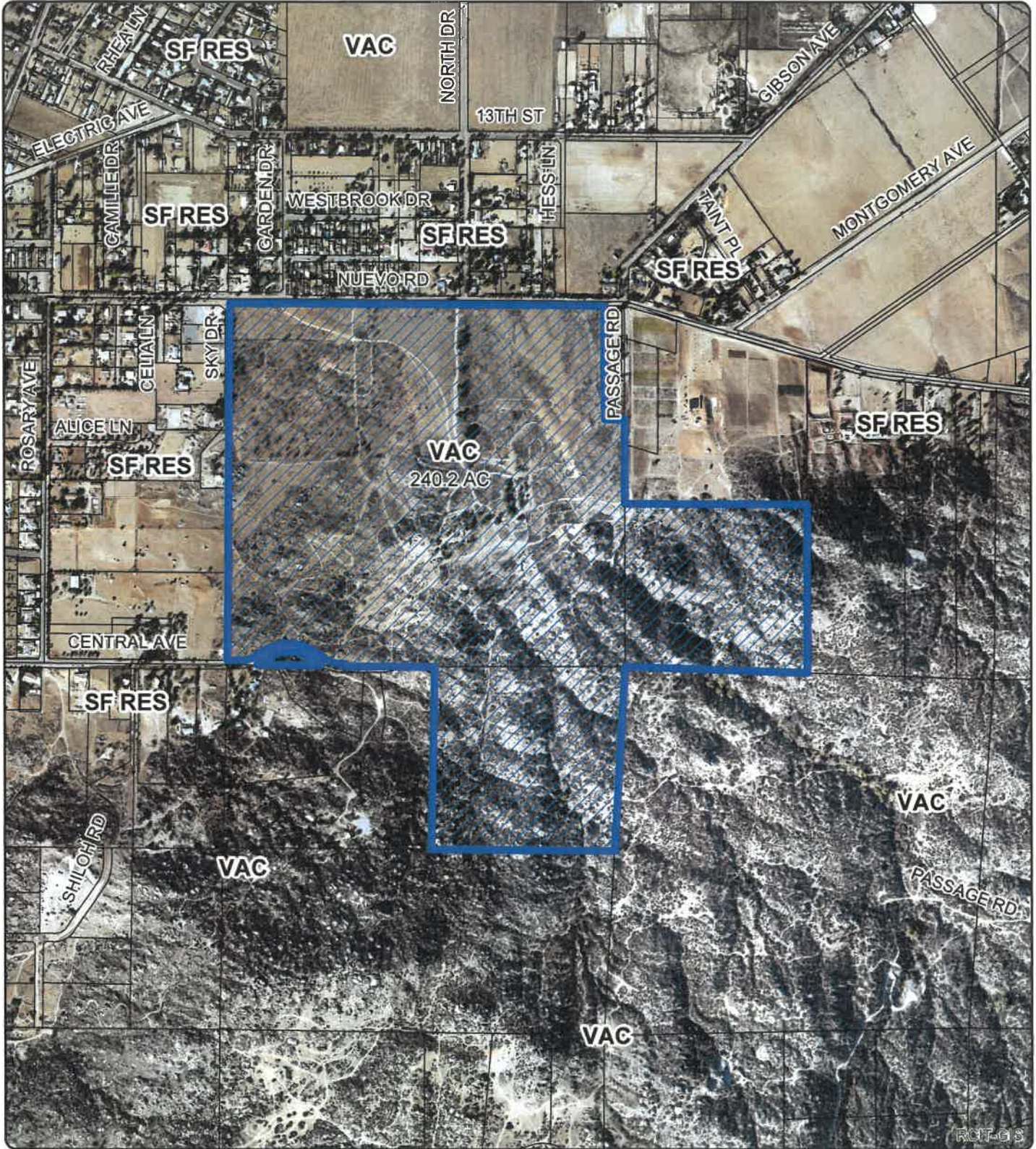
CZ07544 TR36030 PM36031

Supervisor: Hewitt
District 5

Date Drawn: 03/20/2020

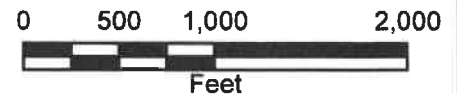
LAND USE

Exhibit 1



Zoning Area: Nuevo

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)955-9200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcplma.org>

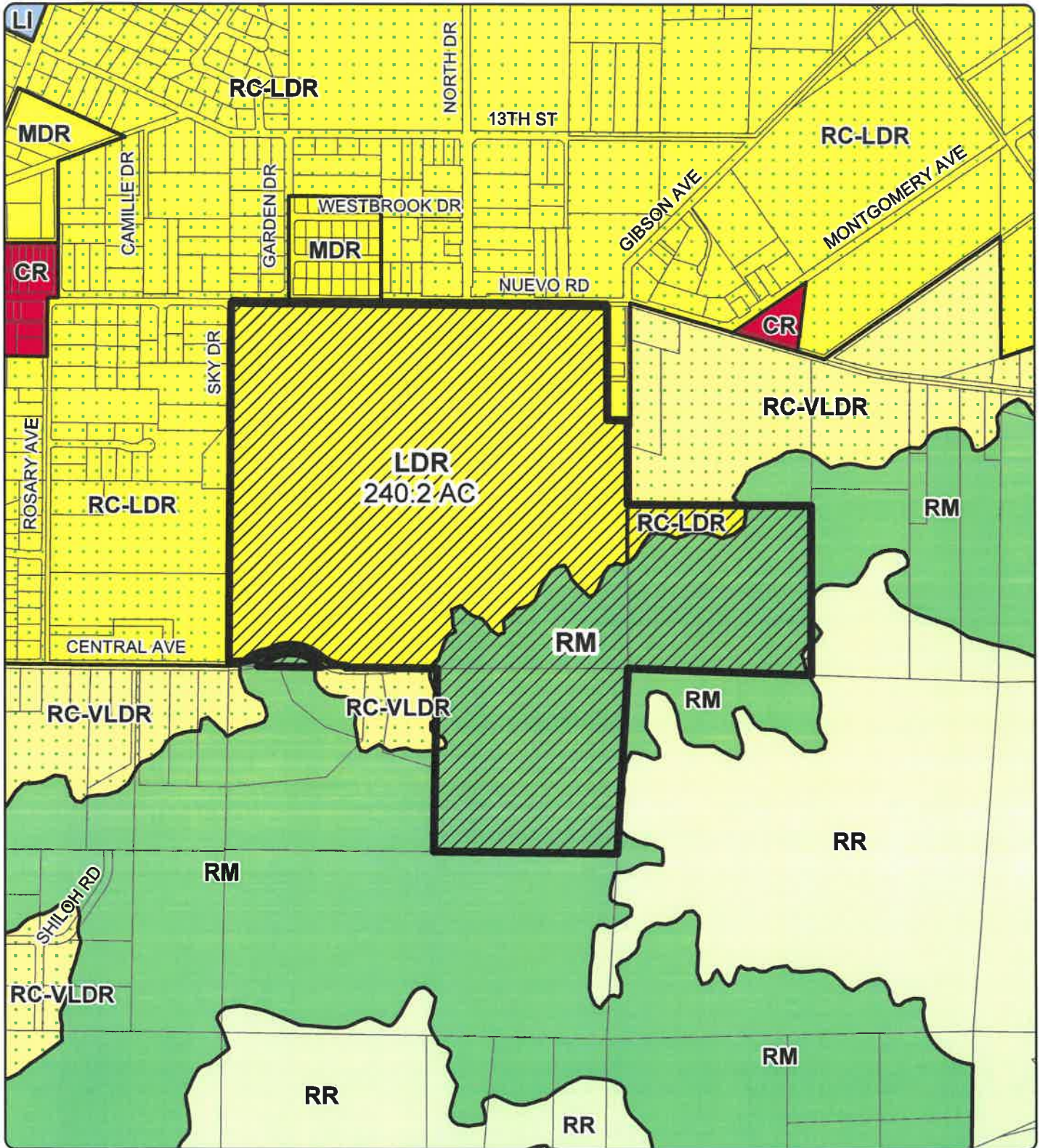
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07544 TR36030 PM36031

EXISTING GENERAL PLAN

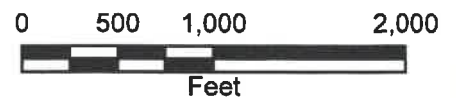
Supervisor: Hewitt
District 5

Date Drawn: 03/20/2020
Exhibit 5



Zoning Area: Nuevo

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

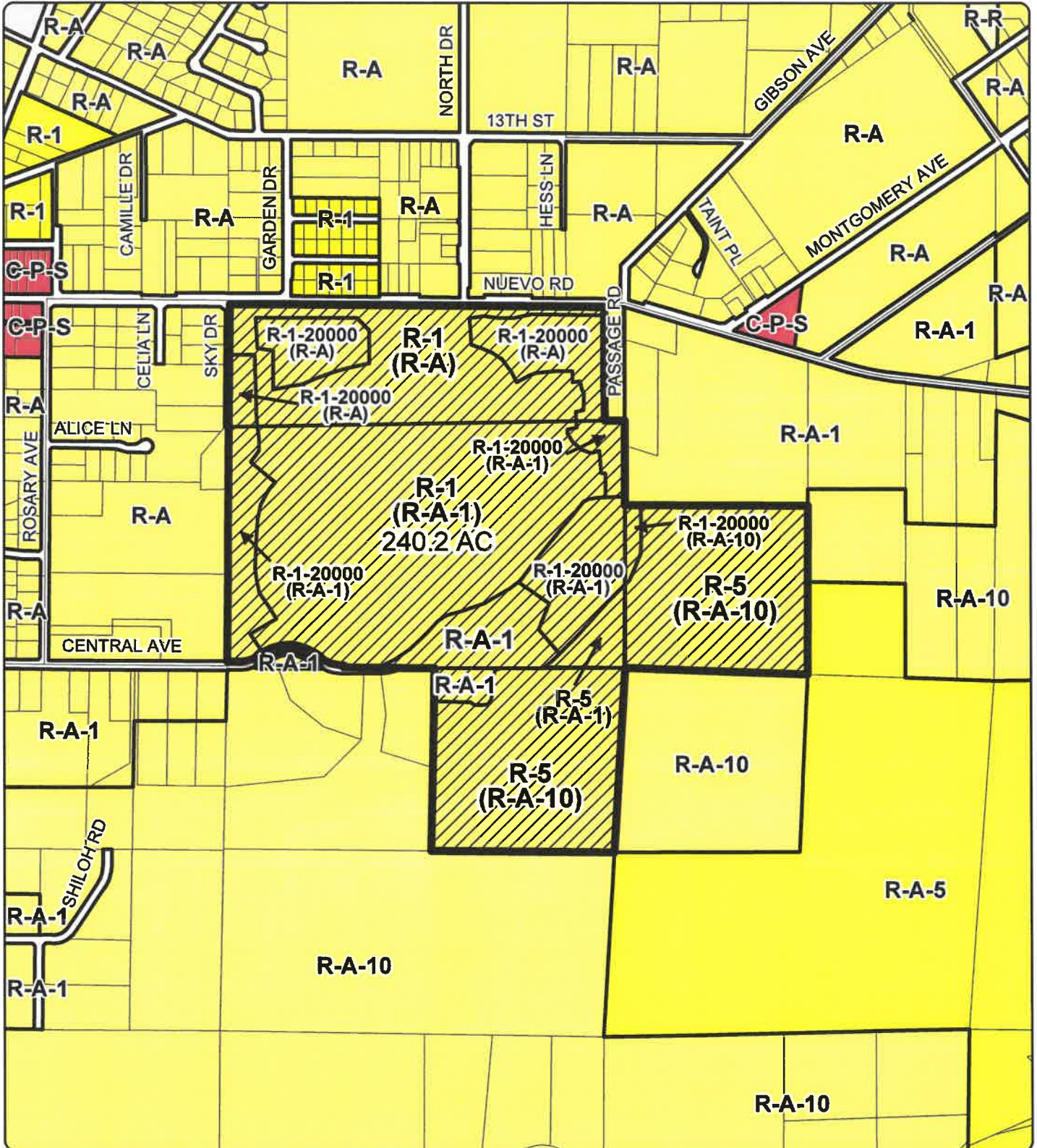
CZ07544 TR36030 PM36031

Supervisor: Hewitt
District 5

Date Drawn: 03/20/2020

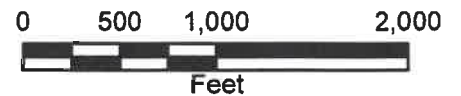
Exhibit 3

PROPOSED ZONING

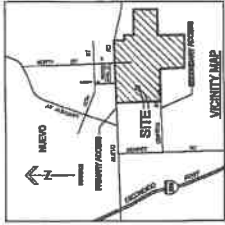


Zoning Area: Nuevo

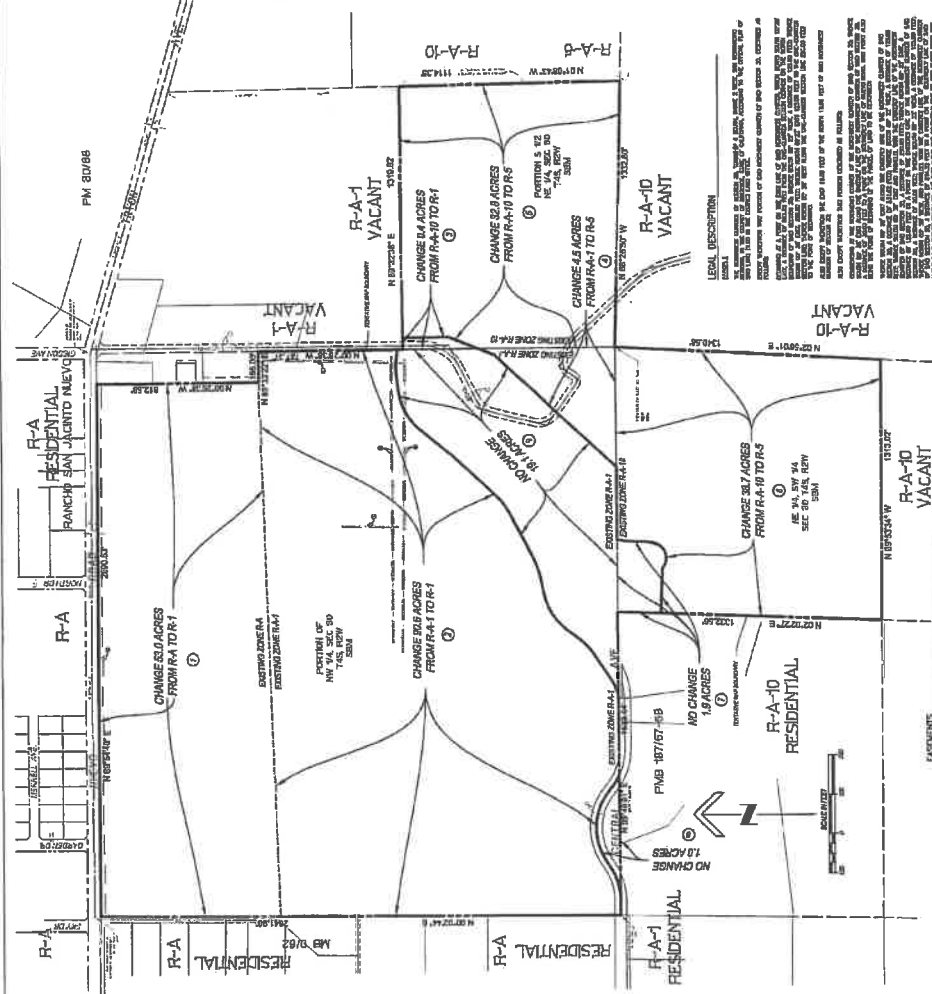
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NO.	DESCRIPTION	ACRES
1	CHANGE 62.0 ACRES FROM R-1 TO R-1	62.0
2	CHANGE 62.0 ACRES FROM R-1 TO R-1	62.0
3	CHANGE 62.0 ACRES FROM R-1 TO R-1	62.0
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18	CHANGE 62.0 ACRES FROM R-1 TO R-1	62.0
19	CHANGE 62.0 ACRES FROM R-1 TO R-1	62.0
20	CHANGE 62.0 ACRES FROM R-1 TO R-1	62.0
TOTAL		1240.0

- EXHIBITS**
1. EXHIBIT 1 - THE CITY OF MERCEDES REGULATORY REVIEW, 2007
 2. EXHIBIT 2 - THE CITY OF MERCEDES REGULATORY REVIEW, 2007
 3. EXHIBIT 3 - THE CITY OF MERCEDES REGULATORY REVIEW, 2007
 4. EXHIBIT 4 - THE CITY OF MERCEDES REGULATORY REVIEW, 2007
 5. EXHIBIT 5 - THE CITY OF MERCEDES REGULATORY REVIEW, 2007
 6. EXHIBIT 6 - THE CITY OF MERCEDES REGULATORY REVIEW, 2007
 7. EXHIBIT 7 - THE CITY OF MERCEDES REGULATORY REVIEW, 2007
 8. EXHIBIT 8 - THE CITY OF MERCEDES REGULATORY REVIEW, 2007
 9. EXHIBIT 9 - THE CITY OF MERCEDES REGULATORY REVIEW, 2007
 10. EXHIBIT 10 - THE CITY OF MERCEDES REGULATORY REVIEW, 2007
 11. EXHIBIT 11 - THE CITY OF MERCEDES REGULATORY REVIEW, 2007
 12. EXHIBIT 12 - THE CITY OF MERCEDES REGULATORY REVIEW, 2007
 13. EXHIBIT 13 - THE CITY OF MERCEDES REGULATORY REVIEW, 2007
 14. EXHIBIT 14 - THE CITY OF MERCEDES REGULATORY REVIEW, 2007
 15. EXHIBIT 15 - THE CITY OF MERCEDES REGULATORY REVIEW, 2007
 16. EXHIBIT 16 - THE CITY OF MERCEDES REGULATORY REVIEW, 2007
 17. EXHIBIT 17 - THE CITY OF MERCEDES REGULATORY REVIEW, 2007
 18. EXHIBIT 18 - THE CITY OF MERCEDES REGULATORY REVIEW, 2007
 19. EXHIBIT 19 - THE CITY OF MERCEDES REGULATORY REVIEW, 2007
 20. EXHIBIT 20 - THE CITY OF MERCEDES REGULATORY REVIEW, 2007

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TOTAL		1240.0

PROFESSIONAL CONTRACT PERSON

DAVID JEFFERS CONSULTING, INC.
 10480 BIRCHMOUNT ROAD, SUITE 400
 SAN JOSE, CALIFORNIA 95138
 (408) 261-1111

OWNER

THE CITY OF MERCEDES
 1000 N. G STREET, SUITE 100
 MERCEDES, CALIFORNIA 95350
 (209) 385-1000

DATE OF MAP

NOVEMBER 15, 2007

ZONE CHANGE EXHIBIT FOR

CZ# 07544

BY THE CITY OF MERCEDES, CALIFORNIA

DAVID JEFFERS CONSULTING, INC.
 10480 BIRCHMOUNT ROAD, SUITE 400
 SAN JOSE, CALIFORNIA 95138
 (408) 261-1111



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

Juan C. Perez
Agency Director



02/27/20, 4:52 pm

PM36031

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PM36031. 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 (PM36031) 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. 36031 proposes a Schedule "I" subdivision of the Project site into six (6) parcels with a minimum lot size of 25 acres to allow site improvements to be apportioned into six separate areas.

CHANGE OF ZONE NO. 7544 proposes to change the zoning on the subject property from Residential Agriculture (R-A), Residential Agriculture 1-Acre Minimum (R-A-1), and Residential Agriculture 10-Acre Minimum (R-A-10) to One Family Dwelling 7,200 Square Foot Minimum (R-1) and R-1-20,000 SF, and Open Area Combining Zoned Residential Developments (R-5).

Advisory Notification. 3 AND - Design Guidelines

Compliance with applicable Design Guidelines:

1. 3rd & 5th District Design Guidelines
2. County Wide Design Guidelines and Standards

Advisory Notification. 4 AND - Exhibits

The development of the premises shall conform substantially with that as shown on MAP EXHIBIT

Tentative Map,
Exhibit A (Site Plan)

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

1. Compliance with applicable Federal Regulations, including, but not limited to:

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

- National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)

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

- 3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations) {Land Use Entitlements}
 - Ord. No. 413 (Regulating Vehicle Parking) {Land Use Entitlements}
 - Ord. No. 421 (Excavation Covering & Swimming Pool Safety) {Land Use Entitlements}
 - Ord. No. 457 (Building Requirements) {Land Use Entitlements}
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program) {Geographically based}
 - Ord. No. 460 (Division of Land) {for TTMs and TPMs}
 - Ord. No. 461 (Road Improvement Standards) {for TTMs and TPMs}
 - Ord. No. 484 (Control of Blowing Sand) {Geographically based on soil type}
 - Ord. No. 555 (Surface Mining and Reclamation) {for SMPs}
 - Ord. No. 625 (Right to Farm) {Geographically based}
 - Ord. No. 630 (Regulating Dogs and Cats) {For kennels and catteries}
 - Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
 - Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
 - Ord. No. 878 (Regarding Noisy Animals)
 - Ord. No. 655 (Regulating Light Pollution) {Geographically based}
 - Ord. No. 671 (Consolidated Fees) {All case types}
 - Ord. No. 679 (Directional Signs for Subdivisions) {for TTMs and TPMs}
 - Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley) {Geographically based}
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise) {Land Use Entitlements}
 - Ord. No. 857 (Business Licensing) {Land Use Entitlements}
 - Ord. No. 859 (Water Efficient Landscape Requirements) {Land Use Entitlements, and for TTMs and TPMs}
 - Ord. No. 915 (Regulating Outdoor Lighting) {Geographically based}

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

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

4. Mitigation Fee Ordinances

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

Advisory Notification. 6 AND - Hold Harmless

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE PARCEL MAP and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the TENTATIVE PARCEL MAP, including, but not limited to, decisions made in response to California Public Records Act requests.

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

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

BS-Grade

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

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

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

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

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 3 **0010-Transportation-MAP - STD INTRO 3(ORD 460/461) (cont.)**

Transportation. 3 **0010-Transportation-MAP - STD INTRO 3(ORD 460/461)**

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the tentative map correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the map to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

Transportation. 4 **0010-Transportation-MAP - TS/EXEMPT**

The Transportation Department has not required a traffic study for the subject project. It has been determined that the project is exempt from traffic study requirements.

Plan: PM36031

Parcel: 429020028

50. Prior To Map Recordation

Flood

050 - Flood. 1 0050-Flood-MAP ADP FEES Not Satisfied

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

NOTICE OF DRAINAGE FEES

Notice is hereby given that this property is located in the Lakeview/Nuevo 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 0050-Flood-MAP 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 0050-Planning-MAP - COMPLY WITH ORD 457 Not Satisfied

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

050 - Planning. 2 0050-Planning-MAP - ECS EXHIBIT Not Satisfied

The constrained areas shall conform to the approved Exhibit E, Environmental Constraints Exhibit, and shall be mapped and labeled on the Environmental Constraint Sheet to the satisfaction of the Planning Department.

050 - Planning. 3 0050-Planning-MAP - ECS NOTE MT PALOMAR LIGH Not Satisfied

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

Plan: PM36031

Parcel: 429020028

50. Prior To Map Recordation

Planning

050 - Planning. 3 0050-Planning-MAP - ECS NOTE MT PALOMAR LIGH (cont. Not Satisfied

"This property is subject to lighting restrictions as required by County Ordinance No. 655, which are intended to reduce the effects of night lighting on the Mount Palomar Observatory. All proposed outdoor lighting systems shall be in conformance with County Ordinance No. 655."

050 - Planning. 4 0050-Planning-MAP - ECS SHALL BE PREPARED Not Satisfied

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E. & F. of County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

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

Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE MAP are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

050 - Planning. 6 0050-Planning-MAP - FINAL MAP PREPARER Not Satisfied

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

050 - Planning. 7 0050-Planning-MAP - PREPARE A FINAL MAP Not Satisfied

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

050 - Planning. 8 0050-Planning-MAP - REMOVAL OF STRUCTURES Not Satisfied

The land divider shall provide proof to The Land Management Agency - Land Use Division that all existing structures on the subject property have been properly removed.

050 - Planning. 9 0050-Planning-MAP - REQUIRED CHANGE OF ZONE Not Satisfied

The land divider shall file an application for a change of zone with the County Planning Department. No FINAL MAP shall be permitted to record unless and until his change of zone has been approved and adopted by the Board of

Plan: PM36031

Parcel: 429020028

50. Prior To Map Recordation

Planning

050 - Planning. 9 0050-Planning-MAP - REQUIRED CHANGE OF ZONE (cont. Not Satisfied
Supervisors and is effective.

050 - Planning. 10 0050-Planning-MAP- QUIMBY FEES (1) Not Satisfied

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the ___ Recreation and Parks District][County Service Area No. 146 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. 11 0050-Planning-MAP- REQUIRED APPLICATIONS Not Satisfied

No FINAL MAP shall record until Change of Zone No. 07544 have been approved and adopted by the Board of Supervisors and has been made effective. This land division shall conform with the development standards of the designation and/or zone ultimately applied to the property.

050 - Planning. 12 0050-Planning-MAP*- AGENCY CLEARANCE Not Satisfied

A clearance letter from ___ shall be provided to the Riverside County Planning Department verifying compliance with the conditions of their letter dated ___, generally summarized as follows:

050 - Planning. 13 0050-Planning-MAP*- ANNEX TO PARK DISTRICT Not Satisfied

The land divider shall submit written proof to the County Planning Department - Development Review Division that the subject property has been annexed to [___ Recreation and Parks District][County Service Area No. 146.

050 - Planning. 14 0050-Planning-MAP*- ECS WILDLIFE CORR ESMNT Not Satisfied

A conservation easement encompassing the Wildlife Corridor as shown on the [TENTATIVE MAP] [Exhibit ___] shall be delineated on the FINAL MAP and the Environmental Constraints Sheet.

050 - Planning. 15 0050-Planning-MAP*- OFFER OF TRAILS Not Satisfied

n offer of dedication to the County of Riverside for a [ten to fourteen foot (10'-14') wide community][fourteen to twenty foot (14'-20') wide regional trail along ___,] shall be noted on both the FINAL MAP and the Environmental Constraints Sheet.

Plan: PM36031

Parcel: 429020028

50. Prior To Map Recordation

Planning

050 - Planning. 15 0050-Planning-MAP*- OFFER OF TRAILS (cont.) Not Satisfied

050 - Planning. 16 0050-Planning-MAP*- SURVEYOR CHECK LIST Not Satisfied

The County Transportation Department - Survey Division shall review any FINAL MAP and ensure compliance with the following:

A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.

B. All lots on the FINAL MAP shall have a minimum lot size of 7,200 square feet net.

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-1 zone, and with the Riverside County General Plan.

D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.

E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.

F. The common open space areas shall be shown as a numbered lots on the FINAL MAP.

050 - Planning. 17 0050-Planning-MAP*- TRAIL MAINTENANCE Not Satisfied

The land divider shall form or annex to a trails maintenance district or other maintenance district approved by the County Planning Department, for the maintenance of a ten to fourteen foot (10'-14') wide community trail located along _____. The land divider, or the land divider's successors-in-interest or assignees, shall be responsible for the maintenance of the community trail easement until such time as the maintenance is taken over by the appropriate maintenance district.

Regional Parks and Open Space

050 - Regional Parks and Open Space-MAP - OFFER OF DE Not Satisfied

Prior to recordation of the project map, the applicant shall offer the Design Guideline trail easements shown on the map for dedication to Riverside County Regional Park and Open-Space District or County managed Landscape and Lighting Maintenance District for trails purposes. Said easements will offered on behalf of the vested interest of

Plan: PM36031

Parcel: 429020028

50. Prior To Map Recordation

Regional Parks and Open Space

050 - Regional Parks and Open Space-MAP - OFFER OF DEED - Not Satisfied
the citizens of Riverside County and will not become part of the District's maintained trail system.

050 - Regional Parks and Open Space-MAP - TRAIL MAINTENANCE - Not Satisfied

The applicant shall enter into an agreement with the local recreation provider (CSA) or shall form or annex into a County managed Landscape lighting Maintenance District accepting trails maintenance as approved by the Riverside County Planning Department for the maintenance of the all design guideline trail(s) identified on this project. The applicant, or successors-in-interest or assignees, shall be responsible for the maintenance of said trails and easement areas such time as the maintenance is taken over by the appropriate maintenance District or entity. The applicant must provide a letter of agreement to the Planning Department and the Park District that the trail maintenance will be provided.

050 - Regional Parks and Open Space-MAP - TRAILS PLAN - Not Satisfied

Prior to recordation, the applicant shall submit a project exhibit/trail plan identifying the proposed trail network(s) under the jurisdiction of the Regional Park and Open-Space District and/or other entity. Included as part of the exhibit, the applicant shall provide for review and approval; all alignments, easement widths, typical trail cross sections, fencing, trail separations, pavement markings, street crossings signage, bollards (if applicable) and landscape and irrigation plan.

The trails plan map shall incorporate the following comments based on the Lakeview/Nuevo Design Guidelines: 1) The trail tread width shall be a minimum of 8-feet for the design guideline trails located on the eastern, southern and western sides of the project. 2) The classification of Regional Trail located on Central Avenue is to be reclassified as there are no County Park District Regional Trails located on the project site. This trail classification should be the same as the design guidelines trails located on the eastern and western sides of the project. 3) Note that the County Park District will not be accepting or maintaining any of the project trails.

Survey

050 - Survey. 1 0050-Survey-MAP - EASEMENT - Not Satisfied

Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final

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50. Prior To Map Recordation

Survey

050 - Survey. 1 0050-Survey-MAP - EASEMENT (cont.) Not Satisfied
map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.

Transportation

050 - Transportation. 1 0050-Transportation-MAP - ACCESS RESTRICTION/SUR Not Satisfied
Lot access shall be restricted on Nuevo Road and so noted on the final map.

050 - Transportation. 2 0050-Transportation-MAP - CENTERLINE STUDY PROFIL Not Satisfied
Plans shall be based upon a centerline study profile extending a minimum of 300 feet beyond the project boundaries at a grade and alignment as approved by the Riverside County Transportation Department.

050 - Transportation. 3 0050-Transportation-MAP - CORNER CUT-BACK I Not Satisfied
All corner cutbacks shall be applied per Standard 805, Ordinance 461.

050 - Transportation. 4 0050-Transportation-MAP - INTERSECTION/50' TANGENT Not Satisfied
All centerline intersections shall be at 90 degrees, plus or minus 5 degrees, with a minimum 50' tangent, measured from flowline/curbface or as approved by the Transportation Planning and Development Review Division Engineer.

050 - Transportation. 5 0050-Transportation-MAP - R-O-W DEDICATED 1/SUR Not Satisfied
Sufficient public street right-of-way along Nuevo Road shall be dedicated for public use to provide for a 84 foot full-width right-of-way (42' project side from new centerline and 42' on the other side of new centerline) per Lakeview-Nuevo Design Guidelines, Street C, page 38.

Sufficient public street right-of-way along North Drive ("A" Street) shall be dedicated for public use to provide for a 80 foot full-width right-of-way.

Sufficient public street right-of-way along Central Avenue shall be dedicated for public use to provide for a 60 foot full-width right-of-way per County Standard No. 106, Section "A", Ordinance 461.

Sufficient public street right-of-way along Passage Road shall be dedicated for public use to provide for a 30-foot half-width right-of-way (project side) per County Standard

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50. Prior To Map Recordation

Transportation

050 - Transportation. 5 0050-Transportation-MAP - R-O-W DEDICATED 1/SUR (cont) Not Satisfied
No. 106, Section "A", Ordinance 461.

Sufficient public street right-of-way along "I" Street (TR36030) shall be dedicated for public use to provide for a 56 foot full-width right-of-way per County Standard No. 105, Section "A", Ordinance 461.

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS-Grade-MAP - DRNAGE DESIGN Q100 Not Satisfied

All drainage facilities shall be designed in accordance with the Riverside County Flood Control & Water District's or Coachella Valley Water District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

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

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

060 - BS-Grade. 3 0060-BS-Grade-MAP - GRADING SECURITY Not Satisfied

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department. Single Family Dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

060 - BS-Grade. 4 0060-BS-Grade-MAP - IF WQMP REQUIRED Not Satisfied

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

060 - BS-Grade. 5 0060-BS-Grade-MAP - IMPORT/EXPORT Not Satisfied

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 5 0060-BS-Grade-MAP - IMPORT/EXPORT (cont.) Not Satisfied

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department.

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

060 - BS-Grade. 6 0060-BS-Grade-MAP - NO PRECISE GRDG Not Satisfied

A PRECISE GRADING PERMIT WILL NOT BE ISSUED , BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION - UNLESS AN APPROPRIATE LAND USE PERMIT HAS ALSO BEEN ISSUED AND APPROVED, BY THE PLANNING DEPARTMENT, FOR THAT SAME PARCEL(S).

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

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

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 7 0060-BS-Grade-MAP - NPDES/SWPPP (cont.) Not Satisfied
project (or subdivision) shall comply with them.

060 - BS-Grade. 8 0060-BS-Grade-MAP - OFFSITE GDG ONUS Not Satisfied

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

060 - BS-Grade. 9 0060-BS-Grade-MAP - PRE-CONSTRUCTION MTG Not Satisfied

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

060 - BS-Grade. 10 0060-BS-Grade-MAP - RECORDED ESMT REQ'D Not Satisfied

In instances where the grading plan proposes drainage facilities on adjacent offsite property, the owner/applicant shall provide a copy of the recorded drainage easement.

060 - BS-Grade. 11 0060-BS-Grade-MAP - SWPPP REVIEW Not Satisfied

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

060 - BS-Grade. 12 0060-BS-Grade-MAP- BMP CONST NPDES PERMIT Not Satisfied

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

Planning

060 - Planning. 1 0060-Planning-MAP - ARCHAEOLOGIST RETAINED Not Satisfied

Prior to the issuance of rough grading permits, a qualified archaeologist (pursuant to the Secretary of the Interior's

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60. Prior To Grading Permit Issuance

Planning

- 060 - Planning. 1 0060-Planning-MAP - ARCHAEOLOGIST RETAINED (cont.) Not Satisfied
- standards and County guidelines) shall be retained by the land divider for archaeological monitoring and any necessary mitigation for the proposed grading with respect to potential impacts to archaeological and/or cultural resources. A pre-grade meeting between the archaeologist, the Native American tribal representative(s), and the excavation and grading contractor shall take place to discuss appropriate grading and ground disturbing methods within and around those archaeologically and culturally sensitive areas within the project. 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 tribal representative(s) shall actively monitor all project related grading and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of archaeological and/or cultural resources. Prior to the issuance of grading permits, a copy of a fully executed contract for archaeological monitoring, including the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division.
- 060 - Planning. 2 0060-Planning-MAP - BUILDING PAD GRADING Not Satisfied
- All grading for any proposed new dwellings and/or accessory buildings shall occur within the approved building pad sites shown on the TENTATIVE MAP.
- 060 - Planning. 3 0060-Planning-MAP - FEE BALANCE Not Satisfied
- Prior to issuance of grading permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.
- 060 - Planning. 4 0060-Planning-MAP - GRADING PLAN REVIEW Not Satisfied
- The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the county T.L.M.A - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved tentative map, in compliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 5 0060-Planning-MAP - HILLSIDE DEV. STANDARDS Not Satisfied

The land divider/permit holder shall cause grading plans to be prepared which conform to the Hillside Development Standards: all cut and/or fill slopes, or individual combinations thereof, which exceed ten feet in vertical height shall be modified by an appropriate combination of a special terracing (benching) plan, increase slope ratio (i.e., 3:1), retaining walls, and/or slope planting combined with irrigation.

060 - Planning. 6 0060-Planning-MAP - PALEONTOLOGIST REQUIRED Not Satisfied

The land divider/permit holder shall retain a qualified paleontologist for consultation and comment on the proposed grading with respect to potential paleontological impacts. The developer shall submit the name, telephone number and address of the retained, qualified paleontologist to the Planning Department and the Department of Building and Safety. The paleontologist shall submit in writing to the Planning Department - Development Review Division the results of the initial consultation, and the paleontologist shall include details of the fossil recovery plan, if recovery was deemed necessary. Should the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist and the excavation and grading contractor shall be arranged. When necessary, in the professional opinion of the retained paleontologist (and/or as determined by the Planning Director), the paleontologist or representative shall have the authority to monitor actively all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of paleontological resources.

060 - Planning. 7 0060-Planning-MAP - PLANNING DEPT REVIEW Not Satisfied

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

060 - Planning. 8 0060-Planning-MAP - REQUIRED APPLICATIONS Not Satisfied

No grading permits shall be issued until Change of Zone No. 07544 has been approved and adopted by the Board of Supervisors and has been made effective.

060 - Planning. 9 0060-Planning-MAP - SLOPE GRADING TECHNIQUES Not Satisfied

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 9 0060-Planning-MAP - SLOPE GRADING TECHNIQUES (con Not Satisfied

The land divider/permit holder shall cause grading plans to be prepared which show all cut slopes located adjacent to ungraded natural terrain and exceed ten (10) feet in vertical height to be contour-graded incorporating the following grading techniques:

1. The angle of the graded slope shall be gradually adjusted to the angle of the natural terrain.

2. Angular forms shall be discouraged. The graded form shall reflect the natural rounded terrain.

3. The toes and tops of slopes shall be rounded with curves with radii designed in proportion to the total height of the slopes where drainage and stability permit such rounding.

4. Where cut and/or fill slopes exceed 300 feet in horizontal length, the horizontal contours of the slope shall be curved in a continuous, undulating fashion.

060 - Planning. 10 0060-Planning-MAP- SKR FEE CONDITION Not Satisfied

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 242 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.

060 - Planning. 11 0060-Planning-MAP*- AGENCY CLEARANCE Not Satisfied

A clearance letter from ____ shall be provided to the Riverside County Planning Department verifying compliance with the conditions stated in their letter dated _____.

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 11 0060-Planning-MAP*- AGENCY CLEARANCE (cont.) Not Satisfied
summarized as follows:

060 - Planning. 12 0060-Planning-MAP*- COMMUNITY TRAIL ESMNT Not Satisfied

The land divider/permit holder shall cause grading plans to be prepared which delineates grading adjacent to or within a proposed trail easement adjacent to lot number[s] ____, as delineated on the TENTATIVE MAP. Said grading must conform to the trail standards of the Comprehensive General Plan.

060 - Planning. 13 0060-Planning-MAP*- CULTURAL RES. DISP. AG. Not Satisfied

Prior to grading permit issuance, the applicant shall provide the Planning Director evidence of a fully executed agreement with the appropriate Native American Tribe that addresses the treatment and disposition of all cultural resources impacted as a result of the development. The Developer shall relinquish ownership of all cultural resources, including all archaeological artifacts that are of Native American origin, found in the project area to the Soboba Band of Luiseno Indians and the Pechanga Band of Luiseno Indians for proper treatment and disposition. Should a cooperative agreement between the two tribes and the Applicant/Permittee not be established within 45 days of the Applicant's initiation of such an agreement with both tribes, curation will be required in a County-approved curation facility within Riverside County. The Applicant/Permittee shall be responsible for all curation costs.

060 - Planning. 14 0060-Planning-MAP*- GRADING & BRUSHING AREA Not Satisfied

The land divider/permit holder shall cause grading plans to be prepared which restricts grading and brushing to public or private access roads, driveways, pad sites leach fields, existing agricultural areas,] and fuel modification zones, as identified on the TENTATIVE MAP.

060 - Planning. 15 0060-Planning-MAP*- NATIVE AM. MONITORING Not Satisfied

Tribal monitor(s) from the appropriate Native American Tribe(s) shall be required on-site during all ground disturbing activities, including grading, stockpiling of materials, engineered fill, rock crushing, etc. The land divider/permit holder shall retain a qualified tribal monitor from the Soboba Band of Luiseno Indians and the Pechanga Band of Luiseno Indians. Prior to issuance of a grading permit, the developer shall submit a copy of a signed contract between the the above mentioned Tribes and the land divider/permit holder for the

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 15 0060-Planning-MAP*- NATIVE AM. MONITORING (cont.) Not Satisfied

monitoring of the project, and which addresses the treatment of cultural resources, to the Planning Department and to the Department of Building and Safety. The Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow recovery of cultural resources. Should a cooperative agreement between the two tribes and the Applicant/Permittee not be established with 45 days of the date that the Applicant initiates such an agreement with both tribes, Native American monitoring shall not be required.

060 - Planning. 16 0060-Planning-MAP*- PARCEL MAXIMUM GRADING Not Satisfied

The land divider/permit holder shall cause grading plans to be prepared which restricts grading to a maximum of ____ percent of the net area of each parcel identified on the approved grading area map. Calculations for permitted graded area shall include building pad, driveway, and all manufactured slopes.

060 - Planning. 17 0060-Planning-MAP*- POST & BEAM FOUNDATIONS Not Satisfied

The land divider/permit holder shall cause grading plans to be prepared which reflect the utilization of post and beam foundations or the appropriate combination of split-level pads and post and beam foundations] when development is proposed on natural slopes of fifteen (15%) percent or greater measured over a horizontal distance of thirty (30) feet.

Transportation

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

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

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

Otherwise, please submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor,

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60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1 0060-Transportation-MAP - SUBMIT GRADING PLAN (cont.) Not Satisfied
4080 Lemon Street, Riverside, CA

Standard plan check turnaround time is 10 working days.

70. Prior To Grading Final Inspection

Planning

070 - Planning. 1 0070-Planning-MAP*- AGENCY CLEARANCE Not Satisfied

A clearance letter from ____ shall be provided to the
Riverside County Planning Department verifying compliance
with the conditions in their letter dated ____, summarized
as follows:

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS-Grade-MAP - NO BP'S W/O L.U. PRMT Not Satisfied

NO BUILDING PERMITS TO BE ISSUED , BY THE BUILDING AND
SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION -
UNLESS AN APPROPRIATE LAND USE PERMIT HAS ALSO BEEN ISSUED
AND APPROVED, BY THE PLANNING DEPARTMENT, FOR THAT SAME
PARCEL(S).

Planning

080 - Planning. 1 0080-Planning-MAP - ACOUSTICAL STUDY Not Satisfied

The land divider/permit holder shall cause an acoustical
study to be performed by an acoustical engineer to
establish appropriate mitigation measures

that shall be applied to individual dwelling units within
the subdivision to reduce the first and second story ambient
interior and exterior levels to 45 Ldn and 65 Ldn,
respectively. The study shall be submitted, along with the
appropriate fee, to the County Environmental Health
Department - Industrial Hygiene Division for review and
approval. The approved mitigation measures, if any, shall
be forwarded from the nvironmental Health Department to the
County Department of Building and Safety and the County
Planning Department for implementation into the final
building plans.

080 - Planning. 2 0080-Planning-MAP - FEE BALANCE Not Satisfied

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

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 2 0080-Planning-MAP - FEE BALANCE (cont.) Not Satisfied

080 - Planning. 3 0080-Planning-MAP - SKR OCCUPY OUTSIDE HCP Not Satisfied

Prior to the issuance of a grading permit, or issuance of a building permit for the construction of a primary structure, or a mobilehome site preparation permit, whichever comes first:

a. A Section 10(a) Permit issued pursuant to the provisions of the federal Endangered Species Act of 1973 and an Agency Agreement State Endangered Species Permit issued pursuant to the provisions of the California Endangered Species Act which authorize take of the Stephens' Kangaroo Rat must be in effect, and

b. The applicant shall acquire replacement SKR habitat in accordance with the provisions of the SKR Long-Term Habitat Conservation Plan for all SKR occupied areas incidentally taken, and convey such acreage to the Riverside County Habitat Conservation Agency for inclusion in the SKR core reserve system. The applicant shall provide documentation from the Riverside County Habitat Conservation Agency, or its successors-in-interest, to the Planning Director declaring that the development application is entitled to receive coverage under the Section 10(a) Permit, thereby resulting in condition compliance.

080 - Planning. 4 0080-Planning-MAP - SKR OCCUPY/CORE IN HCP Not Satisfied

Prior to the issuance of a grading permit, or issuance of a building permit for the construction of a primary structure, a mobile home site preparation permit, or a mobilehome installation permit, whichever comes first:

. A Section 10(a) Permit issued pursuant to the provisions of the federal Endangered Species Act of 1973 and an Agency Agreement State Endangered Species Permit issued pursuant to the provisions of the California Endangered Species Act which authorize take of the Stephens' Kangaroo Rat must be in effect, and

b. Submission of a focused SKR biological report, compiled in accordance with the Riverside County Planning Department "Requirements for Submittal of Biological Reports". The report shall be prepared by a biologist authorized by the U.S. Fish and Wildlife Service to trap the Stephens' Kangaroo Rat for scientific purposes documenting the amount of occupied Stephens' Kangaroo Rat habitat subject to

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 4 0080-Planning-MAP - SKR OCCUPY/CORE IN HCP (cont.) Not Satisfied
disturbance or destruction. The report must be submitted to the Planning Department - Information Services Counter for review and acceptance. The accepted biological report shall be forwarded to the Planning Department - Advanced Planning Division for archival purposes.

080 - Planning. 5 0080-Planning-MAP - UNDERGROUND UTILITIES Not Satisfied
All utility extensions within a lot shall be placed underground.

080 - Planning. 6 0080-Planning-MAP- SCHOOL MITIGATION Not Satisfied
Impacts to the Nuview Union & Perris Union High School District shall be mitigated in accordance with California State law.

080 - Planning. 7 0080-Planning-MAP*- AGENCY CLEARANCE Not Satisfied
A clearance letter from ___ shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated ___, summarized as follows:

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-BS-Grade-MAP - NO PRECISE GRD APRVL Not Satisfied
A PRECISE GRADING INSPECTION WILL NOT BE PERFORMED, BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION - ALL PRECISE GRADE INSPECTIONS TO BE PERFORMED UNDER THE PRECISE GRADE PERMIT ISSUED UNDER THE APPROPRIATE LAND USE PERMIT, FOR THAT SAME PARCEL(S).

Planning

090 - Planning. 1 0090-Planning-MAP - ARCHO MONITORING REPORT Not Satisfied
Prior to Final Inspection, the applicant shall submit to the County Archaeologist two (2) copies of the Phase IV Cultural Resources Monitoring Report. The report shall follow the posted report scope of work on the TLMA website and be certified by a County Registered Archaeologist.

090 - Planning. 2 0090-Planning-MAP- SKR FEE CONDITION Not Satisfied
Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which

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90. Prior to Building Final Inspection

Planning

- 090 - Planning. 2 0090-Planning-MAP- SKR FEE CONDITION (cont.) Not Satisfied
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 242 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.
- 090 - Planning. 3 0090-Planning-MAP*- AGENCY CLEARANCE Not Satisfied
A clearance letter from ____ shall be provided to the Riverside County Planning Department verifying compliance with the conditions of their letter dated ____, summarized as follows:
- 090 - Planning. 4 0090-Planning-MAP*- BLOCK WALL ANTIGRAFFITI Not Satisfied
The land divider/permit holder shall construct a [six (6)]eight (8)] foot high decorative block wall from ____ to _____. The required wall shall be subject to the approval of the County Department of Building and Safety. An anti-graffiti coating shall be provided on all block walls, and written verification from the developer shall be provided to both the TLMA - Land Use Division, and the Development Review Division.
- 090 - Planning. 5 0090-Planning-MAP*- FENCE REQUIRED Not Satisfied
The land divider/permit holder shall construct a six (6) foot high solid wood fence from ____ to _____. The required fence shall be subject to the approval of the County Department of Building and Safety.
- 090 - Planning. 6 0090-Planning-MAP*- QUIMBY FEES (2) Not Satisfied
The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County

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90. Prior to Building Final Inspection

Planning

090 - Planning. 6 0090-Planning-MAP*- QUIMBY FEES (2) (cont.) Not Satisfied
Ordinance No. 460 has taken place. aid certification shall
be obtained from the [] Recreation and Park
District][County of Riverside Economic Development Agency
(EDA) for CSA No. 146.

Transportation

090 - Transportation. 1 0090-Transportation-MAP - LAKEVIEW/NUEVO FUNDING Not Satisfied
This project is located in the Lakeview/Nuevo area. An
Infrastructure Phasing Plan (IPP) has been prepared for the
Lakeview/Nuevo area. To fund necessary roadway
improvements beyond those in the TUMF program, the
formation of a Road and Bridge Benefit District (RBBB) is
under active consideration. This project will be required
to participate in the RBBB and pay its share of RBBB fees,
including an interim RBBB fee as determined by the County,
prior to the time of issuance of a Certificate of Occupancy
or upon final inspection, whichever occurs first.

090 - Transportation. 2 0090-Transportation-MAP - WRCOG TUMF Not Satisfied
Prior to the issuance of an occupancy permit, the project
proponent shall pay the Transportation Uniform Mitigation
Fee (TUMF) in accordance with the fee schedule in effect at
the time of issuance, pursuant to Ordinance No. 824.



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

Juan C. Perez
Agency Director



02/27/20, 4:50 pm

TR36030

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TR36030. 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 (TR36030) 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. 36030 proposes a Schedule "A" subdivision of the approximately 242-acre site into 314 single-family residential units on 166 acres, construction of one aboveground water storage tank, and dedication of approximately 76 acres of open space as a habitat conservation area. Within the developed area of the proposed project there would also be pocket parks, landscape lots, linear parks/open space and paseos, multipurpose recreational trails, and a 6.5-acre dual-purpose neighborhood park/detention/water quality basin. Within the developed portion of the site, approximately 17 acres of the open space area will be maintained permanently as natural open space.

CHANGE OF ZONE NO. 7544 proposes to change the zoning on the subject property from Residential Agriculture (R-A), Residential Agriculture 1-Acre Minimum (R-A-1), and Residential Agriculture 10-Acre Minimum (R-A-10) to One Family Dwelling 7,200 Square Foot Minimum (R-1) and R-1-20,000 SF, and Open Area Combining Zoned Residential Developments (R-5).

Advisory Notification. 3 AND - Design Guidelines

Compliance with applicable Design Guidelines:

1. 3rd & 5th District Design Guidelines
2. County Wide Design Guidelines and Standards

Advisory Notification. 4 AND - Exhibits

The development of the premises shall conform substantially with that as shown on MAP EXHIBIT

Tentative Map,
Exhibit A (Site Plan)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

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

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

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

3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations) {Land Use Entitlements}
 - Ord. No. 413 (Regulating Vehicle Parking) {Land Use Entitlements}
 - Ord. No. 421 (Excavation Covering & Swimming Pool Safety) {Land Use Entitlements}
 - Ord. No. 457 (Building Requirements) {Land Use Entitlements}
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program) {Geographically based}
 - Ord. No. 460 (Division of Land) {for TTMs and TPMS}
 - Ord. No. 461 (Road Improvement Standards) {for TTMs and TPMS}
 - Ord. No. 484 (Control of Blowing Sand) {Geographically based on soil type}
 - Ord. No. 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}

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

- Ord. No. 859 (Water Efficient Landscape Requirements) {Land Use Entitlements, and for TTMs and TPMS}
 - Ord. No. 915 (Regulating Outdoor Lighting) {Geographically based}
 - Ord. No. 916 (Cottage Food Operations)
 - Ord. No. 925 (Prohibiting Marijuana Cultivating)
 - Ord. No. 927 (Regulating Short Term Rentals)
 - Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)
4. Mitigation Fee Ordinances
- Ord. No. 659 Development Impact Fees (DIF)
 - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
 - Ord. No. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF)
 - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
 - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)
 - Ord. No. 875 Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP)

Advisory Notification. 6 **AND - Hold Harmless**

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE TRACT MAP and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the TENTATIVE TRACT MAP, including, but not limited to, decisions made in response to California Public Records Act requests.

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

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

E Health

E Health. 1 **0010-E Health-USE - NOISE STUDY**

Noise Consultant: Tom Dodson & Associates
2150 N. Arrowhead Avenue
San Bernardino CA 92504

Noise Study: Noise Impact Analysis, Vista Nuevo, County of

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 6 **0010-Flood-MAP INCREASED RUNOFF CRITERIA (cont.)**

mitigated before combining with off-site flows to minimize the size of the detention facility required. If it is necessary to combine off-site and on-site flows into a detention facility two separate conditions should be evaluated for each duration/return period/before-after development combination studied; the first for the total tributary area (off-site plus on-site), and the second for the area to be developed alone (on-site). It must be clearly demonstrated that there is no increase in peak flow rates under either condition (total tributary area or on-site alone), for each of the return period/duration combinations required to be evaluated. A single plot showing the pre-developed, post-developed and routed hydrographs for each storm considered, shall be included with the submittal of the hydrology study.

No outlet pipe(s) shall be less than 18" in diameter. Where necessary an orifice plate may be used to restrict outflow rates. Appropriate trash racks shall be provided for all outlets less than 48" in diameter.

The basin(s) and outlet structure(s) must be capable of passing the 100-year storm without damage to the facility. Embankment shall be avoided in all cases unless site constraints or topography make embankment unavoidable in the judgment of the General Manager-Chief Engineer.

Mitigation basins should be designed for joint use and be incorporated into open space or park areas. Sideslopes should be no steeper than 4:1 and depths should be minimized where public access is uncontrolled.

A viable maintenance mechanism, acceptable to both the County and the District, should be provided for detention facilities. Generally, this would mean a CSA, landscape district, parks agency or commercial property owners association. Residential homeowners associations are discouraged.

Flood. 7 **0010-Flood-MAP MAJOR FACILITIES**

Major flood control facilities are being proposed. These shall be designed and constructed to District standards including those related to alignment and access to both

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 12 **0010-Flood-MAP SUBMIT FINAL WQMP>PRELIM (cont.)**

post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is indicated as 'exhibit A' on the website above. A final Project Specific WQMP must be approved by the District prior to issuance of building or grading permits.

Projects that require a Project Specific WQMPs were required to submit a PRELIMINARY Project Specific WQMP along with the land-use application package in the tentative phase of development in order to obtain recommended conditions of approval. The developer has submitted a report that minimally meets the criteria for a preliminary project specific WQMP of addressing points a, b, and c above. It shall be noted that while the preliminary project specific WQMP was adequate at that stage, the preliminary WQMP report will need significant revisions at the improvement plan check phase of the development in order to meet the requirements of a final project specific WQMP - including detailed drawings for the BMPs along with all supporting calculations. It should also be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

Flood. 13 **0010-Flood-MAP WATERS OF THE US (NO FEMA)**

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

All Regulatory Permits (and any attachments pertaining thereto such as Habitat Mitigation and Monitoring Plans, Conservation Plans/Easements) to be secured by the Developer shall be submitted to the District for review. The terms of the Regulatory Permits shall be approved by the District prior to improvement plan approval, map recordation or finalization of the

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 5

0010-Planning-MAP - GEO01275 UPDATE (cont.)

County Geologic Report (GEO) No. 1275 was prepared for this project (TR36030) by Leighton & Associates, Inc. and is entitled: "Update Soils Engineering and Engineering Geology Report, Tentative Tract 36030, Vista Nuevo, Nuevo Area, GEO01275, Riverside County, California", dated June 7, 2016. In addition, Leighton submitted the following previously reviewed and approved documents:

"Preliminary Geotechnical and Limited Percolation Study, Proposed Residential Development, Nuevo Road and Sky Drive, Nuevo Area, Riverside County, California", dated March 29, 2004.

"Supplemental Geotechnical Investigation and Review of Tentative Tact Map 30915, Nuevo Area, County of Riverside, California", dated April 22, 2004. This document is herein incorporated as a part of GEO No. 1275.

GEO No. 1275 concluded:

- 1.All findings and recommendations contained in our previous reports remain valid unless superseded herein and the Tentative Tract 36030 is considered acceptable from a geotechnical perspective.
- 2.Undocumented artificial fill, alluvium, older alluvium, and granitic bedrock underlie the project site.
- 3.Surface water and groundwater are not considered to be significant constraints during grading and development of the site. Perched groundwater could develop in areas of contrasting permeability.
- 4.The San Jacinto Valley segment of the active San Jacinto Fault zone is located approximately 6.3 miles northeast of the site.
- 5.No active or inactive fault traces are known to traverse the site, and no evidence of faulting was observed onsite during the geotechnical investigation.
- 6.The potential for liquefaction, seismically induced flooding, landsliding, lurching, and shallow ground rupture

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 21

0040-Planning-MAP - CONCEPTUAL PHASE GRADING (cont.)

- A. Techniques which will be used to prevent erosion and sedimentation during and after the grading process shall be depicted or documented.
- B. Approximate time frames for grading and areas which may be graded during the higher probability rain months of January through March shall be identified.
- C. Preliminary pad and roadway elevations shall be depicted.
- D. Areas where temporary grading occurs on any phase other than the one being graded for development at a particular time shall be identified.

The approved conceptual grading plan shall be provided to the Building and Safety Grading Division and shall be used as a guideline for subsequent detailed grading plans for individual units or phases of the TENTATIVE MAP.

Planning. 22

0040-Planning-MAP - LOT ACCESS/UNIT PLANS

Any proposed division into units or phasing of the TENTATIVE MAP shall provide for adequate vehicular access to all lots in each unit or phase, and shall substantially conform to the intent and purpose of the land division approval. No approval for any number of units or phases is given by this TENTATIVE MAP and its conditions of approval, except as provided by Section 8.3 (Division into Units) of Ordinance No. 460.

Planning. 23

0040-Planning-MAP - PHASES SEPARABLE - R-2

This land division may be divided into units and recorded in phases provided that the phasing plan complies with the following:

- A. The proposed division into units or phasing, including unit or phase boundaries, sequencing, and floor plan selection shall be subject to the Planning Director's approval.
- B. Each proposed unit or phase, individually and cumulatively with all other units or phases, shall

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 2 0010-Transportation-MAP - DRAINAGE 1 (cont.)

a drainage easement. All drainage easements shall be shown on the final map and noted as follows: "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed". The protection shall be as approved by the Transportation Department.

Transportation. 3 0010-Transportation-MAP - DRAINAGE 2

The land divider shall accept and properly dispose of all off-site drainage flowing onto or through the site. In the event the Transportation Department permits the use of streets for drainage purposes, the provisions of Article XI of Ordinance No. 460 will apply. Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, the subdivider shall provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

Transportation. 4 0010-Transportation-MAP - LC LANDSCAPE REQUIREMENT

The developer/ permit holder shall:

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

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

- 1) Connect to a reclaimed water supply for landscape

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 4 **0010-Transportation-MAP - LC LANDSCAPE REQUIREMENT (cont.)**

irrigation purposes when reclaimed water is made available.

- 2) Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.
- 3) Ensure that all landscaping is healthy, free of weeds, disease and pests.

Transportation. 5 **0010-Transportation-MAP - OFF-SITE PHASE**

Should the applicant choose to phase any portion of this project, said applicant shall provide off-site access roads to County maintained roads as approved by the Transportation Department.

Transportation. 6 **0010-Transportation-MAP - STD INTRO 3(ORD 460/461)**

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the tentative map correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the map to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

Transportation. 7 **0010-Transportation-MAP - TS/CONDITIONS**

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

The General Plan circulation policies require a minimum of

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 7 0010-Transportation-MAP - TS/CONDITIONS (cont.)

Level of Service 'C', except that Level of Service 'D' may be allowed in community development areas at intersections of any combination of secondary highways, major highways, arterials, urban arterials, expressways or state highways and ramp intersections.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

Redlands Avenue (NS) at:
Nuevo Road (EW)

Evans Road (NS) at:
Nuevo Road (EW)

Dunlap Drive (NS) at:
Nuevo Road (EW)

Menifee Road (NS) at:
Nuevo Road (EW)
Central Avenue (EW)
San Jacinto Avenue (EW)

Ramona Avenue (NS) at:
Nuevo Road (EW)
Central Avenue (EW)

Lakeview Avenue (NS) at:
Ramona Expressway (EW)
Nuevo Road (EW)

Sky Drive (NS) - Project Access at:
Nuevo Road (EW)

North Drive (NS) - Project Access at:
Nuevo Road (EW)

Gibson Avenue (NS) - Project Access at:
Nuevo Road (EW)

Montgomery Avenue (NS) at:
Nuevo Road (EW)

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 7 0010-Transportation-MAP - TS/CONDITIONS (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.

Waste Resources

Waste Resources. 1 0010-Waste Resources-MAP - HAZARDOUS MATERIALS

Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division.

Waste Resources. 2 0010-Waste Resources-MAP - LANDSCAPE PRACTICES

Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries.

Reduce the amount of green waste generated in common landscaped areas through grass recycling (where lawn clippings from a mulching type mower are left on lawn), or through on-site composting of green waste, or through the separation of green waste from other waste types to send to a composting facility.

Xeriscape and/or use drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Plan: TR36030

Parcel: 429020028

50. Prior To Map Recordation

Fire

050 - Fire. 1 0050-Fire-MAP-#004-ECS-FUEL MODIFICATION Not Satisfied

ECS map must be stamped by the Riverside County Surveyor with the following note: Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that hould include but not limited to the following items: a) Fuel modification to reduce fire loading. b) Appropriate fire breaks according to fuel load, slope and terrain. c) Non flammable walls along common boundaries between rear yards and open space. d) Emergency vehicle access into open space areas shall be provided at intervals not to exceed 1500'. e) A homeowner's association or appropriate district shall be responsible for maintenance of all fire protection measures within the open space areas.

ANY HABITAT CONSERVATION ISSUE AFFECTING THE FIRE DEPARTMENT FUEL MODIFICATION REQUIREMENT, SHALL HAVE CONCURRENCE WITH THE RESPONSIBLE WILDLIFE AND/OR OTHER CONSERVATION AGENCY.

050 - Fire. 2 0050-Fire-MAP-#43-ECS-ROOFING MATERIAL Not Satisfied

Ecs map must be stamped by the Riverside County Surveyor with the following note: All buildings shall be constructed with class A material as per the California Building Code.

050 - Fire. 3 0050-Fire-MAP-#46-WATER PLANS Not Satisfied

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

050 - Fire. 4 0050-Fire-MAP-#53-ECS-WTR PRIOR/COMBUS Not Satisfied

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

050 - Fire. 5 0050-Fire-MAP-#64-ECS-DRIVEWAY ACCESS Not Satisfied

Plan: TR36030

Parcel: 429020028

50. Prior To Map Recordation

Flood

050 - Flood. 2 0050-Flood-MAP ADP FEES (cont.) Not Satisfied
wording of the note shall be as follows:

NOTICE OF DRAINAGE FEES

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

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

050 - Flood. 3 0050-Flood-MAP OFFSITE EASE OR REDESIGN Not Satisfied

Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to recordation of the final map. If the developer cannot obtain such rights, the map should be redesigned to eliminate the need for the easement.

050 - Flood. 4 0050-Flood-MAP ONSITE EASE ON FINAL MAP Not Satisfied

Onsite drainage facilities located outside of road right of way shall be contained within drainage easements shown on the final map. A note shall be added to the final map stating, "Drainage easements shall be kept free of buildings and obstructions".

050 - Flood. 5 0050-Flood-MAP ORDINANCE 458 FLOOD HZRD Not Satisfied

A portion of the proposed project is in a Special Flood Hazard Area as shown on the Public Flood Hazard Determination Interactive Map found at <http://rcflood.org>, therefore, to provide for appropriate future administration of County Ordinance No. 458 the following items shall be submitted to the District for review and approval:

a. A flood study consisting of HEC-RAS calculations, cross

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50. Prior To Map Recordation

Flood

050 - Flood. 7 0050-Flood-MAP SUBMIT PLANS (cont.) Not Satisfied

050 - Flood. 8 0050-Flood-MAP WRITTEN PERM FOR GRADING Not Satisfied

Written permission shall be obtained from the affected property owners allowing the proposed grading and/or facilities to be installed outside of the tract boundaries. A copy of the written authorization shall be submitted to the District for review and approval.

050 - Flood. 9 0050-Flood-XXM BMP MAINTENANCE & INSPECT Not Satisfied

The CC&R's for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all privately owned structural best management practices (BMPs) to be inspected, and if required, cleaned no later than October 15 each year. The CC&R's shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of the CC&R's shall be submitted to the District for review and approval prior to the recordation of the map.

Planning

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

The land divider shall provide proof to The Land Management Agency - Land Use Section that all structures for human occupancy presently existing and proposed for retention comply with Ordinance Nos. 457 and 348.

050 - Planning. 2 0050-Planning-MAP - CULTURAL ECS SHEET Not Satisfied

Prior to final map approval the developer/ applicant shall provide evidence to the Riverside County Planning Department that an Environmental Constraints Sheet has been included in the Grading Plans. This sheet shall indicate the presence of environmentally constrained area(s) and the requirements for avoidance of cultural sites P-33-013229, P-33-023978, P-33-023980, P-33-0023981, P-33-013230, P-33-013233, P-33-013234, P-33-013235, P-33-0024035, P-33-024036, P-33-024037, P-33-026398.

050 - Planning. 3 0050-Planning-MAP - ECS NOTE MAP CONSTRAINT Not Satisfied

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

"No permits allowing any grading, construction, or surface alterations shall be issued which effect the delineated constraint areas without further investigation and/or mitigation as directed by the County of Riverside Planning Department. This constraint affects lots as shown on the

Plan: TR36030

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50. Prior To Map Recordation

Planning

050 - Planning. 3 0050-Planning-MAP - ECS NOTE MAP CONSTRAINT (cont.) Not Satisfied
 Environmental Constraints Sheet."

050 - Planning. 4 0050-Planning-MAP - ECS NOTE MT PALOMAR LIGH Not Satisfied

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

"This property is subject to lighting restrictions as required by County Ordinance No. 655, which are intended to reduce the effects of night lighting on the Mount Palomar Observatory. All proposed outdoor lighting systems shall be in conformance with County Ordinance No. 655."

050 - Planning. 5 0050-Planning-MAP - ECS NOTE NO FENCE WILDLF Not Satisfied

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

"Fencing, which restricts the movement of wildlife, shall not be allowed in the Wildlife Corridor. Prohibited fencing includes, but is not limited to, chainlink, barbed-wire, and solid wood."

050 - Planning. 6 0050-Planning-MAP - ECS SHALL BE PREPARED Not Satisfied

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E. & F. of County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

050 - Planning. 7 0050-Planning-MAP - FEE BALANCE Not Satisfied

Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE MAP are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

050 - Planning. 8 0050-Planning-MAP - FINAL MAP PREPARER Not Satisfied

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

050 - Planning. 9 0050-Planning-MAP - PREPARE A FINAL MAP Not Satisfied

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County

Plan: TR36030

Parcel: 429020028

50. Prior To Map Recordation

Planning

050 - Planning. 9 0050-Planning-MAP - PREPARE A FINAL MAP (cont.) Not Satisfied
Transportation Department - Survey Division requirements,
the conditionally approved TENTATIVE MAP, and in accordance
with Article IX of County Ordinance No. 460.

050 - Planning. 10 0050-Planning-MAP - REQUIRED CHANGE OF ZONE Not Satisfied
The land divider shall file an application for a change of
zone with the County Planning Department. No FINAL MAP
shall be permitted to record unless and until his change of
zone has been approved and adopted by the Board of
Supervisors and is effective.

050 - Planning. 11 0050-Planning-MAP- ANNEX TO PARK DISTRICT Not Satisfied
The land divider shall submit written proof to the County
Planning Department - Development Review Division that the
subject property has been annexed to County Service Area
No. 146.

050 - Planning. 12 0050-Planning-MAP- CC&R RES CSA COM. AREA Not Satisfied
The land divider shall convey to the County fee simple
title, to all common open space areas, free and clear of
all liens, taxes, assessments, leases (recorded and
unrecorded) and easement, except those easements which in
the sole discretion of the County are acceptable. As a
condition precedent to the County accepting title to such
areas, the land divider shall (a) notify the Planning
Department that the following documents shall be shortly,
or have been, submitted to the Office of the County
Counsel for review and approval, and (b) the land divider
shall submit to the Office of the County Counsel the
following documents:

1. A cover letter identifying the project for which
approval is sought referencing the Planning Department case
number (a copy of this cover letter may be sent to the
Planning Department to serve as notification) and
identifying one individual to represent the land divider if
there are any questions concerning the review of the
submitted documents; and

2. One (1) copy AND one (1) original, wet signed,
notarized and ready for recordation declaration of
covenants, conditions and restrictions; attached to these
documents there shall be included a legal description of
the property included within the covenants, conditions and
restrictions and a scaled map or diagram of such
boundaries, both signed and stamped by a California

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050 - Planning. 12 0050-Planning-MAP- CC&R RES CSA COM. AREA (cont.) Not Satisfied
registered civil engineer or licensed land surveyor; and

3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,

4. A deposit equaling three (3) hours of the of the current hourly fee for Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted to the Office of the County Counsel review and approval.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common, and c) contain the following provisions verbatim:

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply:

The property owners' association established herein shall, if dormant, be activated, by incorporation or otherwise, at the request of the County of Riverside, and the property owner's association shall unconditionally accept from the County of Riverside, upon the County's demand, title to all or any part of the 'common area', more particularly described on Exhibit '____', attached hereto. The decision to require activation of the property owners' association and the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County of Riverside.

In the event that the 'common area', or any part thereof, is conveyed to the property owners' association, the association, thereafter, shall own such 'common area', shall manage and continuously maintain such 'common area', and shall not sell or transfer such 'common area', or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to assess the owner of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to

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050 - Planning. 12 0050-Planning-MAP- CC&R RES CSA COM. AREA (cont.) Not Satisfied

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. 13 0050-Planning-MAP- CC&R RES POA COM. AREA Not Satisfied

The land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for the review and approval of that office, and (b) the land divider shall submit to the Office of the County Counsel the following documents:

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number(s) (a copy of this cover letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if

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050 - Planning. 13 0050-Planning-MAP- CC&R RES POA COM. AREA (cont.) Not Satisfied

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 unit for the

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050 - Planning. 13 0050-Planning-MAP- CC&R RES POA COM. AREA (cont.) Not Satisfied

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. 14 0050-Planning-MAP- ECS NOTE PALEONTOLOGIC Not Satisfied

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

County Paleontological Report No. PD-P-1484 was prepared for this property on October 9, 2014 by John Goodman and Harry Quinn of CRM Tech and is on file at the County of Riverside Planning Department.

050 - Planning. 15 0050-Planning-MAP*- AGENCY CLEARANCE Not Satisfied

A clearance letter from ___ shall be provided to the Riverside County Planning Department verifying compliance

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50. Prior To Map Recordation

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050 - Planning. 15 0050-Planning-MAP*- AGENCY CLEARANCE (cont.) Not Satisfied
with the conditions of their letter dated ____, generally
summarized as follows:

050 - Planning. 16 0050-Planning-MAP*- ECS WILDLIFE CORR ESMNT Not Satisfied
A conservation easement encompassing the Wildlife Corridor
as shown on the [TENTATIVE MAP] [Exhibit __] shall be
delineated on the FINAL MAP and the Environmental
Constraints Sheet.

050 - Planning. 17 0050-Planning-MAP*- OFFER OF TRAILS Not Satisfied
n offer of dedication to the County of Riverside for a [ten
to fourteen foot (10'-14') wide community][fourteen to
twenty foot (14'-20') wide regional trail along ____,] shall
be noted on both the FINAL MAP and the Environmental
Constraints Sheet.

050 - Planning. 18 0050-Planning-MAP*- QUIMBY FEES (1) Not Satisfied
The land divider shall submit to the County Planning
Department - Development Review Division a duly and
completely executed agreement with the County Service Area
No. 146 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. 19 0050-Planning-MAP*- REQUIRED APPLICATIONS Not Satisfied
No FINAL MAP shall record until Change of Zone No. 07544
have been approved and adopted by the Board of Supervisors
and has been made effective. This land division shall
conform with the development standards of the
designations and/or zones ultimately applied to the
property.

050 - Planning. 20 0050-Planning-MAP*- SURVEYOR CHECK LIST Not Satisfied
The County Transportation Department - Survey Division
shall review any FINAL MAP and ensure compliance with the
following:

A. All lots on the FINAL MAP shall be in substantial
conformance with the approved TENTATIVE MAP relative to
size and configuration.

B. All lots on the FINAL MAP shall have a minimum lot size
of 7,200 square feet net.

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050 - Planning. 20 0050-Planning-MAP*- SURVEYOR CHECK LIST (cont.) Not Satisfied

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-1 zone, and with the Riverside County General Plan.

D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.

E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.

F. The common open space area[s] shall be shown as a numbered lots on the FINAL MAP.

050 - Planning. 21 0050-Planning-MAP*- TRAIL MAINTENANCE Not Satisfied

he land divider shall form or annex to a trails maintenance district or other maintenance district approved by the County Planning Department, for the maintenance of a ten to fourteen foot (10'-14') wide ommunity trail located along _____. The land divider, or the land divider's successors-in-interest or assignees, shall be responsible for the maintenance of the community trail easement until such time as the maintenance is taken over by the appropriate maintenance district.

Planning-EPD

050 - Planning-EPD. 1 0050-Planning-EPD-EPD - MSHCP CONVEYANCE Not Satisfied

Prior to map recordation or grading permit issuance, whichever occurs first, the applicant shall provide Riverside County Environmental Programs Division (EPD) staff with proof of an executed donation agreement WITH the Western Riverside Regional Conservation Authority (RCA) that has been reviewed, approved, and recorded for the 76-acre MSHCP Conservation Area (Lot 348) shown on Tentative Tract Map 36030 dated July 25, 2016. The area designated for conservation shall be accessible for the RCA, via easement or public road access, or as stipulated by the RCA in the donation agreement.

Regional Parks and Open Space

050 - Regional Parks and Op 0050-Regional Parks and Open Space-MAP - OFFER OF DE Not Satisfied

Prior to recordation of the project map, the applicant shall offer the Design Guideline trail easements shown on the map for dedication to Riverside County Regional Park and Open-Space District or County managed Landscape and Lighting Maintenance District for trails purposes. Said easements will offered on behalf of the vested interest of the citizens of Riverside County and will not become part of the District's maintained trail system.

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50. Prior To Map Recordation

Regional Parks and Open Space

050 - Regional Parks and Op 0050-Regional Parks and Open Space-MAP - OFFER OF DE Not Satisfied

050 - Regional Parks and Op 0050-Regional Parks and Open Space-MAP - TRAIL MAINTEN Not Satisfied

The applicant shall enter into an agreement with the local recreation provider (CSA) or shall form or annex into a County managed Landscape lighting Maintenance District accepting trails maintenance as approved by the Riverside County Planning Department for the maintenance of the all design guideline trail(s) identified on this project. The applicant, or successors-in-interest or assignees, shall be responsible for the maintenance of said trails and easement areas such time as the maintenance is taken over by the appropriate maintenance District or entity. The applicant must provide a letter of agreement to the Planning Department and the Park District that the trail maintenance will be provided.

050 - Regional Parks and Op 0050-Regional Parks and Open Space-MAP - TRAILS PLAN Not Satisfied

Prior to recordation, the applicant shall submit a project exhibit/trail plan identifying the proposed trail network(s) under the jurisdiction of the Regional Park and Open-Space District and/or other entity. Included as part of the exhibit, the applicant shall provide for review and approval; all alignments, easement widths, typical trail cross sections, fencing, trail separations, pavement markings, street crossings signage, bollards (if applicable) and landscape and irrigation plan.

The trails plan map shall incorporate the following comments based on the Lakeview/Nuevo Design Guidelines:

- 1) The trail tread width shall be a minimum of 8-feet for the design guideline trails located on the eastern, southern and western sides of the project.
- 2) The classification of Regional Trail located on Central Avenue is to be reclassified as there are no County Park District Regional Trails located on the project site. This trail classification should be the same as the design guidelines trails located on the eastern and western sides of the project.
- 3) Note that the County Park District will not be accepting or maintaining any of the project trails.

Survey

050 - Survey. 1 0050-Survey-MAP - EASEMENT Not Satisfied

Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in

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Survey

050 - Survey. 1 0050-Survey-MAP - EASEMENT (cont.) Not Satisfied
addition to having the name of the easement holder, and the
nature of their interests, shown on the map.

Transportation

050 - Transportation. 1 0050-Transportation-MAP - ACCESS RESTRICTION/SUR Not Satisfied
Lot access shall be restricted on Nuevo Road and "A" Street
and so noted on the final map, with the exception of one
24' access to the community park on "A" Street.

050 - Transportation. 2 0050-Transportation-MAP - ANNEX L&LMD/OTHER DIST Not Satisfied

Prior to map recordation, the project proponent shall
comply with County requirements within public road
rights-of-way, in accordance with Ordinance 461. Assurance
of maintenance is required by filing an applicaton for
annexation to Landscaping and Lighting Maintenance District
No. 89-1-Consolidated and/or any other maintenance district
approved by the Transportation Department. Said annexation
should include the following:

- (1) Landscaping along Nuevo Road and street "A".
- (2) Trails.
- (3) Streetlights.
- (4) Graffiti abatement of walls and other permanent
structures.
- (5) Street sweeping.

For street lighting, the project proponent shall contact
the County Service Area (CSA) Project Manager who
determines whether the development is within an existing
CSA or will require annexation into the CSA.

If the project is outside boundaries of a CSA, the project
proponent shall contact the Transportation Department L&LMD
89-1-C Administrator and submit the following:

- (1) Completed Transportation Department application.
- (2) Appropriate fees for annexation.
- (3) Two (2) sets of street lighting plans approved by
Transportation Department.
- (4) "Streetlight Authorization" form from SCE, or other

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050 - Transportation. 5 0050-Transportation-MAP - DEDICATIONS (cont.) Not Satisfied

All other interior streets are designated LOCAL ROAD and shall be improved with 36' full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk within the 56' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "A". (36'/56')

NOTE: A 5' sidewalk shall be constructed adjacent to the right-of-way line within the 10' parkway.

050 - Transportation. 6 0050-Transportation-MAP - EXISTING MAINTAINED Not Satisfied

Nuevo Road along project boundary is a paved County maintained road and shall be improved with 40' full-width AC pavement (20' project side and 20' on the opposite side of NEW centerline), rolled concrete curb and gutter, and d.g. trail (project side), within 84' full-width dedicated right-of-way in accordance with Lakeview-Nuevo Design Guidelines, street "C", page 38.

NOTE: 1. A 10' trail shall be constructed 8' from the curb line (rolled) within the parkway.

2. Construct acceleration and deceleration AC pavement to the east and west project boundaries as directed by the Director of Transportation.

050 - Transportation. 7 0050-Transportation-MAP - IMP PLANS Not Satisfied

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: <http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

050 - Transportation. 8 0050-Transportation-MAP - INTERSECTION/50' TANGENT Not Satisfied

All centerline intersections shall be at 90 degrees, plus or minus 5 degrees, with a minimum 50' tangent, measured from flowline/curbface or as approved by the Transportation Planning and Development Review Division Engineer.

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50. Prior To Map Recordation

Transportation

050 - Transportation. 9 0050-Transportation-MAP - LANDSCAPING/TRAILS Not Satisfied

The project proponent shall comply in accordance with landscaping (and/or trail) requirements within public road rights-of-way (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping shall be improved within Nuevo Road and street "A", and/or trails shall be improved along Nuevo Road, Passage Road and Sky Drive.

Landscaping plans shall be submitted on standard County plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans. If landscaping maintenance (and/or trails) is to be annexed to a County Service Area, or Landscaping and Lighting Maintenance District, landscaping plans shall depict ONLY such landscaping, irrigation and related facilities as are to be placed within the public road rights-of-way.

050 - Transportation. 10 0050-Transportation-MAP - LC LNDSCP COMMON AREA M. Not Satisfied

Prior to map recordation, the developer/permit holder shall submit Covenants, Conditions, and Restrictions (CC&R) to the Riverside County Counsel for review along with the required fees set forth by the Riverside County Fee Schedule.

For purposes of landscaping and maintenance, the following minimum elements shall be incorporated into the CC&R's:

- 1) Permanent public, quasi-public or private maintenance organization shall be established for proper management of the water efficient landscape and irrigation systems. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the County of Riverside Guide to California Friendly Landscaping.
- 2) The CC&R's shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).
- 3) The common maintenance areas shall include all those identified on the approved landscape maintenance exhibit.

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050 - Transportation. 10 0050-Transportation-MAP - LC LNDSCP COMMON AREA M. Not Satisfied

The Transportation Department, Landscape Section shall clear this condition once a copy of the County Counsel approved CC&R's has been submitted to the Transportation Department, Landscape Section.

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

A separate streetlight plan is required for this project. Street lighting shall be designed in accordance with the Lakeview/Nuevo Design Guidelines and/or as approved by the Transportation Department.

050 - Transportation. 12 0050-Transportation-MAP - LINE-OF-SIGHT EASEMENT Not Satisfied

In order to secure adequate sight distance for lots 29 thru 32 NO TREES, WALLS or any OTHER obstructions over 30-inch high shall be allowed per County Standard No. 821, Ordinance 461.

Note: The developer/owner of TR36030 has the responsibility to educate and display this condition of approval to the prospective home buyers of lots 29 thru 32.

The CC&R for said lots shall incorporate this requirement.

050 - Transportation. 13 0050-Transportation-MAP - OFF-SITE ACCESS 2 Not Satisfied

The landowner/developer shall provide/acquire sufficient public off-site rights-of-way to provide for a paved access road to a paved and maintained road. Said access road shall be constructed with 32' of A.C. pavement within a minimum 50' (30' west side and 20' east side of centerline) dedicated right-of-way in accordance with County Standard No. 106, Section A (32'/50') (modified for reduced right-of-way) at a grade and alignment as approved by the Transportation Department. Should the applicant fail to provide/acquire said off-site right-of-way, the map shall be returned for redesign. The applicant shall provide the appropriate environmental clearances for said off-site improvements prior to recordation or the signature of any street improvement plans.

1. Said off-site access road shall be the northerly extension of Passage Road to a paved County maintained Nuevo Road. A minimum right-of-way of 40' may be allowed.

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50. Prior To Map Recordation

Transportation

050 - Transportation. 13 0050-Transportation-MAP - OFF-SITE ACCESS 2 (cont.) Not Satisfied

2. Said off-site access road shall be the westerly extension of Central Avenue to a paved County maintained Rosary Avenue.

050 - Transportation. 14 0050-Transportation-MAP - PART-WIDTH Not Satisfied

Sky Drive along project boundary is designated Local Road and shall be improved with 32' part-width AC pavement (20' on the project side and 12' on opposite side of the centerline), 6" concrete curb and gutter (project side), within a 60' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "C".

NOTE: A 6' sidewalk shall be constructed adjacent to the curb line within the 10' parkway.

Passage Road along project boundary (from lot No. 35 southerly to Central Avenue) is designated a Local Road and shall be improved with 36' part-width AC pavement (20' on the project side and 16' on opposite side of the centerline), 6" concrete curb and gutter (project side), within a 50' (30' project side and 20' opposite side of centerline) part-width dedicated right-of-way within additional trail easement in accordance with County Standard No. 105, Section "C".

NOTES: 1. A 5' sidewalk (project side) shall be constructed adjacent to the right-of-way line within the 10' parkway.

2. An 8' d.g. trail, 4' high-split poly-vinyl fence or equivalent shall be constructed per Amended No. 3 exhibit dated 8/30/2016 and as directed by the Parks District, and the Transportation Department.

050 - Transportation. 15 0050-Transportation-MAP - SIGNING & STRIPING PLAN Not Satisfied

A signing and striping plan is required for this project. The applicant shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

050 - Transportation. 16 0050-Transportation-MAP - SOILS 2 Not Satisfied

The developer/owner shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.

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50. Prior To Map Recordation

Transportation

050 - Transportation. 16 0050-Transportation-MAP - SOILS 2 (cont.) Not Satisfied

050 - Transportation. 17 0050-Transportation-MAP - ST DESIGN/IMPRV CONCEPT Not Satisfied

The street design and improvement concept of this project shall be coordinated with PM36031.

050 - Transportation. 18 0050-Transportation-MAP - STREET NAME SIGN Not Satisfied

The land divider shall install street name sign(s) in accordance with County Standard No. 816 as directed by the Transportation Department.

050 - Transportation. 19 0050-Transportation-MAP - TS/DESIGN Not Satisfied

The project proponent shall be responsible for the design of traffic signal(s) at the intersections of:

None

050 - Transportation. 20 0050-Transportation-MAP - TS/GEOMETRICS Not Satisfied

The intersection of Sky Drive (NS) at Nuevo 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 shared left-turn/through/right-turn lane
- Westbound: one shared left-turn/through/right-turn lane

The intersection of North Drive (NS) at Nuevo Road (EW) shall be improved to provide the following geometrics:

- Northbound: one shared left-turn/through/right-turn lane
- stop controlled
- Southbound: one shared left-turn/through/right-turn lane
- stop controlled
- Eastbound: one shared left-turn/through/right-turn lane
- Westbound: one shared left-turn/through/right-turn lane

The intersection of Gibson Avenue (NS) at Nuevo Road (EW) shall be improved to provide the following geometrics:

- Northbound: one shared left-turn/through/right-turn lane
- stop controlled
- Southbound: one shared left-turn/through/right-turn lane
- stop controlled
- Eastbound: one shared left-turn/through/right-turn lane
- Westbound: one shared left-turn/through/right-turn lane

Adequate sight distance shall be provided for project

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Transportation

050 - Transportation. 20 0050-Transportation-MAP - TS/GEOMETRICS (cont.) Not Satisfied
access points on Nuevo Road. The required/minimum corner sight distance is 385 feet.

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. 21 0050-Transportation-MAP - UTILITY PLAN Not Satisfied

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

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 offsite property, the owner/ applicant shall provide a copy of the recorded drainage easement or copy of Final Map.

060 - BS-Grade. 2 0060-BS GRADE-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

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 2 0060-BS GRADE-MAP-IF WQMP IS REQUIRED (cont.) Not Satisfied
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.

E Health

060 - E Health. 1 ECP Clearance Not Satisfied

Prior to any disturbance or grading, submit an updated Phase II Environmental Site Assessment for Review to Environmental Cleanup Program (ECP). Please contact ECP for additional details at (951)955-8980.

Fire

060 - Fire. 1 0060-Fire-MAP - HFA REVIEW & APPROVAL Not Satisfied

Fire Department shall review and approve building setbacks, water and access for new single family dwellings that are in a hazardous fire area.

060 - Fire. 2 0060-Fire-MAP-#004 FUEL MODIFICATION Not Satisfied

Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that should include but not limited to the following items:

- a) fuel modification to reduce fire loading
- b) appropriate fire breaks according to fuel load, slope and terrain.
- c) non flammable walls along common boundaries between rear yards and open space.
- d) emergency vehicle access into open space areas shall be provided at intervals not to exceed 1500 feet
- e) a homeowner's association or appropriate district shall be responsible for maintenance of all fire protection measures within open space areas.

ANY HABITAT CONSERVATION ISSUE AFFECTING THE FIRE DEPARTMENT FUEL MODIFICATION REQUIREMENT, SHALL HAVE CONCURRENCE WITH THE RESPONSIBLE WILDLIFE AND/OR OTHER CONSERVATION AGENCY.

Flood

060 - Flood. 1 0060-Flood-MAP ADP FEES Not Satisfied

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60. Prior To Grading Permit Issuance

Flood

060 - Flood. 1 0060-Flood-MAP ADP FEES (cont.) Not Satisfied

TR 36030 is located within the limits of the Lakeview--Nuevo Area Drainage Plan for which drainage fees have been adopted.

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

060 - Flood. 2 0060-Flood-MAP EROS CNTRL AFTER RGH GRAD Not Satisfied

Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to the District for review.

060 - Flood. 3 0060-Flood-MAP OFFSITE EASE OR REDESIGN Not Satisfied

Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to recordation of the final map. If the developer cannot obtain such rights, the map should be redesigned to eliminate the need for the easement.

060 - Flood. 4 0060-Flood-MAP ORDINANCE 458 FLOOD HZRD Not Satisfied

A portion of the proposed project is in a Special Flood Hazard Area as shown on the Public Flood Hazard Determination Interactive Map found at <http://rcflood.org>, therefore, to provide for appropriate future administration of County Ordinance No. 458 the following items shall be submitted to the District for review and approval:

a. A flood study consisting of HEC-RAS calculations, cross sections, maps, and other data should be prepared to the satisfaction of the District for the purpose of revising the effective Special Flood Hazard Area affected by the development project. The study shall be submitted with the related project improvement plans.

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60. Prior To Grading Permit Issuance

Flood

060 - Flood. 4 0060-Flood-MAP ORDINANCE 458 FLOOD HZRD (cont.) Not Satisfied

b. An exhibit no larger than 11x17 that shows the before and after Special Flood Hazard Area

c. A complete and true compilation of the owners of the properties subject to or affected by the proposed revisions to the Special Flood Hazard Area.

d. A certification from a licensed professional engineer that the flood study supports that the development of Tract 36030 will not raise the 100-year flood elevations in the vicinity of the proposed development; or if the proposed revisions would adversely impact offsite property owners then their written approval of the revision shall be submitted. If the written approval cannot be obtained the project shall be redesigned to eliminate the adverse impact.

e. An Engineer's statement supporting the need and appropriateness of the revision to the Special Flood Hazard Area.

f. A fee to cover the costs for Board revision of the floodplain limits.

Grading permits shall not be issued and final maps shall not record until the above items and related improvement plans are approved by the District.

060 - Flood. 5 0060-Flood-MAP PHASING Not Satisfied

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

060 - Flood. 6 0060-Flood-MAP SUBMIT FINAL WQMP Not Satisfied

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

060 - Flood. 7 0060-Flood-MAP SUBMIT PLANS Not Satisfied

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60. Prior To Grading Permit Issuance

Flood

060 - Flood. 7 0060-Flood-MAP SUBMIT PLANS (cont.) Not Satisfied

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

Planning

060 - Planning. 1 0060-Planning-GEN*- CULTURAL RESOURCES PROFE Not Satisfied

As a result of information contained in archaeological study number PD-A-4503 regarding site numbers CA-RIV-7371 and CA-RIV-7372, it has been determined that archaeological monitoring is required for CEQA mitigation purposes.
Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. This professional shall be known as the "Project Archaeologist." The Project archaeologist shall be included in the pre-grade meetings to provide cultural/historical sensitivity training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and ny required tribal or special interest monitors. The Project Archaeologist shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Archaeologist shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with any required tribal or special interest monitors. The developer/permit holder shall submit a fully executed copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition. NOTE: 1)The Project Archaeologist is responsible for implementing CEQA-required mitigation using current standard professional practices for cultural resources archaeology. The Project Archaeologist shall consult with the County, developer/permit holder and any required tribal or special interest group monitor throughout the process. 2)This agreement shall not modify any approved condition of approval or mitigation measure.

060 - Planning. 2 0060-Planning-MAP - BUILDING PAD GRADING Not Satisfied

All grading for any proposed new dwellings and/or accessory buildings shall occur within the approved building pad sites shown on the TENTATIVE MAP.

060 - Planning. 3 0060-Planning-MAP - CULTURAL SENSITIVITY TR Not Satisfied

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; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event unanticipated cultural

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 3 0060-Planning-MAP - CULTURAL SENSITIVITY TR (cont.) Not Satisfied
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.

060 - Planning. 4 0060-Planning-MAP - FEATURE RELOCATION Not Satisfied
Site(s) P-33-026397, P-33-026396, P-33-026394, P-33-024162, P-33-024038, P-33-023979, P-33-013232, P-33-013231, P-33-026399, P-33-026400, P-026397 and P-33-026401 cannot be avoided through Project redesign. Prior to grading permit issuance, the Project Supervisor, County Geologist and Project Archaeologist shall meet onsite to determine the strategy for relocating the milling features to a permanent open space area predetermined and designated on a confidential map. Before construction activities are allowed to start and using professional archaeological methods, any visible artifacts shall be recovered and recorded, photo documentation of each feature in situ shall occur. The current Department of Parks and Recreation forms for the sites shall be updated, detailing which features were relocated, the process through which this was done, and updated maps using sub meter GIS technology to document the new location of each feature. The relocation information shall be included in the Phase IV Monitoring Report.

060 - Planning. 5 0060-Planning-MAP - FEE BALANCE Not Satisfied
Prior to issuance of grading permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

060 - Planning. 6 0060-Planning-MAP - GRADING PLAN REVIEW Not Satisfied
The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the county T.L.M.A - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved tentative map, in compliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

060 - Planning. 7 0060-Planning-MAP - HILLSIDE DEV. STANDARDS Not Satisfied
The land divider/permit holder shall cause grading plans to be prepared which conform to the Hillside Development Standards: all cut and/or fill slopes, or individual combinations thereof, which exceed ten feet in vertical height shall be modified by an appropriate combination of a special terracing (benching) plan, increase slope ratio (i.e., 3:1), retaining walls, and/or slope planting combined with irrigation.

060 - Planning. 8 0060-Planning-MAP - PALEO PRIMP & MONITOR Satisfied
This site is mapped in the County's General Plan as having

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 8 0060-Planning-MAP - PALEO PRIMP & MONITOR (cont.) Satisfied

a High potential for paleontological resources (fossils).
Proposed project site grading/earthmoving activities could
potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1.The applicant shall retain a qualified paleontologist
approved by the County of Riverside to create and implement
a project-specific plan for monitoring site
grading/earthmoving activities (project paleontologist).

2.The project paleontologist retained shall review the
approved development plan and grading plan and shall
conduct any pre-construction work necessary to render
appropriate monitoring and mitigation requirements as
appropriate. These requirements shall be documented by the
project paleontologist in a Paleontological Resource Impact
Mitigation Program (PRIMP). This PRIMP shall be submitted
to the County Geologist for review and approval prior to
issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and
in addition to other industry standard and Society of
Vertebrate Paleontology standards, are as follows:

1.Description of the proposed site and planned grading
operations.

2.Description of the level of monitoring required for all
earth-moving activities in the project area.

3.Identification and qualifications of the qualified
paleontological monitor to be employed for grading
operations monitoring.

4.Identification of personnel with authority and
responsibility to temporarily halt or divert grading
equipment to allow for recovery of large specimens.

5.Direction for any fossil discoveries to be immediately
reported to the property owner who in turn will immediately
notify the County Geologist of the discovery.

6.Means and methods to be employed by the paleontological
monitor to quickly salvage fossils as they are unearthed to
avoid construction delays.

7.Sampling of sediments that are likely to contain the

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 8 0060-Planning-MAP - PALEO PRIMP & MONITOR (cont.) Satisfied
remains of small fossil invertebrates and vertebrates.

8.Procedures and protocol for collecting and processing of samples and specimens.

9.Fossil identification and curation procedures to be employed.

10.Identification of the permanent repository to receive any recovered fossil material. * 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. A written agreement between the property owner/developer and the repository must be in place prior to site grading.

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

13.Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees.

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

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

060 - Planning. 9 0060-Planning-MAP - PLANNING DEPT REVIEW Not Satisfied

As part of the plan check review of the proposed grading plan for the subject property, the Department of Building and Safety - Grading Division shall submit a copy of the

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 9 0060-Planning-MAP - PLANNING DEPT REVIEW (cont.) Not Satisfied
proposed grading plan, along with the applicable Log/Permit Numbers for reference, to the County Planning Department to be reviewed for compliance with the approved tentative map.

060 - Planning. 10 0060-Planning-MAP - SLOPE GRADING TECHNIQUES Not Satisfied

The land divider/permit holder shall cause grading plans to be prepared which show all cut slopes located adjacent to ungraded natural terrain and exceed ten (10) feet in vertical height to be contour-graded incorporating the following grading techniques:

1. The angle of the graded slope shall be gradually adjusted to the angle of the natural terrain.
2. Angular forms shall be discouraged. The graded form shall reflect the natural rounded terrain.
3. The toes and tops of slopes shall be rounded with curves with radii designed in proportion to the total height of the slopes where drainage and stability permit such rounding.
4. Where cut and/or fill slopes exceed 300 feet in horizontal length, the horizontal contours of the slope shall be curved in a continuous, undulating fashion.

060 - Planning. 11 0060-Planning-MAP - SLOPE STABILTY RPRT Not Satisfied

Since manufactured slopes on the TENTATIVE MAP exceed 30 vertical feet. The land divider/permit holder shall cause a Slope Stability Report to be submitted to the County Engineering Geologist for [his/he]r review and approval. This report may be included as a part of a preliminary geotechnical report for the project site.

060 - Planning. 12 0060-Planning-MAP - TEMPORARY FENCING Not Satisfied

Temporary fencing shall be required for the protection of cultural site(s) P-33-013229, P-33-023978, P-33-023980, P-33-0023981, P-33-013230, P-33-013233, P-33-013234, P-33-013235, P-33-0024035, P-33-024036, P-33-024037, and P-33-026398, within the MSHCP Conservation Area during any grading activities within one hundred feet (100'). Prior to commencement of grading or brushing, the project archaeologist shall identify the site boundaries and determine an adequate buffer for protection of the site(s). Upon approval of buffers, the applicant shall direct the installation of fencing under the supervision of the project archaeologist. The fencing can be removed only after grading operations have been completed.

060 - Planning. 13 0060-Planning-MAP - TRIBAL MONITOR Not Satisfied

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement

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60. Prior To Grading Permit Issuance

Planning

- 060 - Planning. 13 0060-Planning-MAP - TRIBAL MONITOR (cont.) Not Satisfied
with and retain a Luiseno Native American Monitor from the appropriate tribe. The Native American Monitor shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor, the Native American Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources. The developer/permit applicant shall submit a fully executed copy of the contract to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition. This agreement shall not modify any condition of approval or mitigation measure.
- 060 - Planning. 14 0060-Planning-MAP *- REQUIRED APPLICATIONS Not Satisfied
No grading permits shall be issued until Change of Zone No. 07444 has been approved and adopted by the Board of Supervisors and has been made effective.
- 060 - Planning. 15 0060-Planning-MAP- COMMUNITY TRAIL ESMNT Not Satisfied
The land divider/permit holder shall cause grading plans to be prepared which delineates grading adjacent to or within a proposed trail easement adjacent to lot number[s] ____, as delineated on the TENTATIVE MAP. Said grading must conform to the trail standards of the Comprehensive General Plan.
- 060 - Planning. 16 0060-Planning-MAP- GRADING & BRUSHING AREA Not Satisfied
The land divider/permit holder shall cause grading plans to be prepared which restricts grading and brushing to public or private access roads, driveways, pad sites leach fields, existing agricultural areas,] and fuel modification zones, as identified on the TENTATIVE MAP.
- 060 - Planning. 17 0060-Planning-MAP- SKR FEE CONDITION Not Satisfied
Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 242 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

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 17 0060-Planning-MAP- SKR FEE CONDITION (cont.) Not Satisfied
applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

060 - Planning. 18 0060-Planning-MAP*- AGENCY CLEARANCE Not Satisfied
A clearance letter from ____ shall be provided to the Riverside County Planning Department verifying compliance with the conditions stated in their letter dated ____, summarized as follows:

060 - Planning. 19 0060-Planning-MAP*- POST & BEAM FOUNDATIONS Not Satisfied
The land divider/permit holder shall cause grading plans to be prepared which reflect the utilization of post and beam foundations or the appropriate combination of split-level pads and post and beam foundations] when development is proposed on natural slopes of fifteen (15%) percent or greater measured over a horizontal distance of thirty (30) feet.

Planning-EPD

060 - Planning-EPD. 1 0060-Planning-EPD - MSHCP Conservation Area Labeling Not Satisfied
All mapping and exhibits should clearly label MSHCP Conservation Area.

060 - Planning-EPD. 2 0060-Planning-EPD-EPD - 30-DAY BURROWING OWL SUR 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 California Department of Fish and Wildlife (CDFW), Western Riverside County Regional Conservation Authority (RCA), and County EPD staff 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. 3 0060-Planning-EPD-EPD - FENCING PLAN Not Satisfied

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 3 0060-Planning-EPD-EPD - FENCING PLAN (cont.) Not Satisfied

Prior to the issuance of a grading permit, the applicant shall submit a proposed fencing and signage plan for the protection of all biologically sensitive areas. The areas mapped as "MSHCP Conservation Area Lot 348" on Tentative Tract Map 36030, dated July 25, 2016, shall be permanently fenced. The fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area. Fencing shall be proposed and installed at all interfaces between conservation lands and urban uses such as roads, development, residential, etc. The fence shall have a minimum height of six feet at its shortest point. The fencing plan will be reviewed and approved by the Riverside County Planning Department Environmental Programs Division (EPD). The fence shall not be installed until EPD staff has reviewed and approved the fencing plan. EPD staff shall have sole discretion in determining whether the proposed fencing will adequately protect the conservation area, and whether changes to the proposed fencing and signage plan are required.

060 - Planning-EPD. 4 0060-Planning-EPD-EPD - MSHCP CONVEYANCE Not Satisfied

Prior to map recordation or grading permit issuance, whichever occurs first, the applicant shall provide Riverside County Environmental Programs Division (EPD) staff with proof of an executed donation agreement WITH the Western Riverside Regional Conservation Authority (RCA) that has been reviewed, approved, and recorded for the 76-acre MSHCP Conservation Area (Lot 348) shown on Tentative Tract Map 36030 dated July 25, 2016. The area designated for conservation shall be accessible for the RCA, via easement or public road access, or as stipulated by the RCA in the donation agreement.

060 - Planning-EPD. 5 0060-Planning-EPD-EPD - NESTING BIRD SURVEY Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season. Nesting bird season is February 1st through August 31st. If habitat or structures that have the potential to support nesting birds must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted.

The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit.

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

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 7	0060-Planning-EPD-EPD - OAK TREE MAPPING (cont.)	Not Satisfied
-Discussion of expected survival rate and success criteria		

Transportation

060 - Transportation. 1	0060-Transportation-MAP - SUBMIT GRADING PLAN	Not Satisfied
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When you submit a grading plan to the Department of Building and Safety, two sets of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit.

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

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

Standard plan check turnaround time is 10 working days.

70. Prior To Grading Final Inspection

Planning

070 - Planning. 1	0070-Planning-MAP - ARTIFACT DISPOSITION	Not Satisfied
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Prior to Grading Permit final, the developer shall prompt the archaeologist to provide evidence to the satisfaction of the County Archaeologist that all 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), have been curated at the Western Science Center, a curation facility that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers and tribal members for further study. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.

070 - Planning. 2	0070-Planning-MAP - PALEO MONITORING REPORT	Not Satisfied
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PRIOR TO GRADING FINAL:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report.

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70. Prior To Grading Final Inspection

Planning

070 - Planning. 2 0070-Planning-MAP - PALEO MONITORING REPORT (cont. Not Satisfied

This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories.

070 - Planning. 3 0070-Planning-MAP - PHASE IV MONITORING RPT. Not Satisfied

Upon completion of the implementation phase, 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.

070 - Planning. 4 0070-Planning-MAP*- AGENCY CLEARANCE Not Satisfied

A clearance letter from ___ shall be provided to the Riverside County Planning Department verifying compliance with the conditions in their letter dated ___, summarized as follows:

Regional Parks and Open Space

070 - Regional Parks and Open Space 0070-Regional Parks and Open Space-MAP - TRAIL GRADE Not Satisfied

Prior to final grading issuance, the applicant is required to have graded the proposed trail in accordance with the grading plan and comply with the approved exhibit/trail plan. This trail shall be inspected by representatives from the Regional Park and Open-Space District and Building and Safety Grading Division to ensure that the trail grading meets the County standards as determined by the County Park District and Building and Safety Grading Division.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS GRADE-MAP-NO BUILDING PERMIT WITHOUT G 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

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80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 2 0080-BS GRADE-MAP-ROUGH GRADE APPROVAL (cont.) Not Satisfied

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

1. Submitting a "Wet Signed" copy of the Grading Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.
2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.
3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.
4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

Fire

080 - Fire. 1 0080-Fire-MAP - HFA REVIEW & APPROVAL Not Satisfied

Fire department shall review and approve setbacks, water and access for all single family dwellings, additions and projections that are in a hazardous fire area.

080 - Fire. 2 0080-Fire-MAP-#50C-TRACT WATER VERIFICA Not Satisfied

The required water system, including all fire hydrant(s), shall be installed and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustible building material placed on an individual lot. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, all weather surface, and all access and/or secondary.

Approved water plans must be a the job site.

080 - Fire. 3 0080-Fire-MAP-RESIDENTIAL FIRE SPRINKLER Not Satisfied

Residential fire sprinklers are required in all one and two family dwellings per the California Residential Code, California Building Code and the California Fire Code. Contact the Riverside County Fire Department for the Residential Fire Sprinkler standard.

West County- Riverside Office 951-955-4777

Flood

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Parcel: 429020028

80. Prior To Building Permit Issuance

Flood

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

TR 36030 is located within the limits of the Lakeview--Nuevo Area Drainage Plan for which drainage fees have been adopted.

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

080 - Flood. 2 0080-Flood-MAP ORDINANCE 458 FLOOD HZR D Not Satisfied

A portion of the proposed project is in a Special Flood Hazard Area as shown on the Public Flood Hazard Determination Interactive Map found at <http://rcflood.org>, therefore, to provide for appropriate future administration of County Ordinance No. 458 the following items shall be submitted to the District for review and approval:

a. A flood study consisting of HEC-RAS calculations, cross sections, maps, and other data should be prepared to the satisfaction of the District for the purpose of revising the effective Special Flood Hazard Area affected by the development project. The study shall be submitted with the related project improvement plans.

b. An exhibit no larger than 11x17 that shows the before and after Special Flood Hazard Area

c. A complete and true compilation of the owners of the properties subject to or affected by the proposed revisions to the Special Flood Hazard Area.

d. A certification from a licensed professional engineer that the flood study supports that the development of Tract 36030 will not raise the 100-year flood elevations in the vicinity of the proposed development; or if the proposed revisions would adversely impact offsite property owners then their written approval of the revision shall be submitted. If the written approval cannot be obtained the project shall be redesigned to eliminate the adverse impact.

Plan: TR36030

Parcel: 429020028

80. Prior To Building Permit Issuance

Flood

080 - Flood. 2 0080-Flood-MAP ORDINANCE 458 FLOOD HZRD (cont.) Not Satisfied
e. An Engineer's statement supporting the need and appropriateness of the revision to the Special Flood Hazard Area.

f. A fee to cover the costs for Board revision of the floodplain limits.

Building permits shall not be issued and final maps shall not record until the above items and related improvement plans are approved by the District.

080 - Flood. 3 0080-Flood-MAP SUBMIT FINAL WQMP Not Satisfied
A copy of the project specific WQMP shall be submitted to the District for review and approval.

080 - Flood. 4 0080-Flood-MAP SUBMIT PLANS Not Satisfied
A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of building permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

Planning

080 - Planning. 1 0080-Planning-MAP - BUILDING SEPARATION 2 Not Satisfied
Building separation between all buildings shall not be less than ten (10) feet. Additional encroachments are only allowed as permitted by County Ordinance No. 348.

080 - Planning. 2 0080-Planning-MAP - CONFORM FINAL SITE PLAN Not Satisfied
Final clearance shall be obtained from the County Planning Department - Development Review Division stipulating that the building plans submitted conform to the approved Final Plan of Development.

080 - Planning. 3 0080-Planning-MAP - FEE BALANCE Not Satisfied
Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

Plan: TR36030

Parcel: 429020028

80. Prior To Building Permit Issuance

Planning

080 - Planning. 4 0080-Planning-MAP - MODEL HOME COMPLEX Not Satisfied

A plot plan application shall be submitted to the County Planning Department pursuant to Section 18.30.a.(1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee.

The Model Home Complex plot plan shall contain the following elements:

1. An engineer's scaled plan showing the model home lots, lot numbers, tract number, and north arrow.
2. Show front, side and rear yard setbacks.
3. Provide two dementioned off street parking spaces per model and one parking space for office use. The plan must have one accessible parking space.
4. Show detailed fencing plan including height and location.
5. Show typical model tour sign locations and elevation.
6. Six (6) sets of photographic or color laser prints (8" X 10") of the sample board and colored elevations shall be submitted for permaanent filing and agency distribution after the Plannning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.
7. Provide a Model Home Complex landscape and irrigation plan.

NOTES: The Model Home Complex plot plan shall not be approved without Final Site Development Plan approval, or concurrent approval of both. See the Planning Department Model Home Complex application for detailed requirements.

The requirements of this plot plan may be incorporated with any minor plot plan required by the subdivision's conditions of approval. However, this MODEL HOME COMPLEX condition of approval shall be cleared individually.

080 - Planning. 5 0080-Planning-MAP - ROOF MOUNTED EQUIPMENT Not Satisfied

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 5 0080-Planning-MAP - ROOF MOUNTED EQUIPMENT (cont.) Not Satisfied
Roof-mounted mechanical equipment shall not be permitted within the subdivision, however, solar equipment or any other energy saving devices shall be permitted with County Planning Department approval.

080 - Planning. 6 0080-Planning-MAP - UNDERGROUND UTILITIES Not Satisfied
All utility extensions within a lot shall be placed underground.

080 - Planning. 7 0080-Planning-MAP- ENTRY MONUMENT PLOT PLAN Not Satisfied
The land divider/permit holder shall file four (4) sets of an Entry Monument and Gate plot plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

The plot plan shall contain the following elements:

1. A color photosimulation of a frontal view of all/the entry monument(s) and gate(s) with landscaping.
2. A plot plan of the entry monuments) and/or gate(s) with landscaping drawn to an engineer's scale. If lighting is planned, the location of lights, their intended direction, and proposed power shall be indicated.
3. An irrigation plan for the entry monument(s) and/or gate(s).

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by the conditions of approval for this subdivision. However, this ENTRY MONUMENT and GATES PLAN condition of approval shall be cleared individually.

080 - Planning. 8 0080-Planning-MAP- SCHOOL MITIGATION Not Satisfied
Impacts to the Nuviev Union and Perris Union High School District shall be mitigated in accordance with California State law.

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 9

0080-Planning-MAP*- FINAL SITE PLAN

Not Satisfied

A plot plan application shall be submitted to the County Planning Department pursuant to Section 18.30.a.(1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee.

Subdivision development shall conform to the approved plot plan and shall conform to the Design and Landscape Guidelines for the 5th District.

The plot plan shall be approved by the Planning Director prior to issuance of building permits for lots included within that plot plan.

The plot plan shall contain the following elements:

1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, mechanical equipment and model assignments on individual lots.
2. Each model floor plan and elevations (all sides).
3. Six (6) sets of photographic or color laser prints (8" x 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.
4. At a minimum there should be three different floor plans for tract maps with 50 or less units. Reverse floor plans are not included as different floor plan. For tract maps with from 51 to 99 units, there shall be at least four different floor plans. Tract maps with 100 units or more shall provide five different floor plans and an additional floor plan for every 100 dwelling units above 100 units. For development projects that are to constructed in phases, a phasing plan shall be submitted to assure that the requirements for the number of floor plans is being met.
5. Homes and garages shall be placed at varying distances from the street and have varying entry locations. Front yard setbacks shall average 20 feet and may be varied by up to 25%, in increments of any size. The minimum front yard

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 9 0080-Planning-MAP*- FINAL SITE PLAN (cont.) Not Satisfied
 setback shall not be less than 15 feet.

6. The colors and materials on adjacent residential structures should be varied to establish a separate identity for the dwellings. A variety of colors and textures of building materials is encouraged, while maintaining overall design continuity in the neighborhood. Color sample boards shall be submitted as a part of the application and review process.

7. All new residences with garages shall be provided with roll-up (i.e. on tracks) garage doors (either sectional wood or steel). At least 25% of the garage doors in any project should have windows.

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by this subdivision's conditions of approval. However, this FINAL SITE DEVELOPMENT plot plan condition of approval shall be cleared individually.

080 - Planning. 10 0080-Planning-MAP*- Walls/Fencing Plans Not Satisfied

The land divider/permit holder shall file seven (7) sets of a Wall/Fencing Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, 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. All wood fencing shall be treated with heavy oil stain to match the natural shade to prevent bleaching from irrigation spray.

D. Front yard return walls shall be constructed of masonry

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 10 0080-Planning-MAP*- Walls/Fencing Plans (cont.) Not Satisfied

slump stone or material of similar appearance, maintenance, and structural durability) and shall be a minimum of five feet in height.

E. Side yard gates are required on one side of front yard, and shall be constructed of wrought iron, wood, vinyl or tubular steel. Side and rear yard fencing shall be masonry, slump stone or other material of similar appearance, maintenance, and structural durability. Chain link fencing is not permitted. All construction must be of good quality 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).

F. 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.

G. 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,

H. Corner lots shall be constructed with wrap-around decorative block wall returns. (Note: exceptions for the desert area discussed above.)

I. Side yard gates are required on one side of the home and shall be constructed of powder-coated wrought iron or tubular steel.

J. Wrought iron or tubular steel fence sections may be included within tracts where view opportunities and/or terrain warrant its use. Where privacy of views is not an issue, tubular steel or wrought iron sections should be constructed in perimeter walls in order to take advantage of casual view opportunities.

Planning-EPD

080 - Planning-EPD. 1 0080-Planning-EPD-EPD - NESTING BIRD SURVEY RESU Not Satisfied

Prior to the issuance of any building permits, the biologist who carried out the MBTA survey(s) shall

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80. Prior To Building Permit Issuance

Planning-EPD

080 - Planning-EPD. 1 0080-Planning-EPD-EPD - NESTING BIRD SURVEY RESU (Not Satisfied
submit a written report for review to EPD. At a minimum the report shall provide survey results and
describe any mitigation measures that may have been employed to avoid take of any MBTA covered
species.

080 - Planning-EPD. 2 0080-Planning-EPD-EPD - PERMANENT FENCE INSTALL Not Satisfied

Transportation

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

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

- (1) Landscaping along Nuevo Road and street "A".
- (2) Trails.
- (3) Streetlights.
- (4) Graffiti abatement of walls and other permanent structures.
- (5) Street sweeping.

080 - Transportation. 2 0080-Transportation-MAP - LC LANDSCAPE PLOT PLAN Not Satisfied

Prior to issuance of building permits, the developer/permit
holder shall file a Landscaping Plot Plan (LPP)/Permit (LSP)
Application to the Transportation Department, Landscape
Section for review and approval along with the current fee.
The landscaping plans shall be in conformance with the
APPROVED EXHIBITS; in compliance with Ordinance No. 348,
Section 18.12; Ordinance No. 859; and, be prepared
consistent with the County of Riverside Guide to California
Friendly Landscaping. At minimum, plans shall include the
following components:

- 1) Landscape and irrigation working drawings "stamped" by a California certified landscape architect;
- 2) Weather-based controllers and necessary components to eliminate water waste;

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 2 0080-Transportation-MAP - LC LANDSCAPE PLOT PLAN (cc Not Satisfied

- 3) A copy of the "stamped" approved grading plans; and,
- 4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

- 1) Identification of all common/open space areas;
- 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3) Shading plans for projects that include parking lots/areas;
- 4) The use of canopy trees (24" box or greater) within the parking areas;
- 5) Landscaping plans for slopes exceeding 3 feet in height;
- 6) Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,
- 7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE: When the Landscaping Plot Plan is located within a special district such as LMD/CSA/CFD, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department, Landscape Section that the subject district has approved said plans.

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The Transportation Department, Landscape Section shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department, Landscape Section shall clear this condition.

080 - Transportation. 3 0080-Transportation-MAP - LC LANDSCAPE SECURITY Not Satisfied

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Transportation Department, Landscape Section. Once the department has approved the estimate, the developer/permit holder shall be provided a requisite form. The required forms shall be completed and returned to the department for processing and review in conjunction with County Counsel.

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 3 0080-Transportation-MAP - LC LANDSCAPE SECURITY (coi) Not Satisfied

Upon determination of compliance, the Transportation Department, Landscape Section shall clear this condition.

NOTE: A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One-Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

080 - Transportation. 4 0080-Transportation-MAP*-LC LNDSCPNG PROJ SPECIFIC Not Satisfied

In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific conditions shall be imposed:

1. Plans shall clearly label final approved use for Lot 262 (community nature trail or private residence) and shall clearly indicate appropriate maintenance entity.
2. Plans shall indicate the maintenance entity for parkway adjacent to Lots 97 and 316.
3. The side slope of Lot 37 adjacent to the trail easement shall be County maintained.
4. The trail along Nuevo Road shall be County maintained.
5. Construction documents shall clearly show and call out HOA drainage easement on private lots (such as Lots 311 and 312, and shall clarify any associated landscape restrictions as well as maintenance responsibilities (above and below grade).
6. Landscape Water Budget Calculations must meet the requirements of Ordinance 859.3.
7. Project shall meet the design requirements set forth by maintenance entity (LMD/CFD/CSA).

Waste Resources

080 - Waste Resources. 1 0080-Waste Resources-MAP - WASTE RECYCLE PLAN (WF) Not Satisfied

Prior to building permit issuance, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept.

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80. Prior To Building Permit Issuance

Waste Resources

080 - Waste Resources. 1 0080-Waste Resources-MAP - WASTE RECYCLE PLAN (WF) Not Satisfied
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 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.

Fire

090 - Fire. 1 0090-Fire-MAP - VERIFICATION INSPECTION Not Satisfied

PRIOR TO MOVING INTO THE RESIDENCE YOU SHALL CONTACT THE RIVERSIDE COUNTY FIRE DEPARTMENT TO SCHEDULE AN INSPECTION FOR THE ITEMS THAT WERE SHOWN AT THE BUILDING PERMIT ISSUANCE IE: ACCESS, ADDRESSING, WATER SYSTEM AND/OR FUEL MODIFICATION.

Riverside office (951)955-5282

Flood

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

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

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

If conditioned for a Water Quality Management Report (WQMP), a copy of the notarized affidavit must be placed in the report. The District MUST also receive the original notarized affidavit with the plan check submittal in order to clear the appropriate condition. Placing a copy of

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90. Prior to Building Final Inspection

Flood

090 - Flood. 1 0090-Flood-MAP BMP - EDUCATION (cont.) Not Satisfied
the affidavit without submitting the original will not
guarantee clearance of the condition.

090 - Flood. 2 0090-Flood-MAP FACILITY COMPLETION Not Satisfied
The District will not release occupancy permits for any
residential lot within the map or phase within the map
prior to the District's acceptance of the drainage system
for operation and maintenance or deemed substantially
complete.

090 - Flood. 3 0090-Flood-MAP IMPLEMENT WQMP Not Satisfied
All structural BMPs described in the project-specific WQMP
shall be constructed and installed in conformance with
approved plans and specifications. It shall be
demonstrated that the applicant is prepared to implement
all non-structural BMPs described in the approved project
specific WQMP and that copies of the approved
project-specific WQMP are available for the future
owners/occupants. The District will not release occupancy
permits for any portion of the project exceeding 80% of the
total recorded residential lots within the map or phase
within the map prior to the completion of these tasks.

Planning

090 - Planning. 1 0090-Planning-GEN - CULTURAL RESOURCES RPT Not Satisfied
Prior to final inspection of the first building permit, the
developer/permit holder shall prompt the Cultural Resources
Professional to submit two (2) copies of a Phase IV
Cultural Resources Monitoring Report that complies with the
Riverside County Planning Department's requirements for
such reports. The report shall include evidence of the
required cultural/historical sensitivity training for the
construction staff held during the pre-grade meeting. The
Planning Department shall review the report to determine
adequate mitigation compliance. Provided the report is
adequate, the Planning Department shall clear this
condition.

090 - Planning. 2 0090-Planning-MAP - CONCRETE DRIVEWAYS Not Satisfied
The land divider/permit holder shall cause all driveways to
be constructed of cement concrete.

090 - Planning. 3 0090-Planning-MAP - FENCING COMPLIANCE Not Satisfied
Fencing shall be provided throughout the subdivision in

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90. Prior to Building Final Inspection

Planning

090 - Planning. 3 0090-Planning-MAP - FENCING COMPLIANCE (cont.) Not Satisfied
accordance with the approved final site development plans.

090 - Planning. 4 0090-Planning-MAP - ROOF RUN-OFF DISCHARGE Not Satisfied
Since this project is a zero lot line situation, all dwellings shall be provided with roof gutters and downspouts so that runoff is properly discharged.

090 - Planning. 5 0090-Planning-MAP- QUIMBY FEES (2) Not Satisfied
The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. aid certification shall be obtained from the County of Riverside Economic Development Agency (EDA) for CSA No. 146.

090 - Planning. 6 0090-Planning-MAP- ROLL-UP GARAGE DOORS Not Satisfied
All residences shall have automatic roll-up garage doors.

090 - Planning. 7 0090-Planning-MAP- SKR FEE CONDITION Not Satisfied
rior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 240.2 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

090 - Planning. 8 0090-Planning-MAP*- AGENCY CLEARANCE Not Satisfied
A clearance letter from ____ shall be provided to the

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90. Prior to Building Final Inspection

Planning

090 - Planning. 8 0090-Planning-MAP*- AGENCY CLEARANCE (cont.) Not Satisfied
Riverside County Planning Department verifying compliance with the conditions of their letter dated ____, summarized as follows:

090 - Planning. 9 0090-Planning-MAP*- MITIGATION MONITORING Not Satisfied

The land divider/permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all these conditions of approval and mitigation measures of this permit and

Environmental Impact Report No. 500.

The Planning Director may require inspection or other monitoring to ensure such compliance.

Transportation

090 - Transportation. 1 0090-Transportation-MAP - 80% COMPLETION Not Satisfied

Occupancy releases will not be issued to Building and Safety for any lot exceeding 80% of the total recorded residential lots within any map or phase of map prior to completion of the following improvements:

- a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.
- b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed. The final lift of Asphalt Concrete on interior streets shall be placed prior to the release of the final 20% of homes or the production models or at any time when construction of new homes within the development has stopped. The developer shall be required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible for the maintenance of these facilities until all improvements within the tract boundary shall be completed and accepted into the County maintained system.
- c) Storm drains and flood control facilities shall be

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 1 0090-Transportation-MAP - 80% COMPLETION (cont.) Not Satisfied
completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.

d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.

e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.

f) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.

090 - Transportation. 2 0090-Transportation-MAP - LAKEVIEW/NUEVO FUNDING Not Satisfied
This project is located in the Lakeview/Nuevo area. An Infrastructure Phasing Plan (IPP) has been prepared for the Lakeview/Nuevo area. To fund necessary roadway improvements beyond those in the TUMF program, the formation of a Road and Bridge Benefit District (RBBB) is under active consideration. This project will be required to participate in the RBBB and pay its share of RBBB fees, including an interim RBBB fee as determined by the County, prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first.

090 - Transportation. 3 0090-Transportation-MAP - LANDSCAPING Not Satisfied
The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping shall be improved within Nuevo Road and street "A".

090 - Transportation. 4 0090-Transportation-MAP - LC COMPLY W/LNDSCP/IRR Not Satisfied

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 4 0090-Transportation-MAP - LC COMPLY W/LNDSCP/IRR (cc Not Satisfied

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. Upon determination of compliance, the Transportation Department, Landscape Section shall clear this condition.

090 - Transportation. 5 0090-Transportation-MAP - LC LNDSCP INSPECT DEPOSIT Not Satisfied

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of the Pre-Installation, the Installation, and One-Year Post-Establishment landscape inspections. 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.

090 - Transportation. 6 0090-Transportation-MAP - LNDSCP INSPECTION RQMT Not Satisfied

The permit holder's landscape architect is responsible for preparing the Landscaping and Irrigation plans (or on-site representative), and shall arrange for a PRE-INSTALLATION INSPECTION with the Transportation Department, Landscape Section at least five (5) working days prior to the installation of any landscape or irrigation component.

Upon successful completion of the PRE-INSTALLATION INSPECTION, the applicant will proceed with the installation of the approved landscape and irrigation system and arrange for an INSTALLATION INSPECTION at least five (5) working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first and comply with the Transportation Department 80, TRANS. _____ condition of approval entitled "USE-LANDSCAPING SECURITY" and the 90. TRANS. _____ condition of approval entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the INSTALLATION INSPECTION, the Transportation Department landscape inspector and the

Plan: TR36030

Parcel: 429020028

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 6 0090-Transportation-MAP - LNDSCP INSPECTION RQMT (c Not Satisfied
permit holder's landscape architect (or on-site
representative) shall execute a Landscape Certificate of
Completion that shall be submitted to the Transportation
Department, Landscape Section. The Transportation
Department, Landscape Section shall clear this condition
upon determination of compliance.

090 - Transportation. 7 0090-Transportation-MAP - STREETLIGHTS INSTALL Not Satisfied
Install streetlights along the streets associated with
development in accordance with the approved street lighting
plan and standards per Lakeview/Nuevo Design Guidelines.
Streetlight annexation into L&LMD or similar mechanism as
approved by the Transportation Department shall be
completed.

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

090 - Transportation. 8 0090-Transportation-MAP - TS/INSTALLATION Not Satisfied
The project proponent shall be responsible for the design
and construction of traffic signal(s) at the intersections
of:

None

090 - Transportation. 9 0090-Transportation-MAP - UTILITY INSTALL Not Satisfied
Electrical power, telephone, communication, street
lighting, and cable television lines shall be placed
underground in accordance with Ordinance 460 and 461, or as
approved by the Transportation Department. This also
applies to existing overhead lines which are 33.6 kilovolts
or below along the project frontage and between the nearest
poles offsite in each direction of the project site.

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

090 - Transportation. 10 0090-Transportation-MAP - WRCOG TUMF Not Satisfied
Prior to the issuance of an occupancy permit, the project
proponent shall pay the Transportation Uniform Mitigation
Fee (TUMF) in accordance with the fee schedule in effect at
the time of issuance, pursuant to Ordinance No. 824.

Plan: TR36030

Parcel: 429020028

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 10 0090-Transportation-MAP - WRCOG TUMF (cont.) Not Satisfied

Waste Resources

090 - Waste Resources. 1 0090-Waste Resources-MAP - WASTE REPORTING FORM Not Satisfied

Prior to building final inspection, evidence (i.e., receipts or other types of verification) to demonstrate project compliance with the approved Waste Reporting Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

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

DATE: November 1, 2011

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
Riv. Co. Fire Department
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Regional Parks & Open Space District.

Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones
P.D. Landscaping Section-R. Dyo
P.D. Comm. Facilities Section-M. Mehta
P.D. Archaeology Section-L. Mouriquand
Riverside Transit Agency
Riv. Co. Sheriff's Dept.

Riv. Co. Waste Management Dept.
5th District Supervisor
5th District Planning Commissioner
Valley-Wide Recreation & Parks Dist.
Nuevo School Dist.
Perris Union High School Dist.
Pechanga Tribe-Anna Hoover

CHANGE OF ZONE NO. 7544, TENTATIVE TRACT MAP NO. 36030 – Applicant: Lansing Industries Inc. – Engineer/Representative: David Jeffers Consulting, Inc. – Fifth Supervisorial District – Nuevo Area Zoning District – Lakeview/ Nuevo Area Plan: Community Development: Low Density Residential (CD:LDR) (1/2 Acre Minimum), Rural: Rural Mountainous (R:RM) (10 Acre Minimum), Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) – Location: Southerly of Nuevo Road, northerly of Central Avenue, westerly of Passage Road and easterly of Menifee Road – 242 Gross Acres – Zoning: Rural Agricultural (R-A) (20,000 Square Feet), Rural Agricultural- 1 Acre Minimum (R-A-1) and Rural Agricultural- 10 Acre Minimum (R-A-10) – **REQUEST:** Change of Zone No. 7544 is requesting to change 53 Acres of Residential Agricultural (R-A) (20,000 Square Feet) to One Family Dwellings (R-1) (7,200 Square Feet), 90.6 Acres of Residential Agricultural-1 Acre Minimum (R-A-1) to One Family Dwellings (R-1) (7,200 Square Feet), 0.4 Acres of Residential Agricultural- 10 Acre Minimum (R-A-10) to One Family Dwellings (R-1) (7,200 Square Feet), 4.5 Acres of Residential Agricultural- 1 Acre Minimum (R-A-1) to Open Area Combining Zone Residential Developments (R-5) (no minimum lot size), and 71.5 Acres of Residential Agricultural- 10 Acre Minimum (R-A-10) to Open Area Combining Zone Residential Developments (no minimum lot size). Tentative Tract Map No. 36030 is requesting a Schedule A subdivision of 242 Gross Acres into a 314 residential lots, 1 water tank, 3 pocket parks, 26 landscape lots, a 5.5 acre park/detention basin, 2 detention basins, and 6 open space lots for a total of 353 lots. **NOTE: The Tract Map was previously through one LDC as TR30915R1 but a new map number was required for legal reasons. Please refer to any previous corrections on TR30915R1.**

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on December 8, 2011**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

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

Should you have any questions regarding this project, please do not hesitate to contact **Matt Straite**, Project Planner, at (951) 955-8631 or email at **MSTRAITE@rctlma.org / MAILSTOP# 1070**.

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

March 17, 2020

Katherine Guy Verstraete
29086 San Jacinto Avenue
Nuevo, CA 92567-9103

RE: FINAL EIR NO. 500

Good Afternoon,

Pursuant to your request to receive notices related to the Vista Nuevo Project and/or your comments on the Draft EIR, the Final EIR is now available and can be accessed online via the link below. The documents are also available here at our office at 4080 Lemon Street, 12th Floor, Riverside, CA.

The project is anticipated to be scheduled for Planning Commission on April 1, 2020. Official notices will be sent out at least 10-days prior to the meeting. The staff report for this Project will be posted on our website by Thursday before the hearing, via the Public Hearings tab on our website.

Let me know if you have any questions or concerns on either the Final EIR or Planning Commission or have any issues accessing the documents online.

<https://planning.rctlma.org/Home/Planning-Notices/Vista-Nuevo>

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Charissa Leach, P.E., Assistant TLMA Director


Deborah Bradford, Project Planner

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

March 17, 2020

State Clearinghouse
P.O. Box 3044
Sacramento, CA 95812-3044

RE: FINAL EIR NO. 500

Good Afternoon,

Pursuant to your request to receive notices related to the Vista Nuevo Project and/or your comments on the Draft EIR, the Final EIR is now available and can be accessed online via the link below. The documents are also available here at our office at 4080 Lemon Street, 12th Floor, Riverside, CA.

The project is anticipated to be scheduled for Planning Commission on April 1, 2020. Official notices will be sent out at least 10-days prior to the meeting. The staff report for this Project will be posted on our website by Thursday before the hearing, via the Public Hearings tab on our website.

Let me know if you have any questions or concerns on either the Final EIR or Planning Commission or have any issues accessing the documents online.

<https://planning.rctlma.org/Home/Planning-Notices/Vista-Nuevo>

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Charissa Leach, P.E., Assistant TLMA Director


Deborah Bradford, Project Planner

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

March 17, 2020

South Coast AWMD
Atten: CEQA Review
21865 Copley Drive
Diamond Bar, CA 91765-9103

RE: FINAL EIR NO. 500

Good Afternoon,

Pursuant to your request to receive notices related to the Vista Nuevo Project and/or your comments on the Draft EIR, the Final EIR is now available and can be accessed online via the link below. The documents are also available here at our office at 4080 Lemon Street, 12th Floor, Riverside, CA.

The project is anticipated to be scheduled for Planning Commission on April 1, 2020. Official notices will be sent out at least 10-days prior to the meeting. The staff report for this Project will be posted on our website by Thursday before the hearing, via the Public Hearings tab on our website.

Let me know if you have any questions or concerns on either the Final EIR or Planning Commission or have any issues accessing the documents online.

<https://planning.rctlma.org/Home/Planning-Notices/Vista-Nuevo>

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Charissa Leach, P.E., Assistant TLMA Director


Deborah Bradford, Project Planner

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P.O. Box 1409, Riverside, California 92502-1409
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RIVERSIDE COUNTY

PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

February 29, 2016

Cahuilla Band of Indians
Andreas J. Heredia
52701 Highway 371
Anza, CA 92539

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TR36030A1, PM36061, CZ07544)

Dear Mr. Heredia:

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to hthomson@rctlma.org or by contacting me at (951) 955-2873.

Project Description:

CHANGE OF ZONE NO. 07544, TENTATIVE TRACT MAP NO. 36030 AMENDED NO. 1 and, PARCEL MAP NO. 36031 – Applicant: Lansing Industries Inc. – Engineer/Representative: David Jeffers Consulting, Inc. – Fifth Supervisorial District – Nuevo Area Zoning District – Lakeview/ Nuevo Area Plan: Community Development: Low Density Residential (CD:LDR) (1/2 Acre Minimum), Rural: Rural Mountainous (R:RM) (10 Acre Minimum), Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) – Location: Southerly of Nuevo Road, northerly of Central Avenue, westerly of Passage Road and easterly of Menifee Road – 242 Gross Acres – Zoning: Rural Agricultural (R-A) (20,000 Square Feet), Rural Agricultural- 1 Acre Minimum (R-A-1) and Rural Agricultural- 10 Acre Minimum (R-A-10) –

REQUEST: The Tract Map application is requesting a subdivision of 240.2 acres into 314 residential lots, one (1) water tank, four (4) pocket parks, 19 landscaped lots, one (1) 6.0 acre park site/detention basin, one (1) debris basin, five (5) open space lots, one (1) WQMP Basin, and one (1) MSHCP Conservation lot. The Change of Zone application requests to revise the zoning of the proposed project site to One Family Dwellings (R-1) and Open Area Combining Zone (R-5). The Parcel Map proposes to subdivide 242 acres into six (6) parcels which will range from 25.3 acres to 76 acres in size. APN: 429-020-028, 429-020-021, and 429160-002.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist
email cc: Peter Lange, Planner plange@rctlma.org
Attachment: Project Vicinity Map

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP
Planning Director*

February 29, 2016

Morongo Cultural Heritage Program
Attn: Ray Haute
12700 Pumarra Rd.
Banning, CA 92220

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TR36030A1, PM36061, CZ07544)

Dear Mr. Haute:

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to hthomson@rctlma.org or by contacting me at (951) 955-2873.

Project Description:

CHANGE OF ZONE NO. 07544, TENTATIVE TRACT MAP NO. 36030 AMENDED NO. 1 and, PARCEL MAP NO. 36031 – Applicant: Lansing Industries Inc. – Engineer/Representative: David Jeffers Consulting, Inc. – Fifth Supervisorial District – Nuevo Area Zoning District – Lakeview/ Nuevo Area Plan: Community Development: Low Density Residential (CD:LDR) (1/2 Acre Minimum), Rural: Rural Mountainous (R:RM) (10 Acre Minimum), Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) – Location: Southerly of Nuevo Road, northerly of Central Avenue, westerly of Passage Road and easterly of Menifee Road – 242 Gross Acres – Zoning: Rural Agricultural (R-A) (20,000 Square Feet), Rural Agricultural- 1 Acre Minimum (R-A-1) and Rural Agricultural- 10 Acre Minimum (R-A-10) –

REQUEST: The Tract Map application is requesting a subdivision of 240.2 acres into 314 residential lots, one (1) water tank, four (4) pocket parks, 19 landscaped lots, one (1) 6.0 acre park site/detention basin, one (1) debris basin, five (5) open space lots, one (1) WQMP Basin, and one (1) MSHCP Conservation lot. The Change of Zone application requests to revise the zoning of the proposed project site to One Family Dwellings (R-1) and Open Area Combining Zone (R-5). The Parcel Map proposes to subdivide 242 acres into six (6) parcels which will range from 25.3 acres to 76 acres in size. APN: 429-020-028, 429-020-021, and 429160-002.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist
email cc: Peter Lange, Planner plange@rctlma.org
Attachment: Project Vicinity Map

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
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Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

February 29, 2016

Pechanga Cultural Resources Department
Anna Hoover, Cultural Analyst
P.O. Box 2183
Temecula, CA 92593

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TR36030A1, PM36061, CZ07544)

Dear Ms. Hoover:

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to hthomson@rctlma.org or by contacting me at (951) 955-2873.

Project Description:

CHANGE OF ZONE NO. 07544, TENTATIVE TRACT MAP NO. 36030 AMENDED NO. 1 and, PARCEL MAP NO. 36031 – Applicant: Lansing Industries Inc. – Engineer/Representative: David Jeffers Consulting, Inc. – Fifth Supervisorial District – Nuevo Area Zoning District – Lakeview/ Nuevo Area Plan: Community Development: Low Density Residential (CD:LDR) (1/2 Acre Minimum), Rural: Rural Mountainous (R:RM) (10 Acre Minimum), Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) – Location: Southerly of Nuevo Road, northerly of Central Avenue, westerly of Passage Road and easterly of Menifee Road – 242 Gross Acres – Zoning: Rural Agricultural (R-A) (20,000 Square Feet), Rural Agricultural- 1 Acre Minimum (R-A-1) and Rural Agricultural- 10 Acre Minimum (R-A-10) –

REQUEST: The Tract Map application is requesting a subdivision of 240.2 acres into 314 residential lots, one (1) water tank, four (4) pocket parks, 19 landscaped lots, one (1) 6.0 acre park site/detention basin, one (1) debris basin, five (5) open space lots, one (1) WQMP Basin, and one (1) MSHCP Conservation lot. The Change of Zone application requests to revise the zoning of the proposed project site to One Family Dwellings (R-1) and Open Area Combining Zone (R-5). The Parcel Map proposes to subdivide 242 acres into six (6) parcels which will range from 25.3 acres to 76 acres in size. APN: 429-020-028, 429-020-021, and 429160-002.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist
email cc: Peter Lange, Planner plange@rctlma.org
Attachment: Project Vicinity Map

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
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Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

February 29, 2016

Rincon Band of Luiseño Indians
Vincent Whipple
1 West Tribal Road
Valley Center, CA 92082

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TR36030A1, PM36061, CZ07544)

Dear Mr. Whipple:

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to hthomson@rctlma.org or by contacting me at (951) 955-2873.

Project Description:

CHANGE OF ZONE NO. 07544, TENTATIVE TRACT MAP NO. 36030 AMENDED NO. 1 and, PARCEL MAP NO. 36031 – Applicant: Lansing Industries Inc. – Engineer/Representative: David Jeffers Consulting, Inc. – Fifth Supervisorial District – Nuevo Area Zoning District – Lakeview/ Nuevo Area Plan: Community Development: Low Density Residential (CD:LDR) (1/2 Acre Minimum), Rural: Rural Mountainous (R:RM) (10 Acre Minimum), Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) – Location: Southerly of Nuevo Road, northerly of Central Avenue, westerly of Passage Road and easterly of Menifee Road – 242 Gross Acres – Zoning: Rural Agricultural (R-A) (20,000 Square Feet), Rural Agricultural- 1 Acre Minimum (R-A-1) and Rural Agricultural- 10 Acre Minimum (R-A-10) –

REQUEST: The Tract Map application is requesting a subdivision of 240.2 acres into 314 residential lots, one (1) water tank, four (4) pocket parks, 19 landscaped lots, one (1) 6.0 acre park site/detention basin, one (1) debris basin, five (5) open space lots, one (1) WQMP Basin, and one (1) MSHCP Conservation lot. The Change of Zone application requests to revise the zoning of the proposed project site to One Family Dwellings (R-1) and Open Area Combining Zone (R-5). The Parcel Map proposes to subdivide 242 acres into six (6) parcels which will range from 25.3 acres to 76 acres in size. APN: 429-020-028, 429-020-021, and 429160-002.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

email cc: Peter Lange, Planner plange@rctlma.org

Attachment: Project Vicinity Map

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

February 29, 2016

San Manuel Band of Mission Indians
Daniel F. McCarthy MS, RPA, Director-CRM Department
26569 Community Center Drive
Highland, CA 92346

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TR36030A1, PM36061, CZ07544)

Dear Mr. McCarthy:

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to hthomson@rctlma.org or by contacting me at (951) 955-2873.

Project Description:

CHANGE OF ZONE NO. 07544, TENTATIVE TRACT MAP NO. 36030 AMENDED NO. 1 and, PARCEL MAP NO. 36031 – Applicant: Lansing Industries Inc. – Engineer/Representative: David Jeffers Consulting, Inc. – Fifth Supervisorial District – Nuevo Area Zoning District – Lakeview/ Nuevo Area Plan: Community Development: Low Density Residential (CD:LDR) (1/2 Acre Minimum), Rural: Rural Mountainous (R:RM) (10 Acre Minimum), Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) – Location: Southerly of Nuevo Road, northerly of Central Avenue, westerly of Passage Road and easterly of Menifee Road – 242 Gross Acres – Zoning: Rural Agricultural (R-A) (20,000 Square Feet), Rural Agricultural- 1 Acre Minimum (R-A-1) and Rural Agricultural- 10 Acre Minimum (R-A-10) –

REQUEST: The Tract Map application is requesting a subdivision of 240.2 acres into 314 residential lots, one (1) water tank, four (4) pocket parks, 19 landscaped lots, one (1) 6.0 acre park site/detention basin, one (1) debris basin, five (5) open space lots, one (1) WQMP Basin, and one (1) MSHCP Conservation lot. The Change of Zone application requests to revise the zoning of the proposed project site to One Family Dwellings (R-1) and Open Area Combining Zone (R-5). The Parcel Map proposes to subdivide 242 acres into six (6) parcels which will range from 25.3 acres to 76 acres in size. APN: 429-020-028, 429-020-021, and 429160-002.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

email cc: Peter Lange, Planner plange@rctlma.org

Attachment: Project Vicinity Map

Riverside Office • 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 • Fax (951) 955-3157

Desert Office • 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7040



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

February 29, 2016

Joseph Ontiveros
Cultural Resource Director
Soboba Band of Luiseño Indians
P.O. BOX 487
San Jacinto, Ca 92581

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TR36030A1, PM36061, CZ07544)

Dear Mr. Ontiveros:

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to hthomson@rctlma.org or by contacting me at (951) 955-2873.

Project Description:

CHANGE OF ZONE NO. 07544, TENTATIVE TRACT MAP NO. 36030 AMENDED NO. 1 and, PARCEL MAP NO. 36031 – Applicant: Lansing Industries Inc. – Engineer/Representative: David Jeffers Consulting, Inc. – Fifth Supervisorial District – Nuevo Area Zoning District – Lakeview/ Nuevo Area Plan: Community Development: Low Density Residential (CD:LDR) (1/2 Acre Minimum), Rural: Rural Mountainous (R:RM) (10 Acre Minimum), Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) – Location: Southerly of Nuevo Road, northerly of Central Avenue, westerly of Passage Road and easterly of Menifee Road – 242 Gross Acres – Zoning: Rural Agricultural (R-A) (20,000 Square Feet), Rural Agricultural- 1 Acre Minimum (R-A-1) and Rural Agricultural- 10 Acre Minimum (R-A-10) –

REQUEST: The Tract Map application is requesting a subdivision of 240.2 acres into 314 residential lots, one (1) water tank, four (4) pocket parks, 19 landscaped lots, one (1) 6.0 acre park site/detention basin, one (1) debris basin, five (5) open space lots, one (1) WQMP Basin, and one (1) MSHCP Conservation lot. The Change of Zone application requests to revise the zoning of the proposed project site to One Family Dwellings (R-1) and Open Area Combining Zone (R-5). The Parcel Map proposes to subdivide 242 acres into six (6) parcels which will range from 25.3 acres to 76 acres in size. APN: 429-020-028, 429-020-021, and 429160-002.

Sincerely,

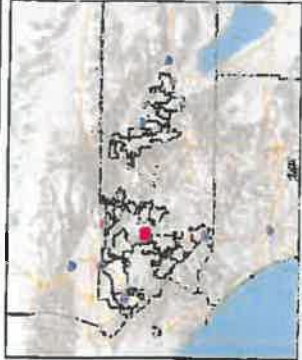
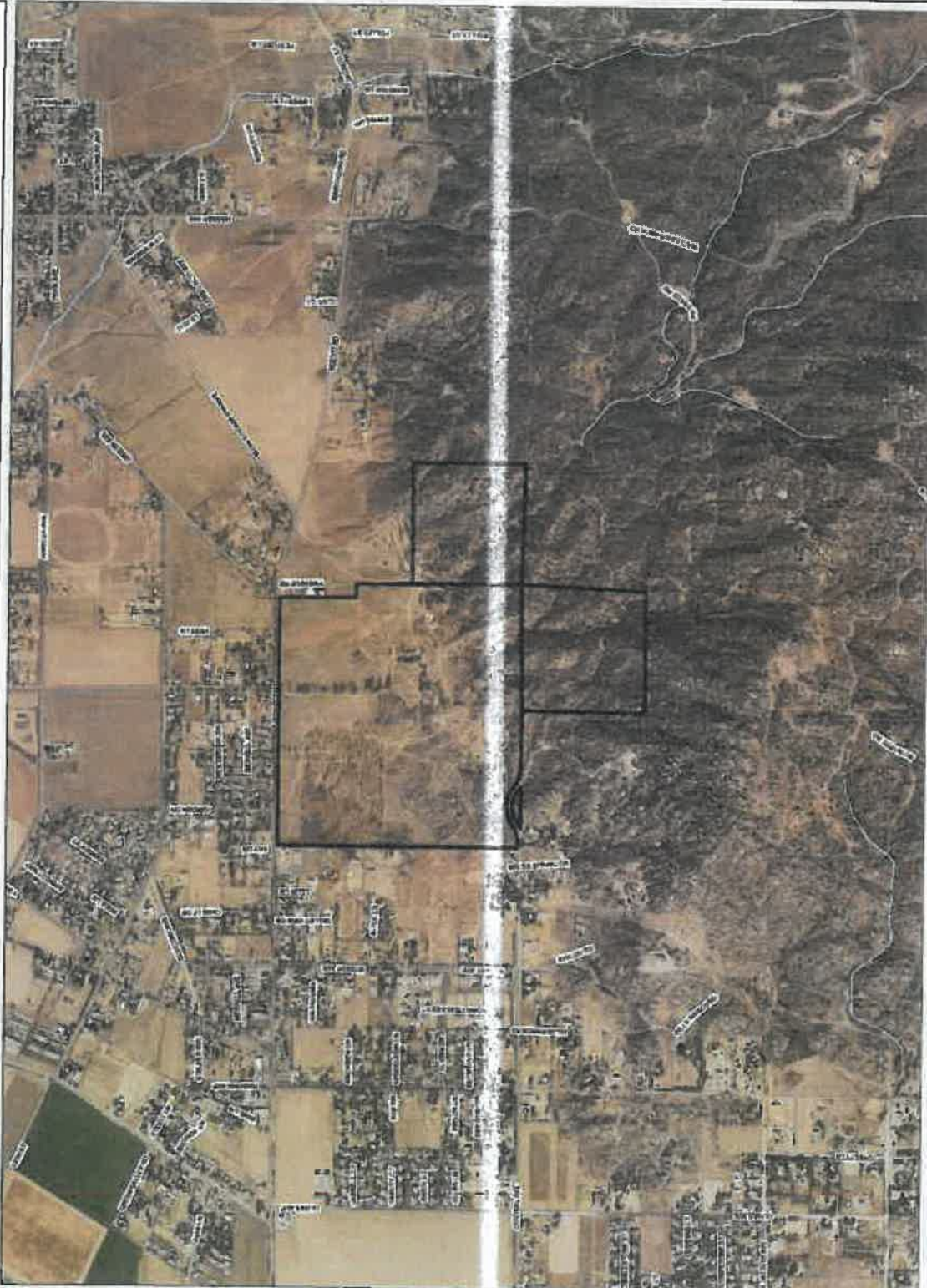
PLANNING DEPARTMENT

Heather Thomson, Archaeologist
email cc: Peter Lange, Planner plange@rctlma.org
Attachment: Project Vicinity Map

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

TR36030



Legend

- Display Parcels
- City Boundaries
- Cities
- Tribal Lands**
- <all other values>
- Agua Caliente Tribal Lands
- Augustino Tribal Lands
- Cabazon Tribal Lands
- Cahulla Tribal Lands
- Colorado River Tribal Lands
- Morongo Tribal Lands
- Pechanga Tribal Lands
- Ramona Tribal Lands
- Santa Rosa Tribal Lands
- Soboba Tribal Lands
- Torres-Martinez Tribal Lands
- roads
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrography
- lines

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... 2/29/2016 10:48:39 AM

© Riverside County TLMA GIS

CASE: CZ07544
EXHIBIT: A
DATE: 8/4/16
PLANNER: P. Laugel

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LEGAL DESCRIPTION
 THE PROPERTY DESCRIBED IN THIS ZONING MAP IS THE PROPERTY OF THE CITY OF DENVER, COLORADO, AND IS DESCRIBED AS FOLLOWS: [Detailed legal description text]

DENVER ZONING ORDINANCE
 THE ZONING ORDINANCE OF THE CITY OF DENVER, COLORADO, IS THE BASIS FOR THE ZONING MAP. [Detailed zoning ordinance text]

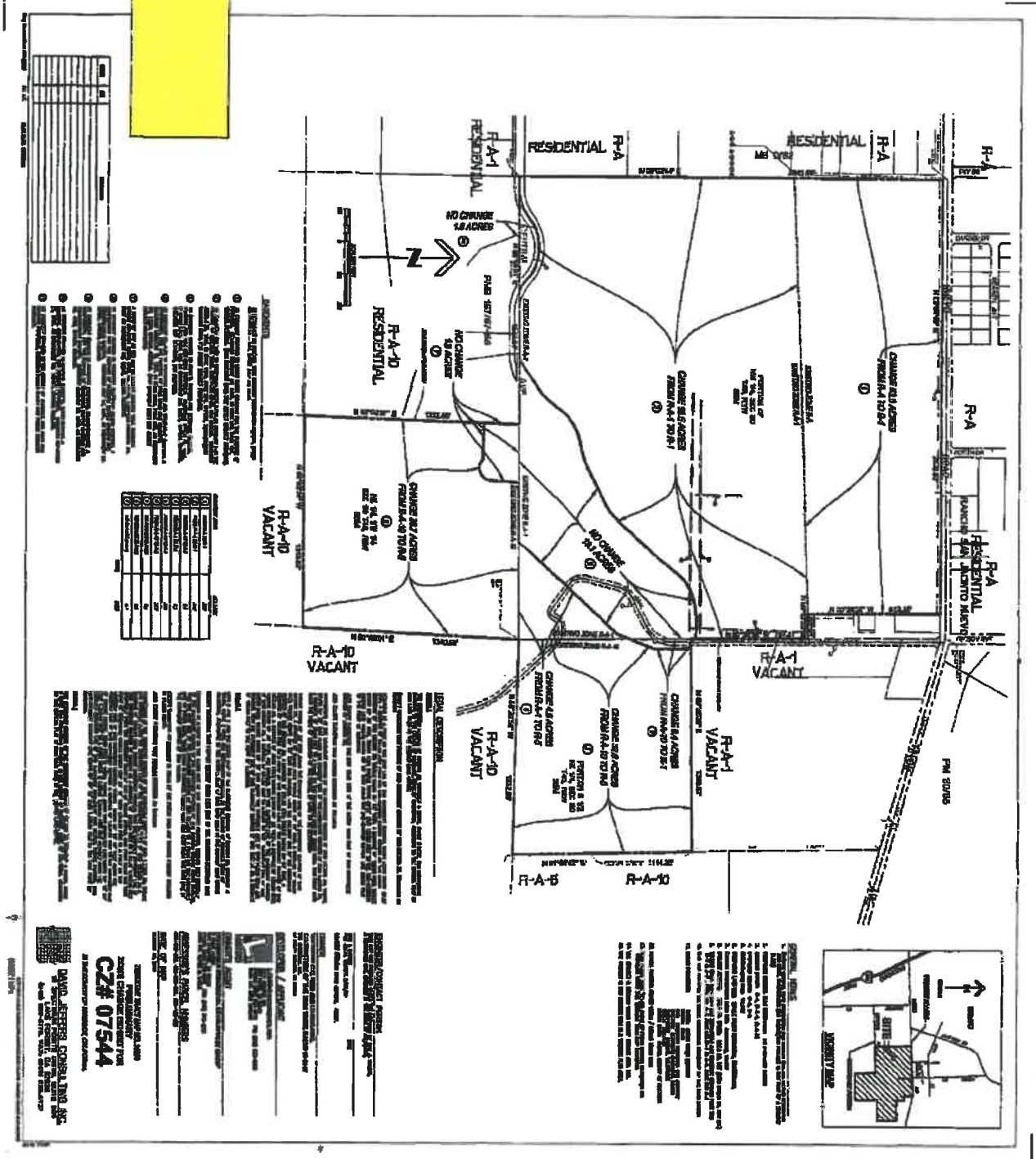
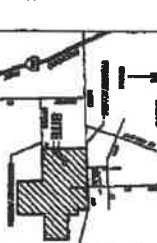
GENERAL NOTES
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PLANNING DEPARTMENT
 1500 MARKET STREET, SUITE 1000
 DENVER, COLORADO 80202
 PHONE: (303) 233-3300
 FAX: (303) 233-3301
 WWW.DENVER.CO.GOV

DATE: 8/4/16
CZ# 07544

DENVER ZONING ORDINANCE
 THE ZONING ORDINANCE OF THE CITY OF DENVER, COLORADO, IS THE BASIS FOR THE ZONING MAP. [Detailed zoning ordinance text]

GENERAL NOTES
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**RIVERSIDE COUNTY
PLANNING DEPARTMENT**

*Carolyn Syms Luna
Director*

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> TRACT MAP | <input type="checkbox"/> MINOR CHANGE | <input type="checkbox"/> VESTING MAP |
| <input type="checkbox"/> REVISED MAP | <input type="checkbox"/> REVERSION TO ACREAGE | <input type="checkbox"/> EXPIRED RECORDABLE MAP |
| <input type="checkbox"/> PARCEL MAP | <input type="checkbox"/> AMENDMENT TO FINAL MAP | |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: TR 36030 / CZ 07544 DATE SUBMITTED: 10.17.11

APPLICATION INFORMATION

Applicant's Name: LANSING INDUSTRIES, INC. E-Mail: glansing@lansingcompanies.com

Mailing Address: 5415 OBERLIN DR.
SAN DIEGO CA 92121
City State ZIP

Daytime Phone No: (858) 523-0719 Fax No: (858) 523-0826

Engineer/Representative's Name: David Jeffers Consulting, Inc. E-Mail: davej.djc@attglobal.net

Mailing Address: 19 Spectrum Pointe Dr. #609
Lake Forest CA 92630
City State ZIP

Daytime Phone No: (949) 586-5778 Fax No: (949) 586-5527

Property Owner's Name: THEODORE C.C. KING AND LI HENG KING, CO-TRUSTEES, OF THE KING TRUST, DATED 10/15/87 E-Mail: _____

Mailing Address: 711 CHURCHILL RD.
LA HABRA HEIGHTS CA 90631
City State ZIP

Daytime Phone No: () _____ Fax No: () _____

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing

Riverside Office • 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 • Fax (951) 955-1811

Desert Office • 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7555

Planning Our Future... Preserving Our Past

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

addresses, and phone numbers of those persons having an interest in the real property or properties involved in this application.


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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

LANSING INDUSTRIES, INC.
PRINTED NAME OF APPLICANT


SIGNATURE OF APPLICANT

GREGORY LANSING, PRESIDENT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

THEODORE C.C. KING AND LI HENAKING,
CO-TRUSTEES OF THE KING TRUST, DATED 10/15/87
PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

See attached sheet(s) for other property owner's signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 429.020.028, 429.020.021, 429.160.002

Section: 30 Township: 45 Range: 2 W

Approximate Gross Acreage: 242.0

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of CENTRAL AVE., South of NUEVO ROAD, East of SKY DRIVE, West of PASSAGE ROAD.

Thomas Brothers map, edition year, page number, and coordinates: 77B J7, 80B J1 - 2008

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, whether the project is a Vesting Map or Planned Residential Development (PRD):

TENTATIVE TRACT MAP 36030 PROPOSES TO SUBDIVIDE 242 ACRES INTO 314 SINGLE FAMILY RESIDENTIAL LOTS RANGING IN SIZE FROM 7,200 TO OVER 40,000 SF WITH 76 ACRES OF MSHCP CONSERVATION LAND, PARKS, TRAILS, OPEN SPACE, VISTA POINTS, ETC.

Related cases filed in conjunction with this request:

CZ # 07544, EA # 41455, EIR

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

If yes, provide Case No(s). TR. 30915, PM 33237, CZ 06851 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) EA 38958 E.I.R. No. (if applicable): _____

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

If yes, indicate the type of report(s) and provide a copy: TO BE PROVIDED WHEN COMPLETED.

Is water service available at the project site: Yes No

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

Is sewer service available at the site? Yes No

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) 8,300 LF

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

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: UNKNOWN AT THIS TIME

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT (“Agreement”), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California (“COUNTY”), and Theodore C.C. King and Li Heng King, Co-Trustees of the King Trust dated October 15, 1987 (“PROPERTY OWNER”), relating to the PROPERTY OWNER’S indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, the PROPERTY OWNER has a legal interest in the certain real property described as APN 429-020-028, 429-020-021 and 429-160-002 (“PROPERTY”); and,

WHEREAS, on July 3, 2007, PROPERTY OWNER filed an application for Change of Zone No. 7544 and on April 29, 2008, PROPERTY OWNER filed an application for Tentative Tract Map No. 36030 and Tentative Parcel Map No. 36031 (“PROJECT”); and,

WHEREAS, judicial challenges of projects requiring discretionary approvals, including, but not limited to, California Environmental Quality Act determinations, are costly and time consuming. Additionally, project opponents often seek an award of attorneys’ fees in such challenges; and,

WHEREAS, since property owners are the primary beneficiaries of such approvals, it is appropriate that such owners bear the expense of defending against any such judicial challenge, and bear the responsibility of any costs, attorneys’ fees and damages which may be awarded to a successful challenger; and,

WHEREAS, in the event a judicial challenge is commenced against the PROJECT, the COUNTY has requested and the PROPERTY OWNER has agreed to defend, indemnify and hold harmless the COUNTY, its agents, officers, or employees from any claim, action or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul any approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PROJECT or its associated environmental documentation (“LITIGATION”); and,

WHEREAS, this Agreement is entered into by the COUNTY and PROPERTY OWNER to establish specific terms concerning PROPERTY OWNER’S indemnification obligation for the PROJECT.

NOW, THEREFORE, it is mutually agreed between COUNTY and PROPERTY OWNER as follows:

1. ***Indemnification.*** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and employees from and against any claim, action or proceeding brought against the COUNTY, its agents, officers, and employees to attack, set aside, void or annul any approval of the PROJECT including any associated costs, damages, and expenses including, but not limited to, costs associated with Public Records Act requests submitted to the COUNTY related to the PROJECT and an award of attorneys' fees and costs incurred or arising out of the above-referenced claim, action or proceeding brought against the COUNTY ("Indemnification Obligation.")

2. ***Defense Cooperation.*** PROPERTY OWNER and the COUNTY shall reasonably cooperate in all aspects of the LITIGATION. Nothing contained in this Agreement, however, shall be construed to limit the discretion of COUNTY, in the interest of the public welfare, to settle, defend, appeal or to decline to settle or to terminate or forego defense or appeal of the LITIGATION. It is also understood and agreed that all litigation pleadings are subject to review, revision and approval by COUNTY's Office of County Counsel.

3. ***Representation and Payment for Legal Services Rendered.*** COUNTY shall have the absolute right to approve any and all counsel retained to defend COUNTY in the LITIGATION. PROPERTY OWNER shall pay the attorneys' fees and costs of the legal firm retained by PROPERTY OWNER to represent the COUNTY in the LITIGATION. Failure by PROPERTY OWNER to pay such attorneys' fees and costs may be treated as an abandonment of the PROJECT and as a default of PROPERTY OWNER's obligations under this Agreement.

4. ***Payment for COUNTY's LITIGATION Costs.*** Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. LITIGATION costs include any associated costs, fees, damages, and expenses as further described in Section 1. herein as Indemnification Obligation. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the PROJECT, PROPERTY OWNER shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). PROPERTY OWNER 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. Within ten (10) days of written notice from COUNTY, PROPERTY OWNER shall make such additional deposits. Collectively, the initial deposit and additional deposits shall be referred to herein as the "Deposit."

5. **Return of Deposit.** COUNTY shall return to PROPERTY OWNER any funds remaining on deposit after ninety (90) days have passed since final adjudication of the LITIGATION.

6. **Notices.** For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by certified or registered mail, return receipt requested, to the appropriate address set forth below:

COUNTY:
Office of County Counsel
Attn: Melissa Cushman
3960 Orange Street, Suite 500
Riverside, CA 92501

PROPERTY OWNER:
Theodore and Li King
711 Churchill Road
La Habra Heights, CA 90631

With a copy to:
Greg Lansing
Lansing Industries, LLC
12671 High Bluff Drive, Ste. 150
San Diego, CA 92130

7. **Default and Termination.** This Agreement is not subject to termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER's obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY OWNER fails to cure such alleged default within the specified time period or otherwise reach agreement with the COUNTY on a resolution of the alleged default, COUNTY may, in its sole discretion, do any of the following or combination thereof:

- a. Deem PROPERTY OWNER's default of PROPERTY OWNER's obligations as abandonment of the PROJECT and as a breach of this Agreement;
- b. Rescind any PROJECT approvals previously granted;
- c. Settle the LITIGATION.

In the event of a default, PROPERTY OWNER shall remain responsible for any costs and attorney's fees awarded by the Court or as a result of settlement and other expenses incurred by the COUNTY related to the LITIGATION or settlement.

8. **COUNTY Review of the PROJECT.** Nothing in this Agreement shall be construed to limit, direct, impede or influence the COUNTY's review and consideration of the PROJECT.

9. **Complete Agreement/Governing Law.** This Agreement represents the complete understanding between the parties with respect to matters set forth

herein. This Agreement shall be construed in accordance with the laws of the State of California.

10. **Successors and Assigns.** The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER, whether the succession is by agreement, by operation of law or by any other means.

11. **Amendment and Waiver.** No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.

12. **Severability.** If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

13. **Survival of Indemnification.** The parties agree that this Agreement shall constitute a separate agreement from any PROJECT approval, and if the PROJECT, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.

14. **Interpretation.** The parties have been advised by their respective attorneys, or if not represented by an attorney, represent that they had an opportunity to be so represented in the review of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.

15. **Captions and Headings.** The captions and section headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.

16. **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 in the Courts of Riverside County, 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 or jurisdiction.

17. **Counterparts; Facsimile & Electronic Execution.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange

facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.

18. **Joint and Several Liability.** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.

19. **Effective Date.** The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.

IN WITNESS WHEREOF, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

COUNTY:
COUNTY OF RIVERSIDE,
a political subdivision of the State of California

By: Steven Weiss
Steven Weiss
Riverside County Planning Director

Dated: 12/7/15

PROPERTY OWNER:
Theodore C.C. King and Li Heng King, Co-Trustees of the
King Trust dated October 15, 1987

By: Theodore C.C. King
Theodore C.C. King, Co-Trustee of the
King Trust dated October 15, 1987

Dated: Nov 5, 2015

See Attached notary Acknowledgment

FORM APPROVED COUNTY COUNSEL
BY: Michelle Clack 11/25/15
MICHELLE CLACK DATE

ACKNOWLEDGMENT

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

State of California

County of ORANGE

On 11/5/2015 before me, Nadya Filatoff, A Notary Public personally appeared

THEODORE C.C. KING-----

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

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

WITNESS my hand and official seal.

Signature

Nadya Filatoff



(Seal)

Indemnification Agreement

NOTICE OF PUBLIC HEARING
and
INTENT TO CERTIFY AN ENVIRONMENTAL IMPACT REPORT

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

CHANGE OF ZONE NO. 7544, TENTATIVE PARCEL MAP NO. 36031, and TENTATIVE TRACT MAP NO. 36030 – Intent to Certify an Environmental Impact Report – EIR500 – Applicant: Lansing Industries Inc. – Michael Cole – Fifth Supervisorial District – Nuevo Area Zoning District – Lakeview/ Nuevo Area Plan: Community Development: Low Density Residential (CD-LDR) (1/2 Acre Minimum) – Rural: Rural Mountainous (R-RM) (10 Acre Minimum) – Location: Southerly of Nuevo Road, easterly of Sky Drive, and westerly of Passage Road – 242 Gross Acres – Zoning: Residential Agricultural (R-A) – Residential Agricultural – 1 Acre Minimum (R-A-1) – Residential Agricultural – 10 Acre Minimum (R-A-10) – **REQUEST: Change of Zone No. 7544** is a proposal to change the zoning on the subject property from Residential Agricultural (R-A), Residential Agricultural 1-Acre Minimum (R-A-1), and Residential Agricultural 10-Acre Minimum (R-A-10) to One-Family Dwellings (R-1), One-Family Dwellings, 20,000 sq. ft. minimum (R-1-20,000), and Open Area Combining Zone-Residential Developments (R-5). **Tentative Parcel Map No.36031** is a proposal for a Schedule “I” subdivision of 242 acres into six (6) parcels with a minimum lot size of 25 acres. **Tentative Tract Map No. 36030** is a proposal for a Schedule “A” subdivision of 242 acres into 314 single-family residential lots on 166 acres, construction of one (1) aboveground water storage tank, and dedication of approximately 76 acres of open space as a habitat conservation area. Within the developed area of the proposed project there would also be pocket parks, landscape lots, linear parks/open space and paseos, multipurpose recreational trails, and a 6.5 acre dual-purpose neighborhood park/detention/water quality basin. Within the developed portion of the site, approximately 17 acres of the open space area will be maintained permanently as natural open space.

TIME OF HEARING:	9:00 a.m. or as soon as possible thereafter
DATE OF HEARING:	MAY 6, 2020
PLACE OF HEARING:	RIVERSIDE COUNTY ADMINISTRATIVE CENTER BOARD CHAMBERS, 1ST FLOOR 4080 LEMON STREET, RIVERSIDE, CA 92501

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 Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described project has the potential to have a significant effect on the environment and has prepared an environmental impact report. Environmental Impact Report No. 500, which identifies all significant environmental effects, has been prepared in conjunction with the above referenced applications that constitute the proposed project. The Planning Commission will consider the proposed project, and the final environmental impact report, at the public hearing.

The case file for the proposed project, and the final environmental impact report, may be viewed Monday through Friday, 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 the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to: RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Deborah Bradford, P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on February 25, 2020,

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

APN (s) or case numbers CZ07544 / TR36030 / PM36031 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

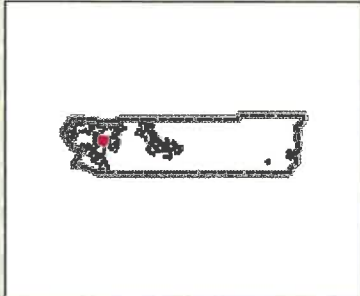
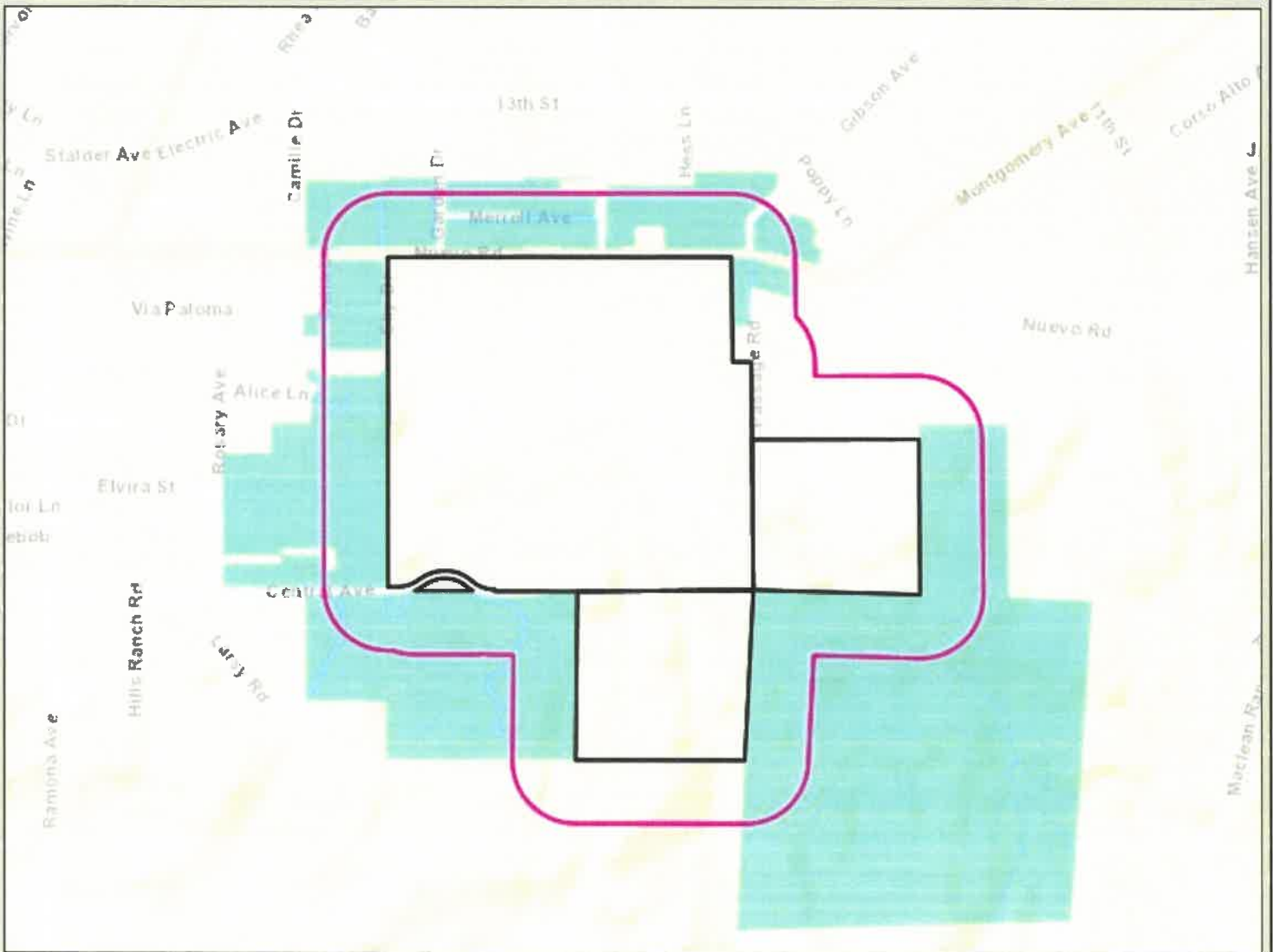
Riverside, Ca. 92502

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

Riverside County GIS Mailing Labels

CZ07544 / TR36030 / PM36031

(600 feet buffer)



- Legend**
- County Boundary
 - Cities
 - World Street Map

Notes



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

REPORT PRINTED ON...2/25/2020 2:11:50 PM

© Riverside County RCIT

307350001
JOSE GARCIA REYES
29860 NUEVO RD
NUEVO CA 92567

307350002
RAFAEL SERNA
29896 NUEVO RD
NUEVO CA 92567

307350003
JOSE RIVERA ANAYA
21921 SKY DR
NUEVO CA 92567

307350004
MARIBEL SORIANO
21941 SKY DR
NUEVO CA 92567

307350005
THOMAS J. DAVISON
29930 NUEVO RD
NUEVO CA 92567

307350006
ROQUE MORALES
29980 NUEVO RD
NUEVO CA 92567

307350008
SALVADOR TORRES BARAJAS
12817 BANBROOK DR
WHITTIER CA 90602

307350009
BENITO GAONA SANCHEZ
21945 GARDEN DR
NUEVO CA 92567

307350010
GRACIANO BACA
21965 GARDEN DR
NUEVO CA 92567

307350011
MICHAEL MOUNTAIN
425 W RIDER ST STE C7
PERRIS CA 92571

307350017
DAVID LOPEZ
189 HUNTERS HORN LN
WINSTON SALEM NC 27107

307350018
ESTEBAN MARTINEZ R
21960 SKY DR
NUEVO CA 92567

307350019
JAVIER TORRES
21940 SKY DR
NUEVO CA 92567

309130007
DANNY E. FERGUSON
P O BOX 310
NUEVO CA 92567

309130058
ERIC C. STENGEL
29905 NUEVO RD
NUEVO CA 92567

309130060
PARNELL MARTIN
P O BOX 457
NUEVO CA 92567

309130061
JASON E. GREENLEAF
29904 ALICE LN
NUEVO CA 92567

309130062
STEVE C. LOPEZ
29971 NUEVO RD
NUEVO CA 92567

309130063
STEVE LOPEZ
22065 SKY DR
NUEVO CA 92567

309130064
GARY A. MEIER
17432 E SANTA CLARA
SANTA ANA CA 92705

309130065
GONZALO N. DIAZ
17792 LERENE DR
YORBA LINDA CA 92887

309130071
THEODORE C C KING
711 CHURCH HILL RD
LA HABRA HEIGHTS CA 90631

309130072
ADAMS H. MILES
43422 CALLE DE VELARDO
TEMECULA CA 92592

309130074
WESLEY T. CARR
29942 CENTRAL AVE
NUEVO CA 92567

309140026
LORI LYN GONZALES
P O BOX 107
NUEVO CA 92567

309140033
CURT ANDERSON
P O BOX 270
NUEVO CA 92567

309140034
ANN MARIE WILHITE
P O BOX 451
NUEVO CA 92567

427042001
JOSE RODRIGUEZ HERNANDEZ
30217 WESTBROOK DR
NUEVO CA 92567

427042002
ANTHONY J. DIPETTA
P O BOX 227
NUEVO CA 92567

427042003
VILLALOVOS JESSIE TRUST 8/15/18
30181 WESTBROOK DR
NUEVO CA 92567

427042004
ROCKY J. TREMBLAY
PO BOX 404
NUEVO CA 92567

427042005
RICHARD LEE SWEENEY
30143 WESTBROOK DR
NUEVO CA 92567

427042006
KATHRYN R. BROWN
30127 WESTBROOK DR
NUEVO CA 92567

427042007
ROBERT JOHN BECKMAN
30111 WESTBROOK DR
NUEVO CA 92567

427042008
DAVID K. BURBECK
PO BOX 156
NUEVO CA 92567

427042009
DANIEL HOLGUIN
30126 MERRELL AVE
NUEVO CA 92567

427042010
ALAN L. DIETZ
30142 MERRELL AVE
NUEVO CA 92567

427042011
FEDERAL HOME LOAN MORTGAGE CORP
3476 STATEVIEW BLV
FORT MILL SC 29715

427042012
KIM BAKOS
30180 MERRELL AVE
NUEVO CA 92567

427042013
AURORA CERVANTES
30200 MERRELL AVE
NUEVO CA 92567

427042014
MAGIN SANCHEZ
30216 MERRELL AVE
NUEVO CA 92567

427043001
MICHAEL A. SERNA
30217 MERRELL AVE
NUEVO CA 92567

427043002
RAY H. MADRID
30201 MERRELL AVE
NUEVO CA 92567

427043003
JESSE A. ROMO
30181 MERRELL AVE
NUEVO CA 92567

427043004
SHAWN MICHAEL LOPEZ
PO BOX 1497
PERRIS CA 92572

427043005
TYLER THOMAS CASTLEMAN
30143 MERRELL AVE
NUEVO CA 92567

427043006
ALLEN SADDLER STRIBLING
30127 MERRELL AVE
NUEVO CA 92567

427043007
JAMES D. HUMPHLETT
30111 MERRELL AVE
NUEVO CA 92567

427043008
JESUS MARTINEZ
21990 GARDEN DR
NUEVO CA 92567

427043009
DICKIE TAYLOR
30190 NUEVO RD
NUEVO CA 92567

427043012
OSCAR RESENDIZ
30240 NUEVO RD
NUEVO CA 92567

427043013
AARON GARCIA
30200 NUEVO RD
NUEVO CA 92567

427043014
DOENCH EMMA L
30216 NUEVO RD
NUEVO CA 92567

427043015
ALEX TANNER
30192 NUEVO RD
NUEVO CA 92567

427043017
SUSAN D. BALDASSARI
30194 NUEVO RD
NUEVO CA 92567

427050009
RAYMOND R. TURNER
30340 NUEVO RD
NUEVO CA 92567

427050012
SALVADO FRANCO
30380 NUEVO RD
NUEVO CA 92567

427050013
JUAN RAMON BECERRA
30390 NUEVO RD
NUEVO CA 92567

427050014
ONORIO PACHECO
5871 NORWOOD AVE
RIVERSIDE CA 92505

427050016
JAIME PALACIOS
30422 NUEVO RD
NUEVO CA 92567

427050020
REGINA C. RITCHIE
31297 MONTGOMERY AVE
NUEVO CA 92567

427050021
KIMBERLY B. WINCHESTER
P O BOX 190
HEMET CA 92546

427050027
DEYANIRA ISABEL SANCHEZ
30288 NUEVO RD
NUEVO CA 92567

427050028
EVERARDO BARAJAS
2290 KEARNY AVE
SAN DIEGO CA 92113

427050029
ANA MARGARITA TAULANE
P O BOX 95
NUEVO CA 92567

427050030
THERESA M. MARIN
30332 NUEVO RD
NUEVO CA 92567

427050044
GENARO DOMINGUEZ
26513 LIDO DR
MURRIETA CA 92563

427050045
DAVID GARCIA
21950 NORTH DR
NUEVO CA 92567

427050046
LAURELYN C. FLORES
30360 NUEVO RD
NUEVO CA 92567

427050049
ALBERTO BALTAZAR
30240 MERRELL AVE
NUEVO CA 92567

427050050
GILBERTO ROBLES
21959 NORTH DR
NUEVO CA 92567

427050051
ERIC KEVIN BREWER
P O BOX 247
NUEVO CA 92567

427050052
ERIC BREWER
PO BOX 247
NUEVO CA 92567

427120009
CARMEN Y. DUQUE
21970 GIBSON AVE
NUEVO CA 92567

427120010
KIRK DEVRIES
30560 NUEVO RD
NUEVO CA 92567

427120025
EFREN CAZAREZ LOPEZ
31357 BROWN ST
NUEVO CA 92567

427120033
HARVEY DALE RATLIFF
P O BOX 576
NUEVO CA 92567

429020010
OSCAR O. SEGOVIA
123 E 88TH PL
LOS ANGELES CA 90003

429020017
TRAVIS MARK RYE
P O BOX 1386
NUEVO CA 92567

429020018
EASTERN MUNICIPAL WATER DIST
P O BOX 8300
PERRIS CA 92572

429020023
RODNEY HEFINGTON
30421 NUEVO RD
NUEVO CA 92567

429020026
NUEVO WATER CO
30427 11TH ST
NUEVO CA 92567

429160004
DONALD P. WANG
392 LOMA DR NO 201
LOS ANGELES CA 90017

429160006
KENNETH HICKS
PO BOX 272
NUEVO CA 92567

429160007
KENNETH A. HICKS
PO BOX 272
NUEVO CA 92567

429160008
JRH CONSULTING & DESIGN INC
P O BOX 272
NUEVO CA 92567

429160009
ADAMS STEVEN & TERESA ADAMS 2019 LIVING
30055 CENTRAL
NUEVO CA 92567

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

Palm Springs Fish and Wildlife Office
777 E. Tahquitz Canyon Way, Suite 208
Palm Springs, California 92262

California Dept of Fish & Wildlife
Eastern Sierra, Inland Desert Region
3602 Inland Empire Blvd., C-220
Ontario, CA 91764

Riverside County Flood Control and
Water Conservation District
1995 Market Street
Riverside, CA 92501

U.S. Army Corps of Engineers
Regulatory Division
5900 La Place Court, Suite 100
Carlsbad, CA 92008

SCAG
Attn: Intergovernmental Review
818 West 7th Street, 12th Fl
Los Angeles, CA 90017-3435

South Coast AQMD
Attn: CEQA Review
21865 Copley Drive
Diamond Bar, CA 91765

Southern California Edison
Attention: Jeff Clark
P.O Box 800
Rosemead, CA 91770

San Diego RWQCB
2375 Northside Drive, Suite 100
San Diego, CA 92108

Pechanga Band of Luiseño Mission
Indians
P.O. Box 2183
Temecula, CA 92593

California Dept of Fish and Wildlife
South Coast Region
3883 Ruffin Road
San Diego, CA 92123

Western Riverside County Regional
Conservation Authority
3403 10th St., #320
Riverside, CA 92501

Soboba Band of Luiseño Mission Indians
P.O. Box 487
San Jacinto, CA 92581

Riverside Land Conservancy
4075 Mission Inn Avenue
Riverside, CA 92501

State Clearinghouse
P.O. Box 3044
Sacramento, CA 95812-3044

City of San Jacinto
595 S. San Jacinto Ave
San Jacinto, CA 92583

Cole Realty Advisors
Atten: Michael Cole
1438 Dorothea Road
La Habra Heights, CA 90631

City of Menifee
29714 Haun Road
Menifee, CA 92586

Southern California Gas Co.
4495 Howard Ave.
Riverside, CA 92507

Theodore King
711 Church Hill Road
La Habra Heights, CA 90631

Lansing Companies
Atten: Greg Lansing
12671 High Bluff Drive, Suite 150
San Diego, CA 92130

City of Banning
99E Ramsey Street
Banning, CA 92220

City of Hemet
445 E. Florida Avenue
Hemet, CA 92543

Tom Dobson & Associates
2150 North Arrowhead Avenue
San Bernardino, CA 92405

Clinton E. Stoutenburgh
22450 Wybenga Lane
Nuevo, CA 92567

Katherine Guy-Verstraete
29086 San Jacinto Ave.
Nuevo, CA 92567-9103

Providence Residential Development
Group, LLC
Atten: Oliver Cagle
32371 Alipaz Street, Suite 68
San Juan Capistrano, CA 92675

David Jeffers Consulting, Inc.
Atten: David T. Jeffers
19 Spectrum Pointe Dr., Suite 609
Lake Forest, CA 92630

San Bernardino Valley Audubon
Society
Atten: Drew Feldmann
P.O Box 10973
San Bernardino, CA 92423-0973

Nuevo Union School District
Atten: Jeff Simmons, Chief Business
Offical
29780 Lakeview Ave.
Nuevo, CA 92567

Perris Union High School District
Atten: Hector Gonzalez, Director of
Facilities
155 E. 4th Street
Perris, CA 92570

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #2014061016

Project Title: Vista Nuevo Project (CZ 07544, PM 36031 and TTM 36030) Draft EIR No. 500

Lead Agency: County of Riverside Contact Person: David Alvarez
 Mailing Address: P.O. Box 1409 Phone: (951) 955-5719
 City: Riverside Zip: 92502-1409 County: Riverside County

Project Location: County: Riverside County City/Nearest Community: Nuevo
 Cross Streets: south of Nuevo Road and easterly of Sky Drive Zip Code: _____
 Longitude/Latitude (degrees, minutes and seconds): 33 ° 47 ' 77 " N / 117 ° 7 ' 81 " W Total Acres: 242-acres (gross)
 Assessor's Parcel No.: 429-020-021, -028, 429-160-002 Section: 30 Twp.: 4S Range: 2W Base: SBM
 Within 2 Miles: State Hwy #: N/A Waterways: N/A
 Airports: N/A Railways: N/A Schools: N/A

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units 314 Acres 242
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW
 Educational: _____ Waste Treatment: Type _____ MGD
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:

Zoning: Residential Agriculture (R-A), Residential Agriculture 1-Acre Minimum (R-A-1), (...continued page 2)

Project Description: (please use a separate page if necessary)

The proposed project is Change of Zone No. 07544 and Tentative Tract Map No. 36030. The project would change the zoning on the subject property from Residential Agriculture (R-A), Residential Agriculture 1-Acre Minimum (R-A-1), and Residential Agriculture 10-Acre Minimum (R-A-10) to One Family Dwelling 7,200 Square Foot (SF) Minimum (R-1) and R-1-20,000 SF and Open Area combining zoned residential development space (R-5). (...continued page 2)

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

- | | |
|---|--|
| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input checked="" type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District #8 | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB #8 |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input checked="" type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region #6 | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input checked="" type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | Other: _____ |
| <input type="checkbox"/> Health Services, Department of | Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date December 11, 2018 Ending Date January 24, 2019

Lead Agency (Complete if applicable):

Consulting Firm: <u>Tom Dodson & Associates</u>	Applicant: <u>County of Riverside Planning Department</u>
Address: <u>2150 N. Arrowhead Avenue</u>	Address: <u>P.O. Box 1409</u>
City/State/Zip: <u>San Bernardino, CA 92405</u>	City/State/Zip: <u>Riverside, CA 92502-1409</u>
Contact: <u>Tom Dodson</u>	Phone: <u>(951) 955-8631</u> Email: <u>daalvarez@rivco.org</u>
Phone: <u>(909) 882-3612</u>	

Signature of Lead Agency Representative:  **Date:** 12/15/18

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4.3

Planning Commission Hearing: May 6, 2020

PROPOSED PROJECT

Case Number(s): CZ1800015 and
TTM37531

Applicant(s): Century 21 Preferred -
Phil Williams

EA No.: CEQ180056

Representative(s): KWC Engineers -

Area Plan: ElsinoreElsinore

Victor Elia

Zoning Area/District: Lakeland Village District

Supervisory District: First DistrictFirst District

Project Planner: Deborah Bradford

Charissa Leach, P.E.
Assistant TLMA Director

Project APN(s): 381-252-003

PROJECT DESCRIPTION AND LOCATION

Change of Zone No. 1800015 (CZ1800015) is a request to change the zoning classification of the project site from General Commercial (C-1/C-P), to Mixed Use (M-U).

Tentative Tract Map No. 37531 (TTM37531) proposes a Schedule "B" subdivision of one 7.05 acre parcel into two (2) parcels. Parcel one proposes a 5.09 acre parcel that would be improved with 40 attached condominium units (duplexes) and six (6) detached condominium units, and 135 parking spaces, which includes, 92 covered garage spaces (2 spaces/condominium) and 43 on-street (private street) parking spaces. A recreational center, community garden, pool, tot lot, and open turf playground are proposed as amenities to the residential development. Parcel 2 (remainder parcel) is proposed for a 1.96 acre parcel to be developed at a later time with a commercial development.

The above mentioned entitlements shall be referred to as the "Project".

The Project site is located north of Cottrell Boulevard, south of Grand Avenue, east of Maiden Lane and west of Blackwell Road.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. CEQ180056**, 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,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 1800015, amending the zoning classification for the subject property from General Commercial (C-1/C-P) Zone, to Mixed Use (M-U) Zone, in accordance with

Exhibit No. 3, based upon the findings and conclusions incorporated in the staff report, pending final adoption of the Zoning Ordinance by the Board of Supervisors; and,

TENTATIVELY APPROVE TENTATIVE TRACT MAP NO. 37531, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions incorporated into the staff report, and subject to the Board of Supervisors' subsequent adoption of the zoning ordinance for Change of Zone No. 1800015.

PROJECT DATA	
Land Use and Zoning:	
Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Community Development (CD)
Existing General Plan Land Use Designation:	Mixed Use Area (MUA)
Policy / Overlay Area:	Lakeland Village Policy Area
Surrounding General Plan Land Uses	
North:	Community Development: Mixed Use Area (CD: MUA), Community Development: Medium Density Residential (CD: MDR), and Community Development: Commercial Retail (CD: CR).
East:	Community Development: Medium Density Residential (CD: MDR), Community Development: Commercial Retail (CD: CR), and Open Space: Conservation (OS: C).
South:	Community Development: Mixed Use Area (CD: MUA) and Community Development: Medium Density Residential (CD: MDR).
West:	Community Development: Medium Density Residential (CD: MDR).
Existing Zoning Classification:	General Commercial (C-1/C-P)
Proposed Zoning Classification:	Mixed Use (MU)
Surrounding Zoning Classifications	
North:	General Commercial (C-1/C-P) and General Residential (R-3).
East:	General Commercial (C-1/C-P), General Residential (R-3), and Watercourse, Watershed, and Conservation Areas (W-1).
South:	General Commercial (C-1/C-P) and General Residential (R-3).
West:	General Residential (R-3).
Existing Use:	Vacant Land

Surrounding Uses	
North:	Single-family residential and commercial uses
South:	Single-family residential Uses
East:	Single-family residential uses
West:	Single-family residential uses

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	7.05 gross acres	No minimum lot area
Existing Building Area (SQFT):	N/A (Vacant Land)	
Proposed Building Area (SQFT):	56,628 sq. ft.	No maximum lot coverage or Floor Area Ratio (FAR)
Building Height (FT):	26'	50' maximum when adjacent to existing one-family dwellings
Proposed Minimum Lot Size:	Parcel 1 – 5.09 acres Parcel 2 (remainder parcel) – 1.96 acres	No minimum lot size
Total Proposed Number of Lots:	2 Lots (Condominium Map)	
Map Schedule:	Schedule B	

Parking:

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Residential	56,628	2.75 spaces/duplex (40 du) = 110 spaces 2 spaces/detached condominium (6 du) = 12 spaces	122	135
TOTAL:			122	135

Located Within:

City's Sphere of Influence:	Yes – Lake Elsinore
Community Service Area ("CSA"):	No
Special Flood Hazard Zone:	Yes – Dam Inundation Areas Figure 10 Elsinore Area Plan
Agricultural Preserve:	No
Liquefaction Area:	Yes – Moderate
Subsidence Area:	Yes – Susceptible
Fault Zone:	Yes – County Fault Zone

Fire Zone:	Yes – Very High – Local Responsibility Area (LRA)
Mount Palomar Observatory Lighting Zone:	Yes – 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 May 15, 2017 an application was submitted for a Pre-Application Review (PAR) for a 59-unit multi-family residential development. The PAR was reviewed by the Development Advisory Committee (DAC) on July 13, 2017.

On June 11, 2018 the applicant submitted Change of Zone No. 180015 (CZ180015) and Tentative Tract Map No. 37531 (TTM37531). CZ180015 initially requested to change the site's existing zoning from General Commercial (C-1/C-P) to General Residential (R-3). TTM37531 was submitted to allow for a Schedule "B" subdivision of 7.05 acres into two parcels. Parcel 1, comprised of 5.09 acres and would allow for the development of 48 condominium units (42 duplex units and 6 detached condominium units), swimming pool, community center, tot lot and 41 on-street parking spaces. Parcel 2, labeled as a remainder parcel, is comprised of 1.96 acres and is intended to be developed with commercial uses at a later time. The applicant has environmentally evaluated, as detailed later in this report, Parcel 2 for a hotel and restaurant use. A hotel and restaurant within the MU zone are subject to a conditional use permit.

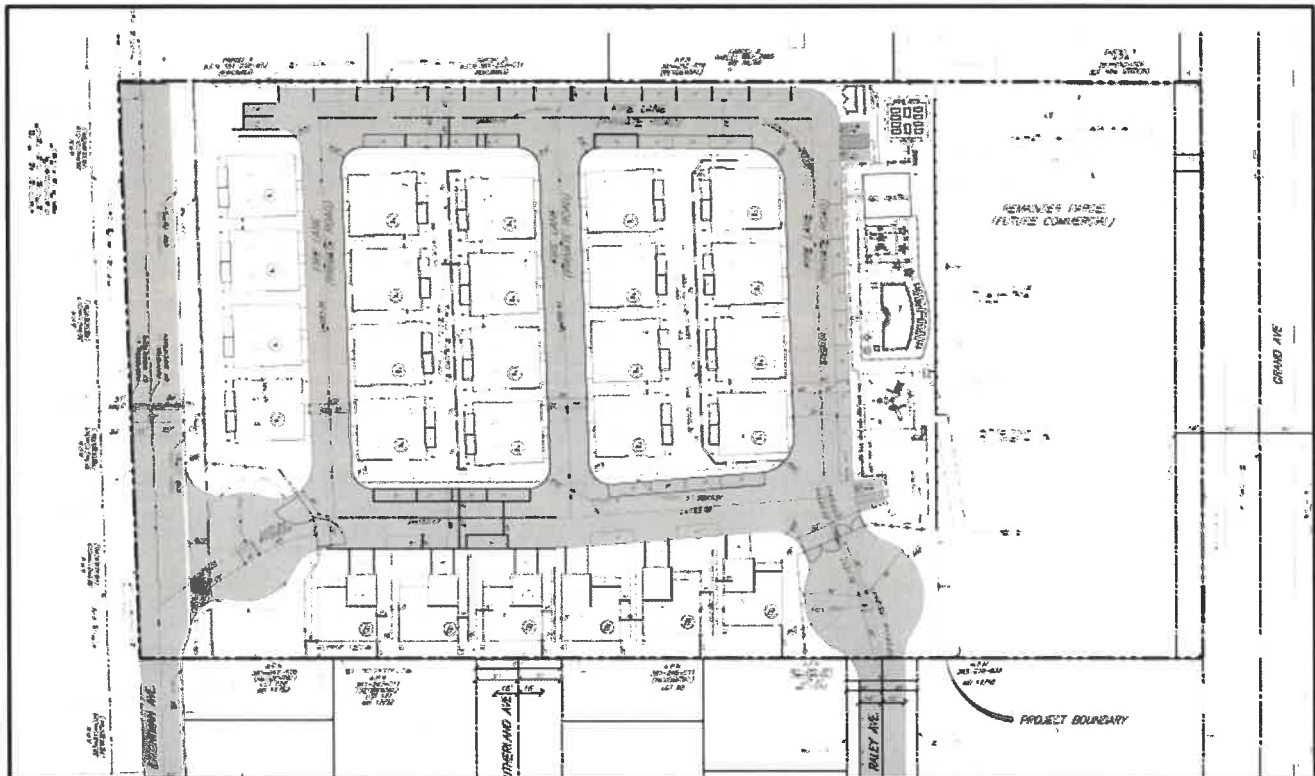


Figure 2, Tentative Tract Map No. 36531

General Plan Consistency: The proposed Change of Zone to Mixed Use (MU) would be consistent with the site's General Plan Land Use Designation of Mixed Use Area (MUA). The current zoning classification of General Commercial (C-1/C-P) would be considered inconsistent. The MUA land use designation intention is to designate areas where a mixture of residential, commercial, office, entertainment,

educational, and/or recreational uses would be appropriate. Additionally, the Project site is located within the Lakeland Village Policy Area – Central Gateway. The Central Gateway area presents opportunities for complimentary mixed uses to be developed in this area. The Project is consistent with the following policies applicable to this area:

- ELAP 7.12 encourages varying residential densities from 2-5 dwelling units per acre to 14-20 dwelling units per acre. The density of the proposed Project is 9.03 dwelling units per acre which is within the consistency range associated with this Policy.
- ELAP 7.14 provides that commercial uses should be oriented towards Grand Avenue and where feasible and appropriate, residential uses should be used as a transitional buffer between residential uses outside the Central Gateway. Residential uses that may need buffering are located to the northwest on Kniffin Avenue, and Curtis Avenue, to the south on Raley Avenue, Sutherland Avenue and Brightman Avenue, to the west on Akley Street. The commercial development proposed on Parcel 2 (remainder parcel) would front onto Grand Avenue and the proposed six (6) detached condominium units would be located along the southern portion of the Project site adjacent to the one-family dwellings located on Raley, Sutherland and Brightman Avenues and would provide a buffer from the higher density attached duplexes located within the interior of the site. Therefore, the project would be consistent with the all applicable policies of the General Plan.

Ordinance No. 348 Consistency: The Project proposes a Change of Zone from General Commercial (C-1/C-P) to Mixed Use (MU). Ordinance No. 348, Section 9.86 identifies residential uses permitted in this zoning classification as one-family dwellings and multiple family dwellings which do not include a non-residential use. The residential component of this Project is consistent with this zoning classification in that development proposed on this parcel would be only for residential development. Development of the Parcel 2 (remainder parcel) for a hotel and restaurant use would also be permitted, subject to a conditional use permit. At this time no CUP application, nor a commercial development is proposed with this project. The project has demonstrated meeting all the development standards associated with the MU zoning classification as detailed in the Findings section of this report.

Off-site Improvements: The Project is required to provide off-site improvements subject to Ordinance No. 460 Section 10.6 as they apply to Schedule “B” subdivisions. Off-site improvements include but are not limited to street improvements, fire protection, sewage disposal, domestic water, fencing and utilities. These improvements are discussed further in the Findings section of this staff report

ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS

An Initial Study (IS) and a Mitigated Negative Declaration (MND) have been prepared for this Project in accordance with the California Environmental Quality Act (CEQA). Environmental Assessment No. CEQ180056 identified potentially significant impacts in regards to Air Quality, Biological Resources, Cultural Resources, Geology/Soils, Noise, Paleontological Resources, Transportation, and Mandatory Findings of Significance; however, with the incorporation of mitigation measures the impacts were reduced to less than significant. The analysis for the IS/MND included the discussion of the future commercial development proposed on Parcel 2 (remainder parcel) of the Project site. Future applications for this development would tier off the IS/MND provided the commercial development is substantially the same as analyzed in the IS/MND, and no circumstances in law or the site conditions have occurred. The IS/MND represent the independent judgement of Riverside County. The documents were circulated for public review per the California Environmental Quality Act Statute and Guidelines

Section 15105.

Solar Energy: Riverside County Climate Action Plan, as updated in 2019, includes Clean Energy Measure R2-CE1 which refers to the requirement of on-site energy production (including but not limited to solar) to any tentative tract map, plot plan, or conditional use permit that proposes to add more than 75 new dwelling units of residential development or one or more new buildings totaling more than 100,000 gross square feet of commercial, office, industrial, or manufacturing development. Since the proposed Project does not include more than 75 dwelling units or more than 100,000 gross square feet of commercial development, this measure is not applicable to this Project.

FINDINGS AND CONCLUSIONS

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

Land Use Findings:

1. The Project site has a General Plan Land Use Designation of Community Development: Mixed Use Area (CD: MUA). The Project includes a subdivision of approximately 7.05 acres into two parcels. Parcel one will be an approximate 5-acre parcel that will be for the development of 40 duplex condominium units and six (6) detached condominium units. Parcel 2 (remainder parcel) is a 1.9 acre parcel and is intended to be developed with a hotel and restaurant, under a separate entitlement application. These uses are consistent with the MUA land use designation and other aspects of the General Plan since the proposed uses which include a mixture of duplexes, detached condominium units, and commercial uses are specifically stated as types of uses designated in the MUA.
2. The Project site's current Zoning Classification is General Commercial which is not consistent with the MUA land use designation. The proposed Change of Zone is to Mixed Use (MU) which, when approved will be consistent with the Riverside County General Plan.
3. Additionally, the Project site is located within the Lakeland Village Policy Area – Central Gateway. This Central Gateway presents opportunities for complimentary mixed uses to be developed in this Area. The proposed Project is consistent with Policies applicable to this area. These include, ELAP 7.12 which encourages varying residential densities from 2 -5 dwelling units per acre to 14 -20 dwelling units per acre. The density of the proposed Project is 9.03 dwelling units per acre which is consistent with this Policy. ELAP 7.14 states that commercial uses should be oriented towards Grand Avenue and where feasible and appropriate, residential uses should be used as a transitional buffer between residential uses outside the Central Gateway. Residential uses that may need buffering are located to the northwest on Kniffin Avenue, and Curtis Avenue, to the south on Raley Avenue, Sutherland Avenue and Brightman Avenue, to the west on Akley Street. The Project proposes the future commercial development to front onto Grand Avenue and the proposed six (6) detached condominium units would be located along the southern portion of the Project site adjacent to the single-family neighborhoods located on Raley, Sutherland and Brightman Avenues to provide a buffer from the higher density attached duplexes located within the interior of the site. The Tentative Tract Map and the Change of Zone will be consistent with the all applicable policies of the General Plan.
4. The proposed residential development and commercial development are consistent with Ordinance No 348 (Land Use) and is allowed within the proposed MU Zoning Classification. The applicant has

stated that the commercial development of Parcel 2 (remainder parcel) would be for a hotel and restaurant and are subject to the approval of a conditional use permit and plot plan.

Entitlement Findings:

Change of Zone:

1. Change of Zone No. 1800015 is a proposal to change the Project site's zoning classification from General Commercial (C-1/C-P) to Mixed Use (MU). As provided in Ordinance No. 348, uses permitted in the MU zoning classification include one-family dwellings, multiple family dwellings which do not include a non-residential use, home occupations and public parks and plazas. The residential component of this Project is consistent with this zoning classification in that development proposed is for six (6) detached condominium units and 40 duplex condominium units. The commercial component proposed on Parcel 2 (remainder parcel) of the Project site has not been formally submitted to the County. However, the applicant has stated that they will be proposing a restaurant and a hotel. Hotels and restaurants are permitted in the MU zoning classification subject to a plot plan and conditional use permit. The Change of Zone to MU will provide consistency with the Land Use Designation of Mixed Use Area (MUA). Land uses encouraged in the MUA land use designation are a mixture of residential, commercial, office, entertainment, educational, and/or recreational uses. The proposed Change of Zone is consistent with the General Plan's land use designation.

Tentative Tract Map:

1. The **Tentative Tract Map** proposes a Schedule B subdivision of 7.05 gross acres into two (2) parcels. Parcel one will be a 5.09 acre parcel, which proposes 40 duplex condominium units, six (6) detached condominium units, including 135 parking spaces. Parcel 2 (remainder parcel) is comprised of 1.96 acres and will be developed at a later date with a hotel and restaurant. The findings required to approve a Map, pursuant to the Riverside County Regulating the Division of Land Ordinance No. 460, are as follows:
 - a) The design of the tentative tract map is consistent with the County's General Plan. General Plan Principle IV.A.1 provides that the intent of the General Plan is to foster variety and choice in community development, particularly in the choice and opportunity for housing in various styles, of varying densities and of a wide range of prices and accommodating a range of life styles in equally diverse community settings, emphasizing compact and higher density choices. General Plan Principle IV.A.4 states that communities should range in location and type from urban to suburban to rural. General Plan Principle IV.B.1. promotes the development of a "unique community identity" which creates a sense of place by retaining distinct edges and sufficient open space between scattered urbanized areas. The proposed tentative tract map will comply with the General Plan and specifically the Lakeland Village Policy Area – Central Gateway. This Central Gateway presents opportunities for complimentary mixed uses to be developed in this Area. The proposed Project is consistent with Policies applicable to this area. These include, ELAP 7.12 which encourages varying residential densities from 2 -5 dwelling units per acre to 14 -20 dwelling units per acre. The density of the proposed Project is 9.03 dwelling units per acre which is consistent with this Policy. ELAP 7.14 states that commercial uses should be oriented towards Grand Avenue and where feasible and appropriate, residential uses should be used as a transitional buffer between residential uses outside the Central Gateway. Residential uses that may need buffering are located to the northwest on Kniffin Avenue, and Curtis Avenue, to the south on Raley Avenue, Sutherland Avenue and Brightman Avenue, to the west on Akley Street.

The Project proposes that the commercial development proposed at a later date will front onto Grand Avenue and the proposed six (6) detached condominium units would be located along the southern portion of the Project site adjacent to the neighborhoods located on Raley, Sutherland and Brightman Avenues to provide a buffer from the higher density attached duplexes located within the interior of the site. The Tentative Tract Map will be consistent with the all applicable policies of the General Plan.

- b) The Project site is comprised of 7.05 gross acres and will be subdivided into two parcels. The subdivision would allow for the development of 40 duplex condominium units and 6 detached condominium units on Parcel. Parcel 2 (remainder parcel) is proposed for the development of a restaurant and hotel. The site is physically suitable for the type of development and density proposed due to its frontage on Grand Avenue and Brightman Avenue and the availability of infrastructure and its accessibility to existing utilities and services. Additionally, the site does not have any topographical features or environmental constraints that would result in the inability to develop the Project site.
- c) The Mitigated Negative Declaration prepared for this Project analyzed if any significant impact would result due to implementation of the proposed Project. It was determined that all impacts that would occur as a result of the Project would be reduced to a level of less than significant with the incorporation of standard conditions of approval and mitigation measures. It was determined that no impacts will result in terms of substantial environmental damage, serious public health problems, or substantially and avoidably injure fish or wildlife or their habitat.
- d) As indicated in the included Project Advisory Notification Document and Conditions of Approval, the proposed land division includes the type of improvements as required by the Riverside County Land Division Ordinance No. 460 for a Schedule "B" Map and as detailed below:
 - i. Streets. Streets improvements will be provided along Brightman Avenue and Grand Avenue. These improvements will include AC paving, concrete curb, gutters and sidewalks as provided in the conditions of approval. Therefore, the Project is in compliance with this requirements of Ordinance No. 460 as stated in Section 10.6 A regarding street improvements.
 - ii. Domestic Water. Domestic water service will be supplied by Elsinore Valley Municipal Water District via underground pipes consistent with the requirements set forth in California Administrative Code Title 22, Chapter 16. Therefore, the Project is in compliance with this requirement of Ordinance No. 460 as stated in Section 10.6 B regarding domestic water.
 - iii. Fire Protection. The applicant will provide water system plans to the Fire Department for review to ensure conformance with required hydrant type, location, and spacing. Blue reflective markers shall be installed to identify fire hydrant locations. Minimum fire flow shall be capable of delivering water flow for 2 hours at 20 PSI. Turnarounds shall be capable of accommodating fire apparatus and emergency vehicular access roads shall be capable of sustaining an imposed load of 75,000 pounds. Fire lanes and fire apparatus access roads shall have an unobstructed width of not less than 24 feet and gate entrances shall be at least 2 feet wider than the width of the traffic lanes serving that gate and shall be equipped with a rapid entry system. Construction materials shall be Class B materials pursuant to the California Building Code. With the Fire Department conditions of approval the requirements of Ordinance No. 460 of Section 10.6 C have been met.

- iv. **Sewage Disposal.** Sewer service will be supplied by Elsinore Valley Municipal Water District (EVMWD). Therefore, the Project is in compliance with this requirement of Ordinance No. 460 as stated in Section 10.6 D regarding sewage disposal
- v. **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. There are no canal, drain, expressway, or other feature deemed hazardous along the Project site, however, the Project site will provide walls along the north, south, east, and west property lines to separate the Project site from the surrounding area. Therefore, the Project is in compliance with this requirement of Ordinance No. 460 as stated in Section 10.6 E regarding fencing.
- vi. **Electrical and Communication Facilities.** The Project will provide electrical, telephone, street lighting, and cable television service with lines placed underground. Therefore, the Project is in compliance with this requirement of Ordinance No. 460 as stated in Section 10.6 F regarding electrical and communication facilities.

Development Standards Findings:

The applicant is proposing a change of zone from the C-1/C-P Zoning Classification to the MU Zoning Classification. Development standards for this zoning classification for residential uses are as follows:

- A. **Building Orientation for Residential Uses –** One family dwellings shall be designed to have the front door to each home closer to the street than the garage door and garage doors shall not face the street. The detached condominium units of the proposed Project are located within the interior of the Project site and do not front upon Brightman Avenue. The Project is in compliance with this development standard.
- B. **Building Separation –** For detached residential dwellings, the minimum distance between buildings on three (3) sides shall be five feet (5') and eight feet (8') on the remaining side. The minimum distance between buildings is twelve feet (12'). The Project is in compliance with this development standard.
- C. **Common Recreational Open Space –** Development with one hundred (100) residential dwellings or less shall provide two hundred square feet (200') of common useable recreational open space per residential dwelling such as, but not limited to, pools, gyms, parks, and recreational facilities. Common recreational space includes a community garden, recreation room, swimming pool, tot lot, and open play area which is comprised of approximately 15,000 square feet of area. Forty-six residential dwellings are proposed which results in approximately 326 square feet of common useable recreational space per unit. The Project is in compliance with this development standard.
- D. **Individual Useable Open Space –** A residential dwelling shall include at least two hundred square feet (200') of contiguous or non-contiguous useable open space, such as patios or balconies, which is not encumbered with structures. At least 100 square feet (100') of useable open space shall be attached to the dwelling. No length or width of the useable open space shall be less than eight feet (8'). Each duplex is provided approximately 122 square feet of attached useable open space by a balcony and a patio. Each detached condominium unit has

an approximately 120 square foot attached porch. In combination with the common recreational space the Project is in compliance with this development standard.

Other Findings:

1. The Project site is located within the City of Lake Elsinore Sphere of Influence. This Project description was provided to the City of Lake Elsinore for review and comment. No comments were received either in favor or opposition of the Project.
2. In accordance with Assembly Bill 52 (AB52), notices regarding this Project were mailed to the following Tribes on July 9, 2019:
 - Pechanga Band of Luiseño Mission Indians
 - Soboba Band of Luiseño Indians
 - Colorado River Indian Tribes,
 - Cahuilla Band of Mission Indians
 - Ramona Band of Mission Indians
 - Rincon Band of Mission Indians
 - Quechan Band of Mission Indians

A response was received from the Pala Tribal Historic preservation Office declining AB 52 consultation. The Pechanga Band of Luiseno Mission Indians responded in a letter dated July 25, 2018 requesting consultation. On August 9, 2018 consultation was initiated and the Project's cultural report and conditions of approval were provided to the tribe. An AB 52 consultation conclusion letter was provided to the Planning Department on August 29, 2018.

The Soboba band of Luiseno Indians requested consultation in a letter dated August 23, 2018 two weeks after the 30-day response time limit. Nonetheless, the Project report and conditions of approval were provided to the band on August 24, 2018. No response was received from Soboba.

There was no request for consultation from the Colorado River Indian Tribes, the Cahuilla Band of Mission Indians, the Ramona Band the Rincon Band or the Quechan. Information was provided by the Pechanga that the Project was located within a Traditional Cultural Property (TCP) however no impacts to the TCP were identified by the tribe and no Tribal Cultural Resources were identified by any of the consulting groups.

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 not located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP").

Fire Findings:

1. The Project site is located within a Very High/High Fire Hazard Area and is within the Local Responsibility Area ("LRA") for fire protection services. Being in a LRA is not subject to Title 14 requirements. However, Ordinance No. 460 does not distinguish between State Responsibility and

Local Responsibility areas in terms of secondary access, construction materials, and location of fire hydrants, water systems and fire flow. The following additional findings have been met:

- a. Tentative Tract Map No. 37531 proposes a Schedule B subdivision of 7.05 gross acres into two (2) parcels. Parcel one will be a 5.09 acre parcel, which proposes 40 duplex condominium units, six (6) detached condominium units and Parcel 2 (remainder parcel) is comprised of 1.96 acres and will be developed in the future with a hotel and restaurant. The proposed Project is in compliance with sections 4290 and 4291 of the Public Resources Code in that the applicant will provide water system plans to the Fire Department for review to ensure conformance with required hydrant type, location, and spacing. Blue reflective markers shall be installed to identify fire hydrant locations. Minimum fire flow shall be capable of delivering water flow for 2 hours at 20 PSI. Turnarounds shall be capable of accommodating fire apparatus and emergency vehicular access roads shall be capable of sustaining an imposed load of 75,000 pounds. Fire lanes and fire apparatus access roads shall have an unobstructed width of not less than 24 feet and gate entrances shall be at least 2 feet wider than the width of the traffic lanes serving that gate and shall be equipped with a rapid entry system. Construction materials shall be Class B materials pursuant to the California Building Code.
- b. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
- c. With incorporation of Condition of Approval 080 – Fire 1, the Project meets the regulations regarding road standards for fire equipment access adopted pursuant to **Section 4290 of the Public Resources Code** and Riverside County Ordinance No. 787. All necessary roadway infrastructure exists and the Project site is located adjacent to Brightman and Grand Avenues.

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 will not be detrimental to the health, safety or general welfare of the community.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This Project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 600 feet of the Project site. As of the writing of this report, Planning Staff has not received written communication/phone calls from anyone who indicated support/opposition to the proposed Project.

This Project was presented before the Lakeland Village community Advisory Committee on November 28, 2018.

Supervisor: Jeffries
District 1

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ1800015 TTM37531
VICINITY/POLICY AREAS

Date Drawn: 11/22/2019
Vicinity Map



Zoning Dist: Lakeland Village

Author: Vinnie Nguyen

DISCLAIMER: On October 7, 2009, the County of Riverside adopted a new General Plan and a new zoning ordinance. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department office in Riverside at (951)935-3200 (Western County) or in Palm Desert at (760)326-5711 (Eastern County) or visit <http://www.riversidecounty.net>



RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ1800015 TTM37531

Supervisor: Jeffries
District 1

Date Drawn: 11/22/2019
Exhibit 1

LAND USE



Zoning Dist: Lakeland Village

Author: Vinnie Nguyen



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

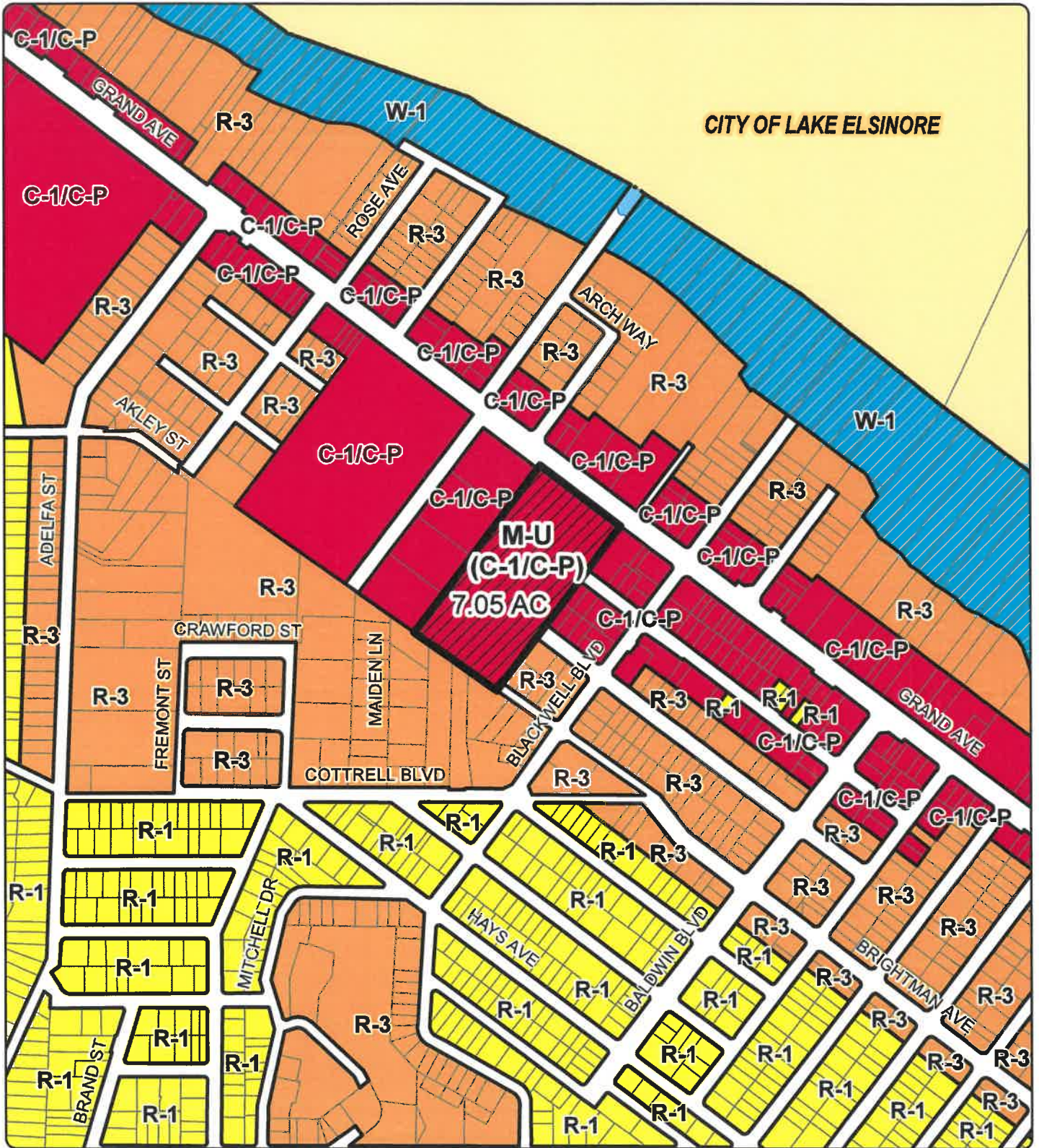
CZ1800015 TTM37531

PROPOSED ZONING

Supervisor: Jeffries
District 1

Date Drawn: 11/22/2019

Exhibit 3



Zoning Dist: Lakeland Villagee

Author: Vinnie Nguyen



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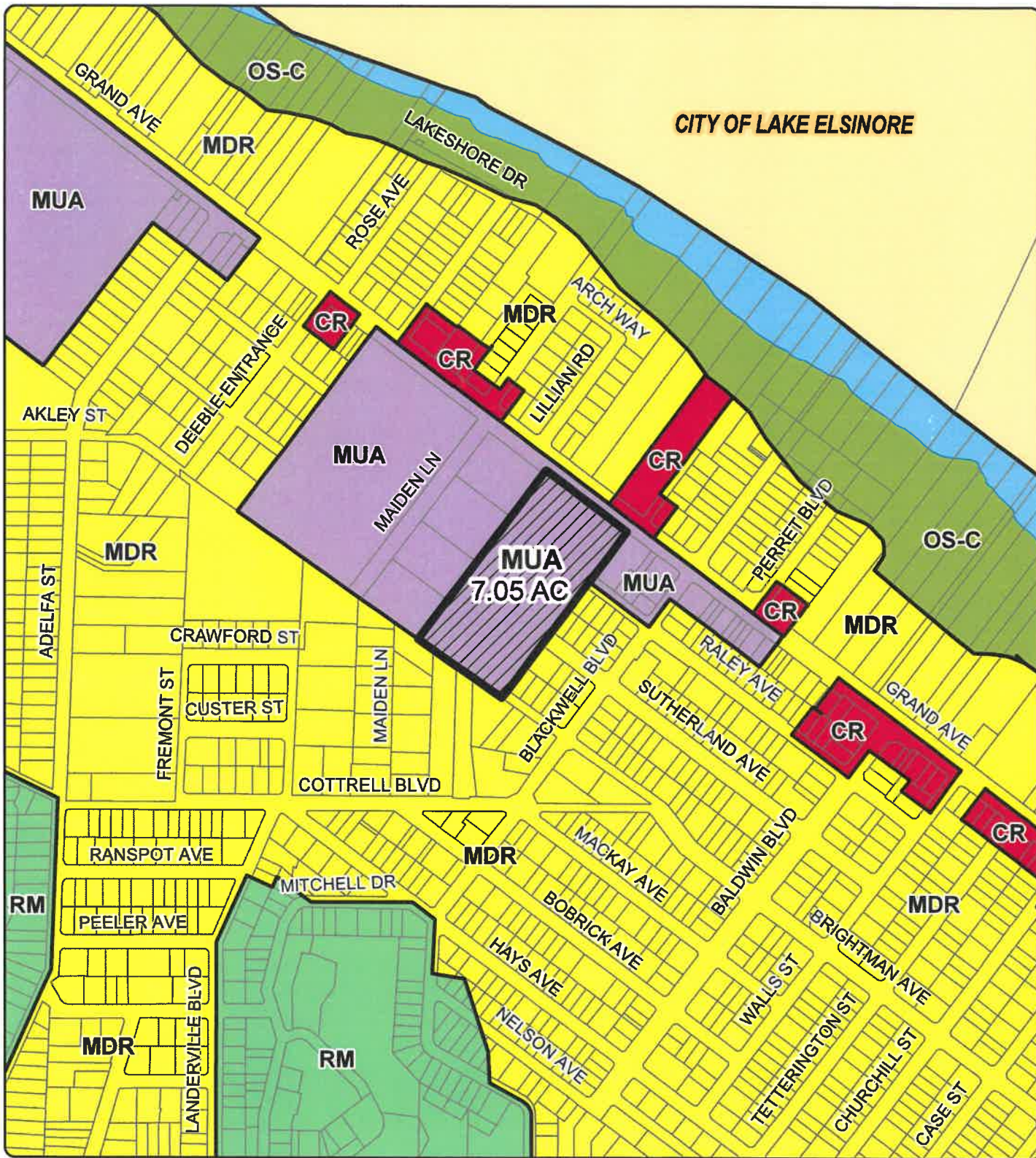
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ1800015 TTM37531

EXISTING GENERAL PLAN

Supervisor: Jeffries
District 1

Date Drawn: 11/22/2019
Exhibit 5



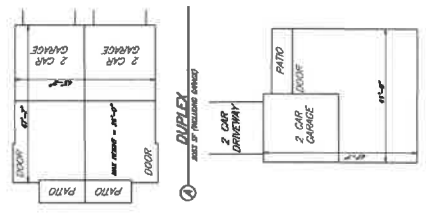
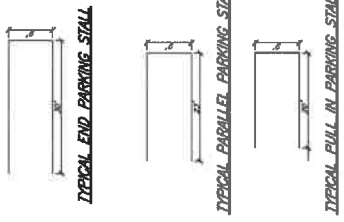
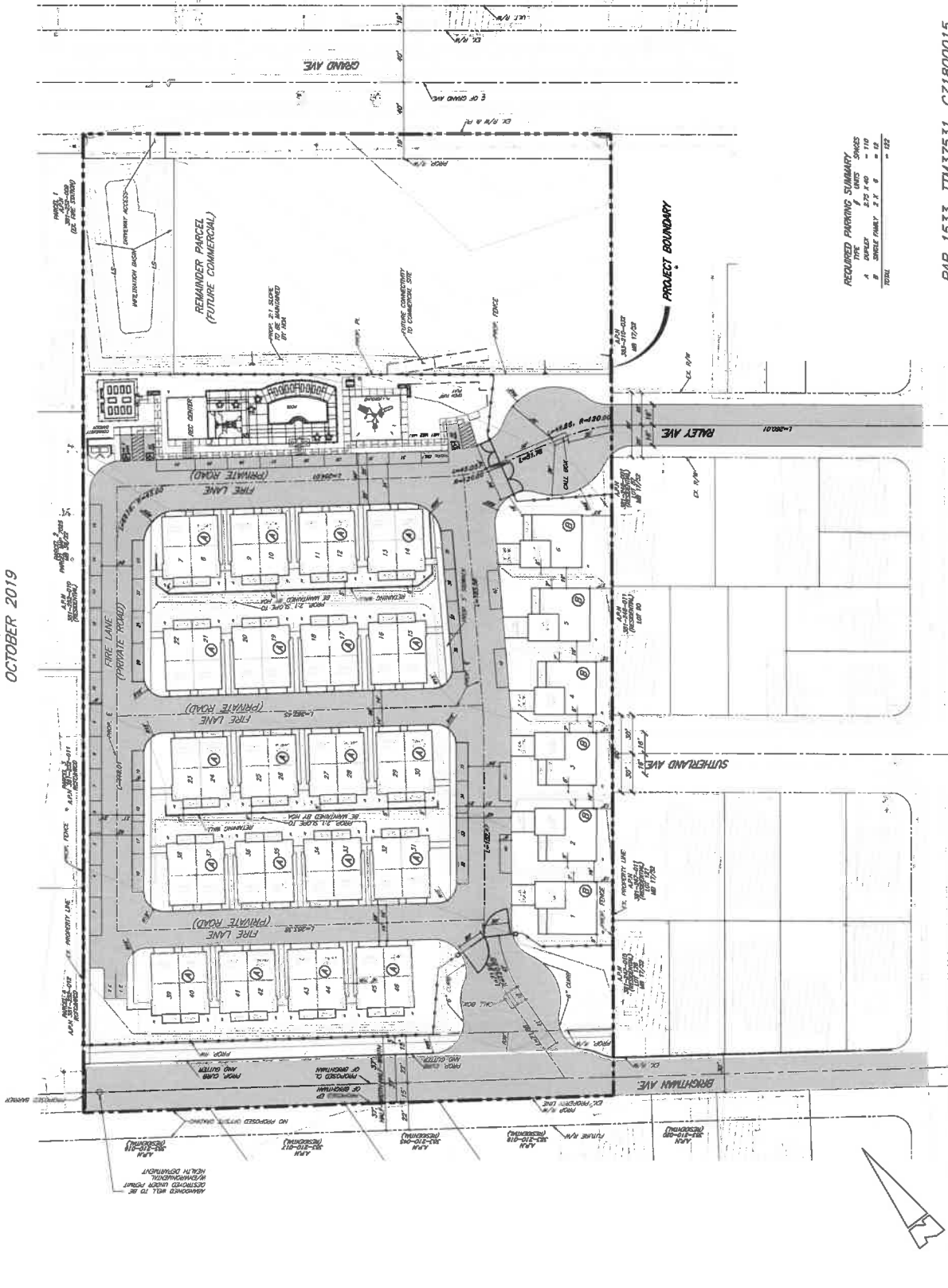
Zoning Dist: Lakeland Village

Author: Vinnie Nguyen



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HOME SWEET HOME APN 381-252-003-6 CONCEPTUAL SITE PLAN IN LAKELAND VILLAGE, COUNTY OF RIVERSIDE, OCTOBER 2019



- FLOOR PLANS**
- LEGEND**
- EXTENTS OF THE LANE
 - REARING TYPE
 - INDICATES ADA ACCESSIBLE PARKING/ACCESS
 - ADA PATH OF TRAVEL
 - ELECTRICAL WORK
 - PARKING SPACE NUMBER

REQUIRED PARKING SUMMARY

TYPE	UNIT	SPACES
A. DUPLEX	275	110
B. SINGLE FAMILY	275	60
TOTAL		170

DATE: 10-31-2019

PAR 1533, TTM37531, CZ1800015

PROJECT IS IN LAKELAND VILLAGE POLICY AREA.

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

REVISIONS:

No.	Date	By	Description
1	10/31/19	VE	TRIMMED/REVISED ADDRESS PLANNING COMMENTS
2	10/31/19	VE	TRIMMED/REVISED ADDRESS PLANNING COMMENTS
3	10/31/19	VE	TRIMMED/REVISED ADDRESS PLANNING COMMENTS

REVISIONS

PROJECT: HOME SWEET HOME

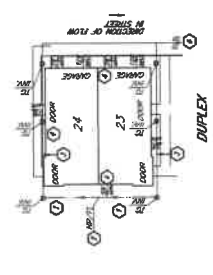
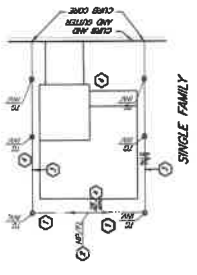
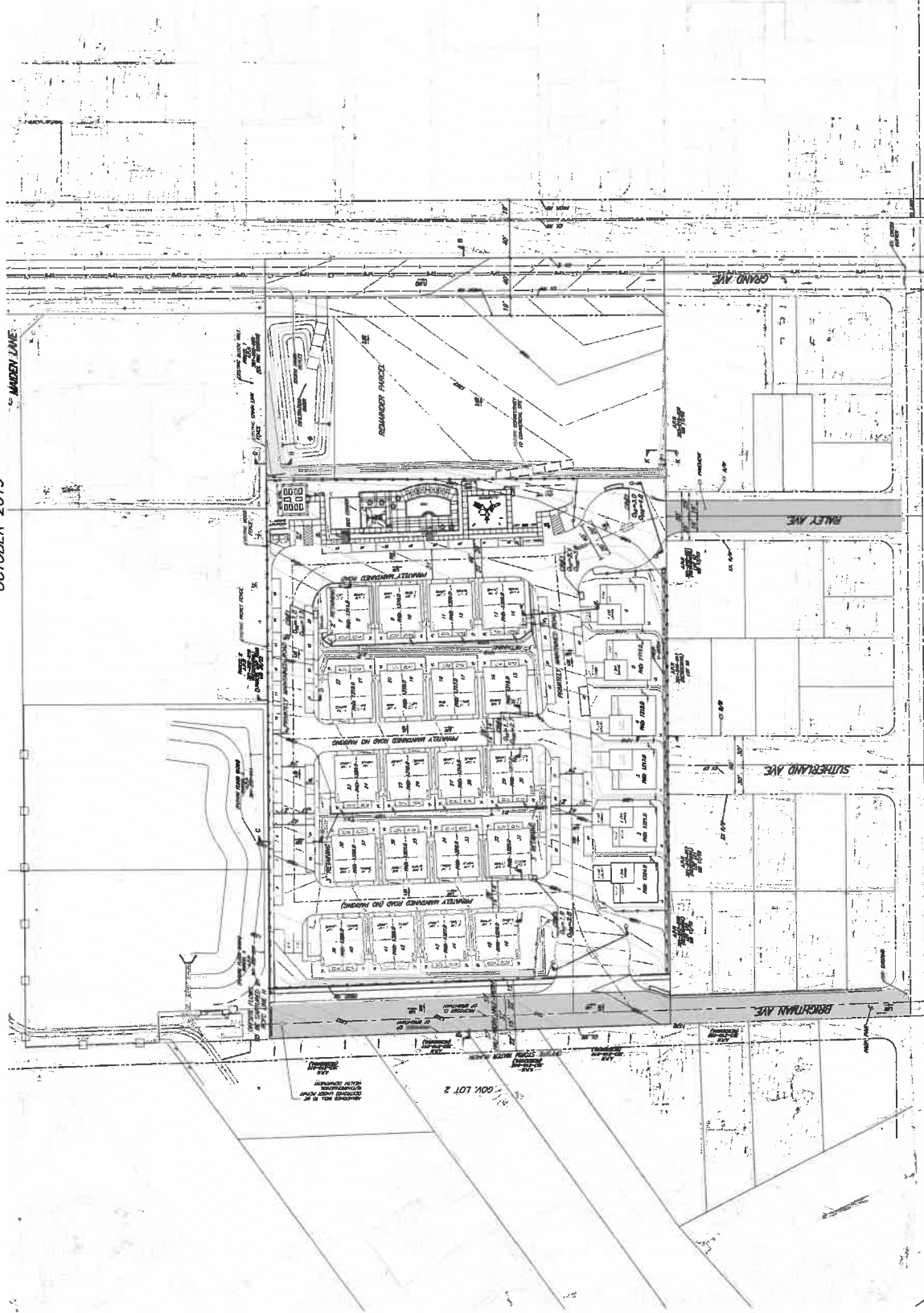
DATE: 10-31-2019

2.8 SHEET

KWC ENGINEERS

1000 GARDEN ROAD, SUITE 100, BAKERSFIELD, CALIFORNIA 93311-1208

HOME SWEET HOME
APN 381-252-003-6
CONCEPTUAL GRADING PLAN
 IN LAKELAND VILLAGE, COUNTY OF RIVERSIDE,
 OCTOBER 2019



- NOTES:**
- 1 SHALL BE GRADED AT 2% MAX
 - 2 MAX POINT OF SLOPE FOR PLAN
 - 3 UNALTERED REMAINS ARE TO REMAIN
 - 4 CHANGE TO STORM DRAIN (16 IN. PIPE SLOPE)
 - 5 SLOPE AWAY FROM THE BUILDING FOOTPRINT AND TO ADJACENT DRIVE, THE SLOPE OF WHICH IS TO BE MAINTAINED.
 - 6 PRIVATE DRAIN TO STORM DRAIN
- TYPICAL LOT CROSS GRADING**
- SEE PLAN

DATE: 10-31-2019
 PAR 1533, TTM37531, CZ1800015

HWC ENGINEERS
 3 SHEET

PROJECT IS IN LAKELAND VILLAGE POLICY AREA.



DATE: 10/2019

REVISIONS	BY:

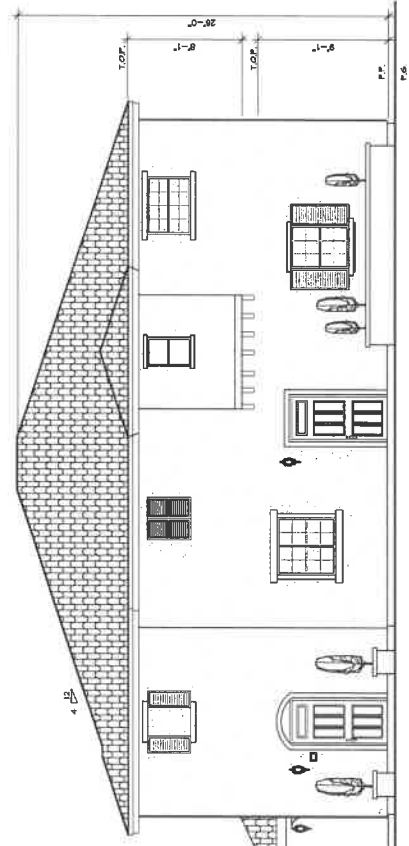
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HOME SWEET HOME
 DUPLEX SPANISH
 RENDERS PLAN

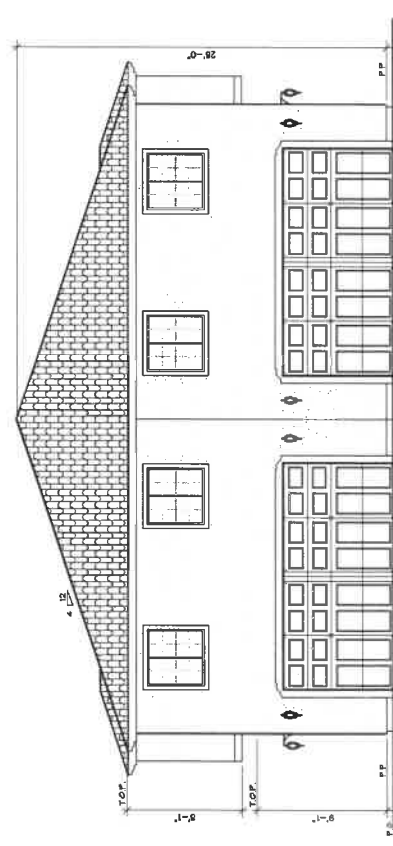
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 DATE:
 MAY 1, 2019
 SCALE:
 AS MARKED
 JOB NO.
 SHEET NO.
4A



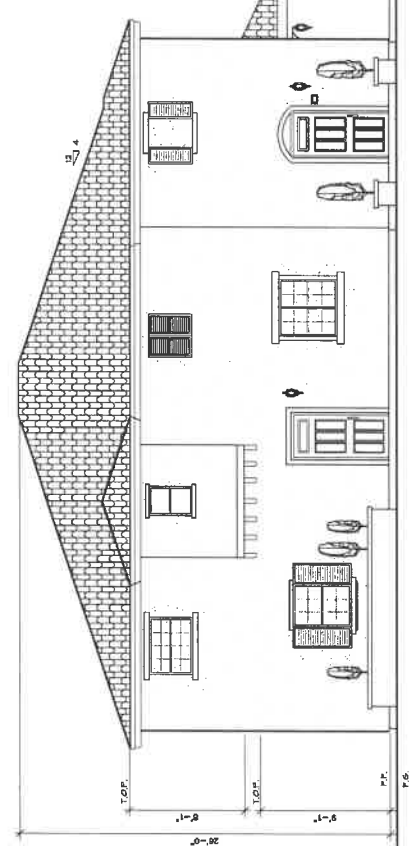
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SIDE ELEVATION
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REAR ELEVATION
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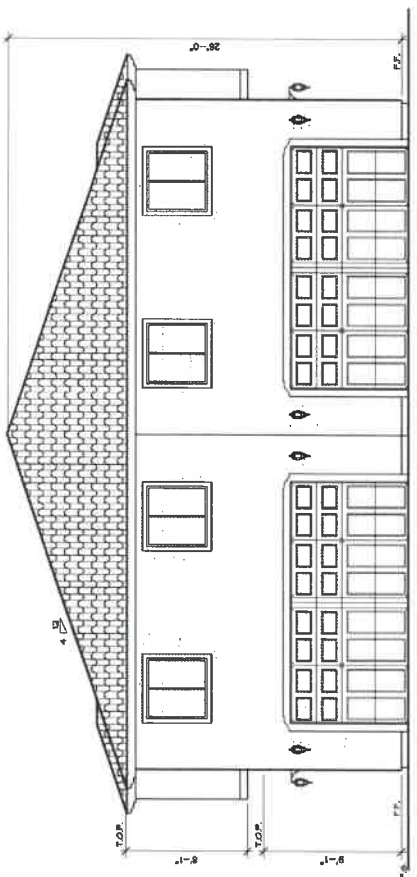
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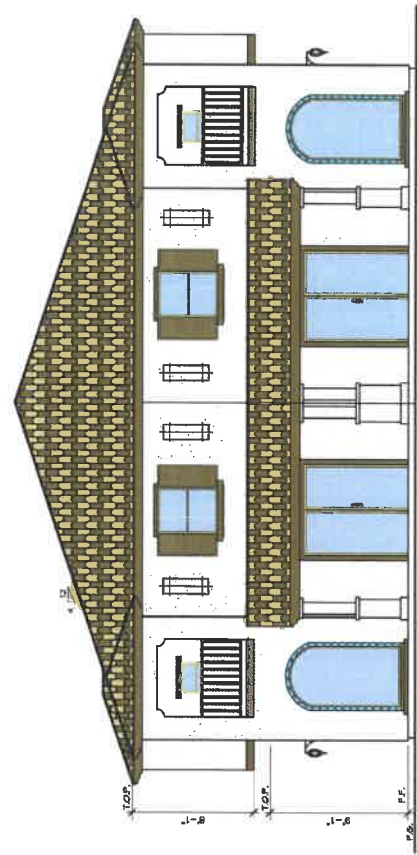
HOME SWEET HOME
 DUPLEX SPANISH
 RENDERING PLAN

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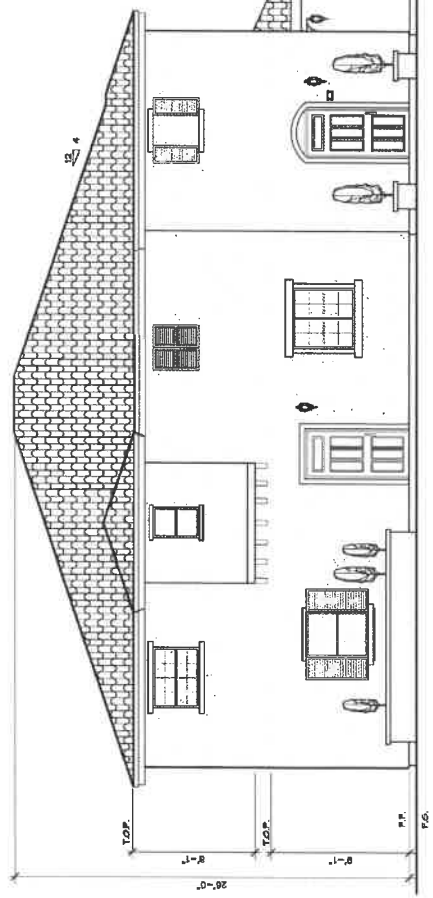
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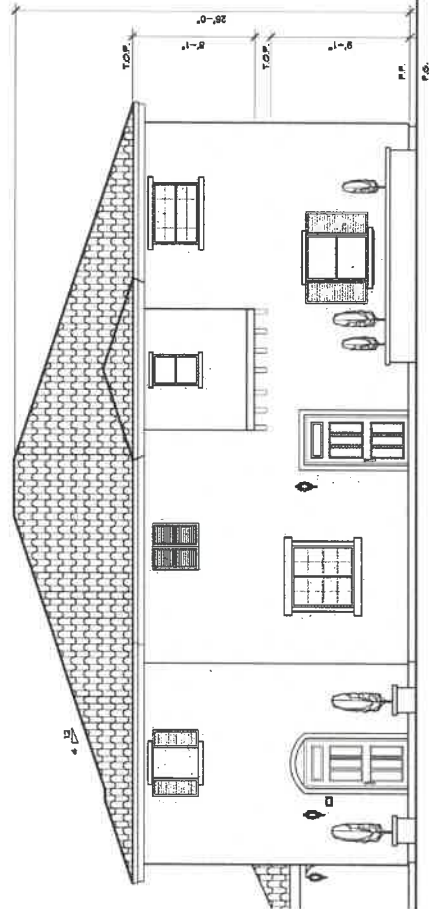
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FRONT ELEVATION
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SIDE ELEVATION
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SIDE ELEVATION
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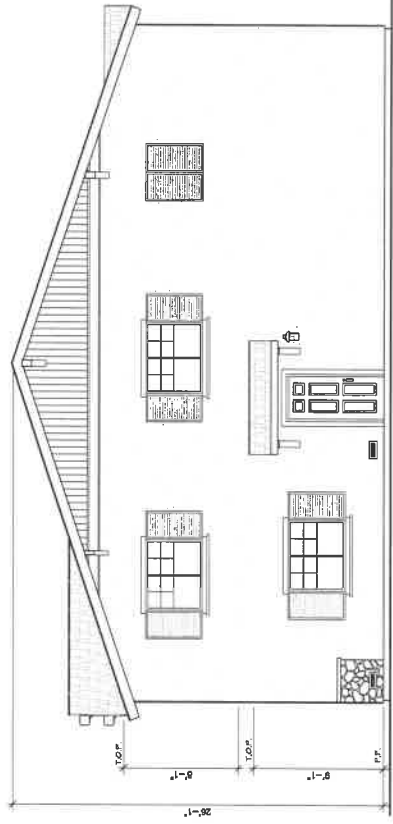
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SINGLE FAMILY
 SINGLE FAMILY
 CRAFTSMAN
 RENDERING PLAN

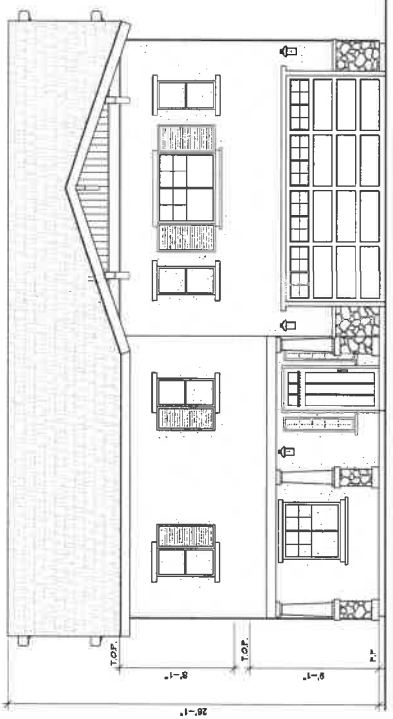
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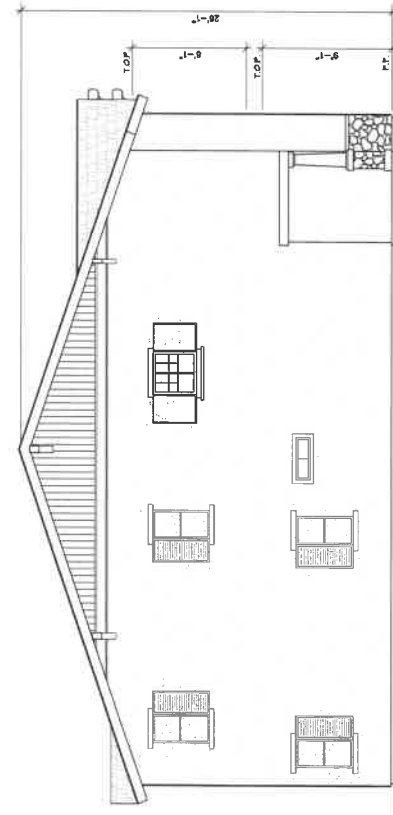
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SIDE ELEVATION
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FRONT ELEVATION
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SIDE ELEVATION
 1/8" = 1'-0"

REVISIONS	BY:

SINGLE FAMILY
CRAFTSMAN
RENDERING PLAN

SINGLE FAMILY

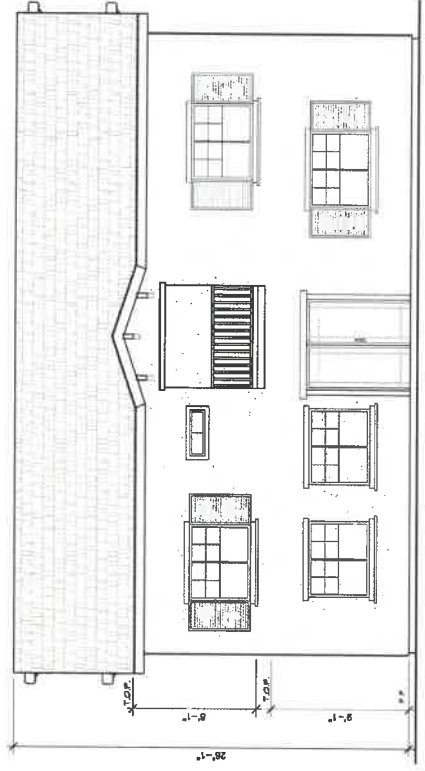
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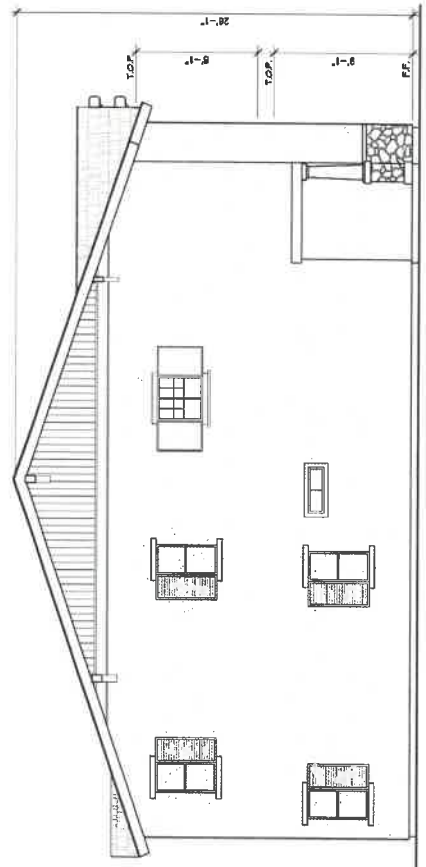
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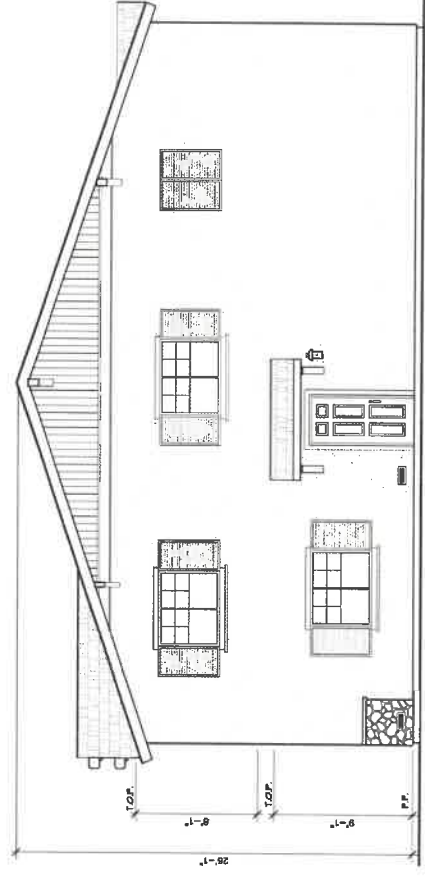
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SIDE ELEVATION
1/4" = 1'-0"

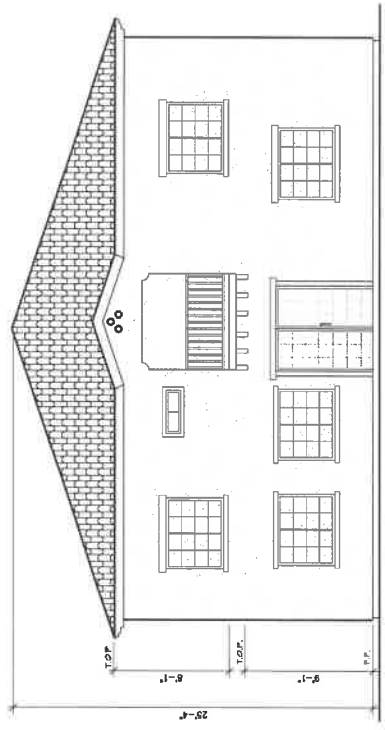
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SINGLE FAMILY
SPANISH
RENDERING PLAN

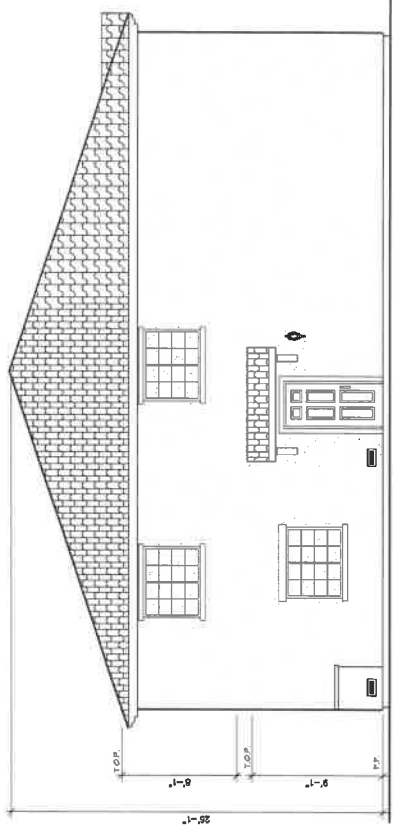
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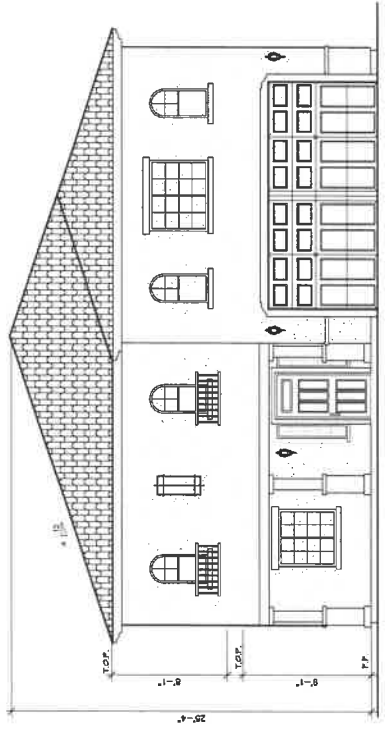
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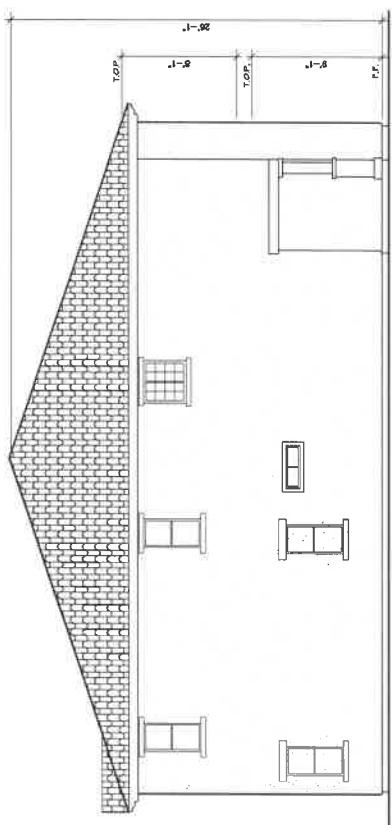
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SIDE ELEVATION
1/8" = 1'-0"



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



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

REVISIONS	BY:

SINGLE FAMILY
SPANISH
RENDERING PLAN

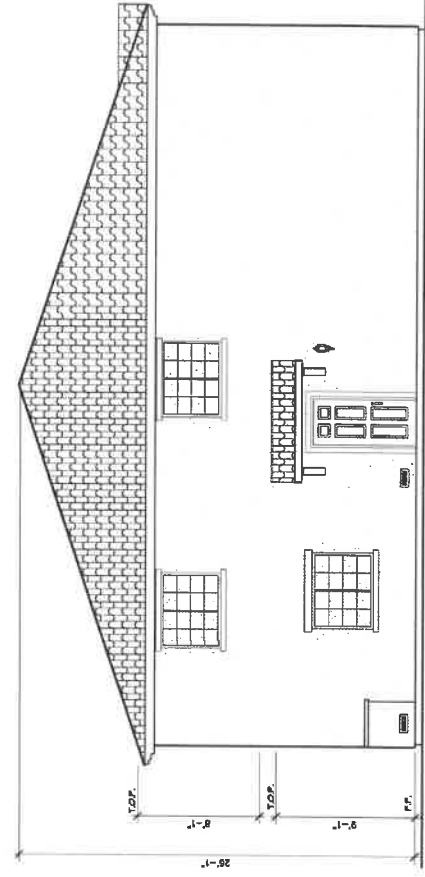
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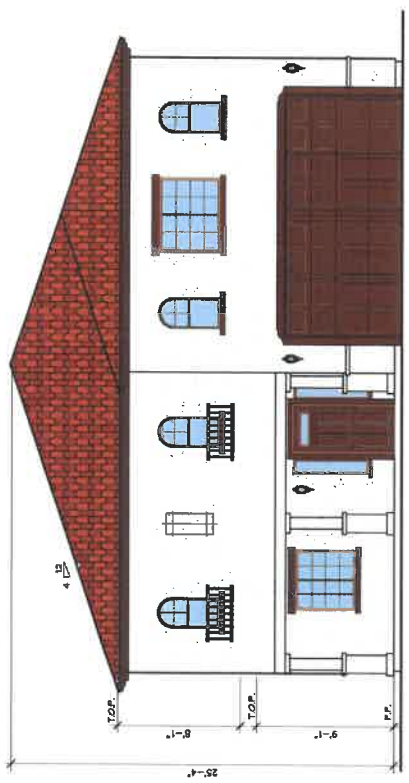
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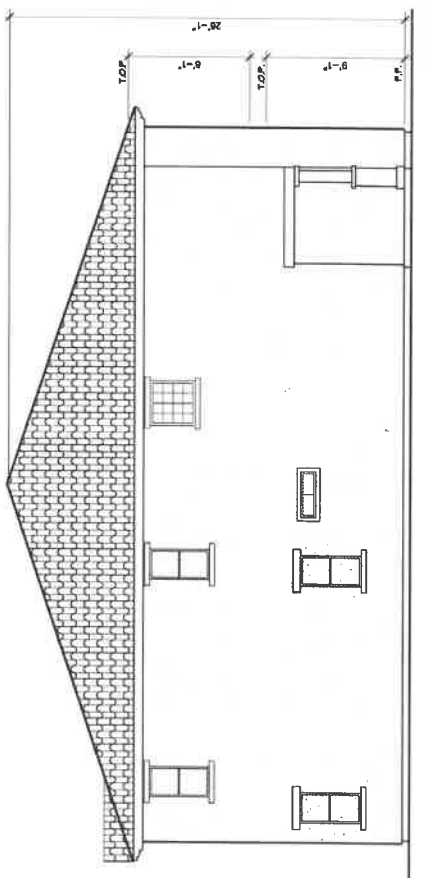
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SIDE ELEVATION
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FRONT ELEVATION
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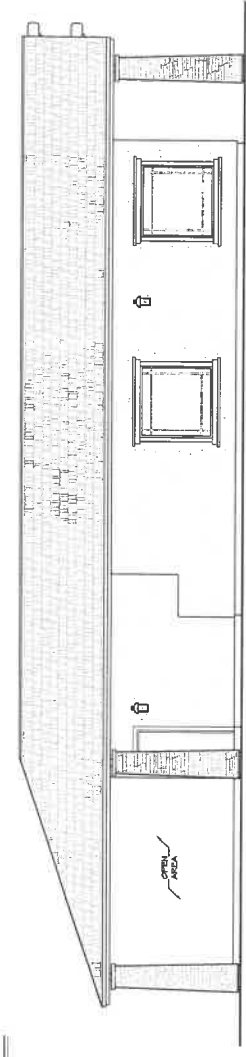
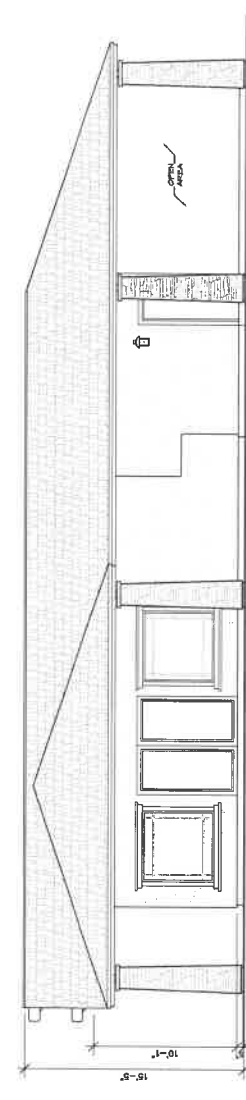
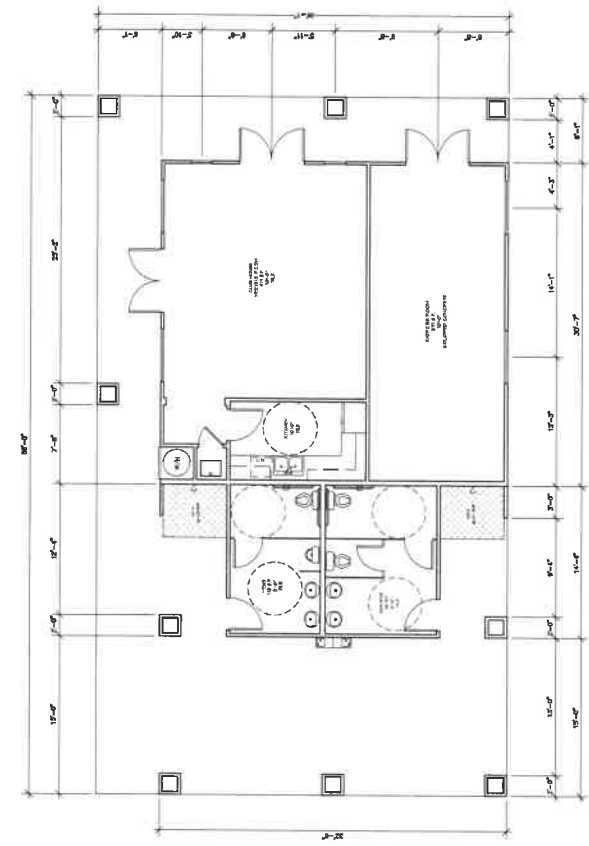
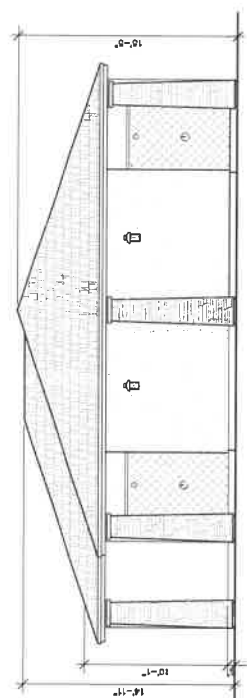
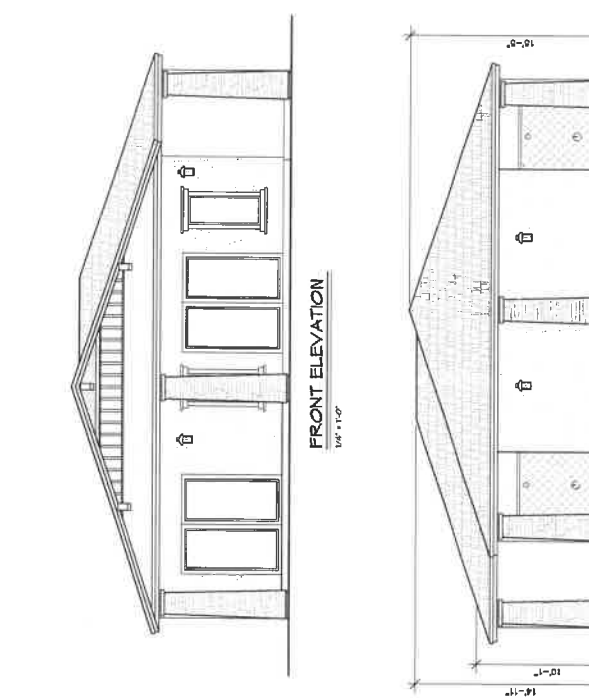
POOL HOUSE
RENDERING PLAN

HOME SWEET HOME

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MAY, 2016
SCALE:
AS SHOWN
JOB NO.
SHEET NO.

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CONTRACTOR/OWNER SHALL VERIFY ALL DIMENSIONS AND CHECK FOR ANY DISCREPANCIES CHANGING ANY WORK ALL WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALD DIMENSIONS.



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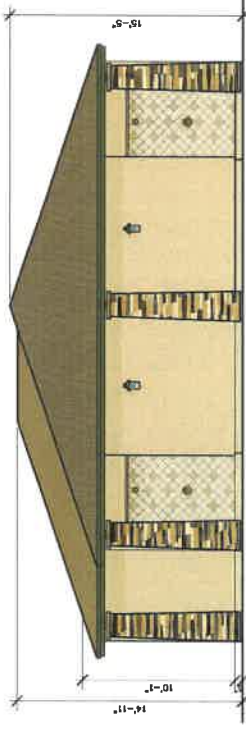
POOL HOUSE
RENDERING PLAN

HOME SWEET HOME

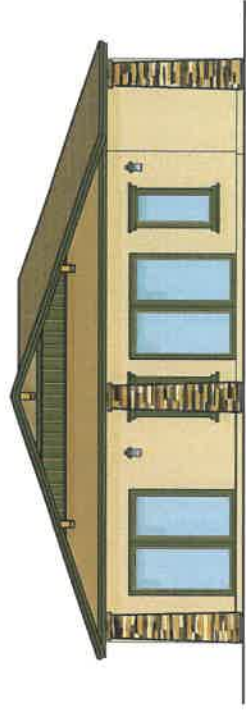
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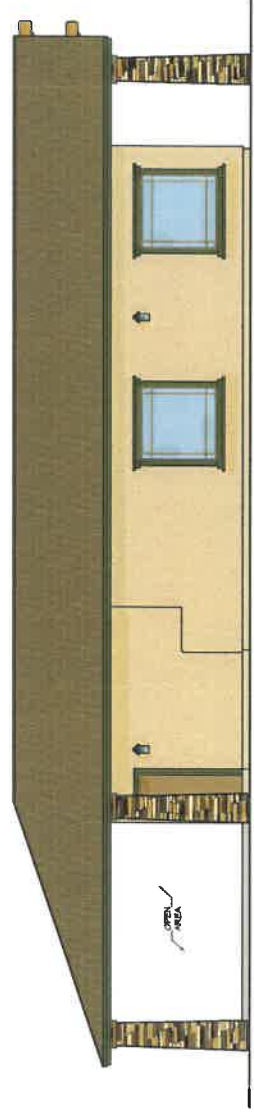
REAR ELEVATION
1/4" = 1'-0"



FRONT ELEVATION
1/4" = 1'-0"



SIDE ELEVATION
1/4" = 1'-0"



SIDE ELEVATION
1/4" = 1'-0"



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: TTM37531 and CZ1800015

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

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

COMPLETED/REVIEWED BY:

By: Deborah Bradford Title: Contract Project Planner Date: January 9, 2020

Applicant/Project Sponsor: Century 21 Preferred, Phil Williams Date Submitted: June 11, 2018

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: _____ Date: _____

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

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

For additional information, please contact Deborah Bradford at (951) 955-6646.

Please charge deposit fee case#: CEQ180069 ZCFG

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (CEQ / EA) Number: CEQ 180056
Project Case Type (s) and Number(s): CZ1800015 and TTM 37531
Lead Agency Name: Riverside County Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Deborah Bradford
Telephone Number: (951) 955-6646
Applicant's Name: Terri Holliday
Applicant's Address: 31569 Canyon Estates Drive Lake Elsinore, CA 92530

I. PROJECT INFORMATION

Project Description:

As shown in Figure 1, the Home Sweet Home project site is regionally located in unincorporated Riverside County within the Lakeland Village of the Elsinore Area Plan. The 7.16-acre project site is located between Grand Avenue and Brightman Avenue, approximately 260 feet southeast of Maiden Lane and approximately 250 feet northwest of Blackwell Boulevard as shown in Figure 2. The current General Plan designation is Mixed Use and the current zoning is General Commercial (C-1/C-P).

Historically, the property was vacant land up until the 1920's when agriculture activities began and continued to about the 1970's when the agricultural activities ceased. Presently, the property is vacant and surrounded by residential uses to the north, south, east and a fire station and vacant land to the west.

The Proposed Project includes a Zone Change request from General Commercial to Mixed Use and the approval of a tentative tract map. As shown in Figure 3, the project proposes to subdivide the property into two parcels. Parcel 1 would consist of 5.09 acres for the development of 40 condominium duplex units and 6 single-family homes along with a water quality infiltration basin. The remaining Parcel 2 would be 2.07 acres of future planned commercial uses including a hotel and sit-down restaurant. The future hotel and restaurant use would require separate site plan review and approval. For CEQA purposes, the conceptual site plan with the configuration of hotel, restaurant and associated parking is shown in Figure 4.

Local access to the project site would be provided from Grand Avenue. Regional access would be provided from Interstate 15 or State Route 74. The proposed residential land uses with Parcel 1 would be within a gated community with access off of Brightman Avenue and Raley Avenue. A private road would provide internal circulation for the project. Each of the duplexes and single-family homes would provide two-car garages. A total of 44 parking spaces would be provided throughout the community for the residents and visitors. The proposed condominium duplex units would be oriented on the western side of the property and the single-family homes would be situated on the eastern side separated by private road. A water quality biological treatment basin is proposed at the northern end of the parcel for the management and treatment of surface water runoff. The Proposed Project includes a combination of open spaces and recreation amenities including a swimming pool, pool house, common garden areas, playground and 1.49 acres of landscaping. The proposed landscape concept plan for the residential community and recreation area is shown in Figure 5. Existing utilities within the project area would be extended into the project site. All utilities for water, sewer, electrical and gas would tie into existing utility lines located along Brightman Avenue, Sutherland Avenue and Grand Avenue.

The 2.07 acres of Parcel 2 is planned for future commercial uses. It is proposed that a hotel and sit-down restaurant and associated parking would be developed on the parcel. A landscaped buffer would separate the residential and commercial components. The commercial area would be accessed from Grand Avenue. A sidewalk would extend from the playground to the commercial portion of the site for internal pedestrian access; no direct internal vehicular connection is proposed between the residential and commercial components.

Project construction is expected to occur over a 10-month period. Site preparation and grading would involve approximately 3-feet to 11-feet of soil over-excavation from the existing surface grade and re-compaction. The over-excavation process would involve approximately 30,000 cubic yards of cut and fill material in addition to approximately 27,000 cubic yards of raw cut and fill excavation. All earthwork activity is anticipated to be balanced onsite.

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

B. Total Project Area:

Residential Acres: 5.09	Lots: 1	Units: 46	Projected No. of Residents: 146 ¹
Commercial Acres: 2.07	Lots: 1	Sq. Ft. of Bldg. Area: Unknown	Est. No. of Employees: Unknown
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other:			

C. Assessor's Parcel No(s): 381-252 003

Street References: North of Brightman Avenue, south of Grand Avenue, west of Blackwell Boulevard and east of Maiden Lane

D. Section, Township & Range Description or reference/attach a Legal Description: Section 24, Township 6 South, Range 5 West

Brief description of the existing environmental setting of the project site and its surroundings:
The project site is currently vacant and surrounded by residential uses to the north, south, east and fire station and vacant land to the west. The project site has been consistently maintained. The topography throughout the project site is generally flat. Elevations on the project site range from approximately 1,332 feet above mean sea level (MSL) along the southwestern boundary to 1,292 feet above MSL at the eastern corner adjacent to Grand Avenue. Local access to the project site would be provided from Grand Avenue. Regional access would be provided from Interstate 15 or State Route 74.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The current Riverside County General Plan (Elsinore Area Plan) designation on the project site is Mixed Use. The current zoning for the project site is General Commercial (C-1/C-P). The Proposed Project includes a Zone Change request from General Commercial to Mixed Use and approval of Tentative Tract Map.

¹ Appendix E. Socioeconomic Buildout Assumptions & Methodology - Table E-2: Average Household Size by Area Plan

2. Circulation: The local access to the project site would be from Grand Avenue. Regional access would be provided from Interstate 15 or State Route 74. A private road would provide onsite internal circulation for the project. In addition, each single-family home would have two driveway parking spaces. A total of 44 parking spaces would be provided throughout the community for the residents and visitors.

3. Multipurpose Open Space: Multipurpose Open Space: The Proposed Project includes a combination of open spaces and recreation amenities including a swimming pool with an adjacent pool house, common garden areas, playground and 1.49 acres of landscaping.

4. Safety: The Proposed Project is consistent with the policies of the General Plan Safety Element. The project complies with the County Building and Fire Codes. The Proposed Project has been conditioned appropriately per recommendations in the project geotechnical report.

5. Noise: The Proposed Project is consistent with the policies of the General Plan Noise Element. A Noise Study was prepared, and the Proposed Project has been conditioned accordingly.

6. Housing: The Proposed Project's housing densities are consistent with Mixed Use General Plan Land Use Designation. The Proposed Project would provide a mix of single-family and multi-family residential units housing options to accommodate a range of income levels and households.

7. Air Quality: The Proposed Project is consistent with the General Plan Air Quality Element. The Air Quality and Greenhouse Emission Analysis conducted for the Proposed Project determined that with mitigation, the project would not exceed South Coast Air Quality Management District (SCAQMD) regional and local air quality thresholds and would not conflict with the implementation of the County's Air Quality Element or SCAQMD Air Quality Management Plan. The Proposed Project's greenhouse gas emissions would be below the County's 3,000 MT CO² threshold. The proposed residential units are in close proximity to areas planned for mixed use and commercial land uses which would help reduce vehicle trips traveled in the project area.

8. Healthy Communities: The Proposed Project is consistent with the General Plan Healthy Communities Element. The project includes onsite recreation amenities and provides safe sidewalks to facilitate pedestrian circulation.

A. General Plan Area Plan(s): Elsinore Area Plan

B. Foundation Component(s): Community Development

C. Land Use Designation(s): Mixed Use

D. Overlay(s), if any: NA

E. Policy Area(s), if any: Lakeland Village Policy Area

F. Adjacent and Surrounding:

1. Area Plan(s): Elsinore Area Plan

2. Foundation Component(s): Community Development

3. **Land Use Designation(s):** Mixed Use, Commercial, Residential

4. **Overlay(s), if any:** NA

5. **Policy Area(s), if any:** Lakeland Village Policy Area

G. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** NA

2. **Specific Plan Planning Area, and Policies, if any:** NA

H. Existing Zoning: General Commercial C-1/C-P

I. Proposed Zoning, if any: Mixed Use (MU)

J. Adjacent and Surrounding Zoning: Commercial C-1/C-P, Residential R-3

K. Commercial C-1/C-P, Residential R-3

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 checked="" type="checkbox"/> Transportation |
| <input checked="" type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Tribal Cultural Resources |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities / Service Systems |
| <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Wildfire |
| <input type="checkbox"/> Energy | <input checked="" type="checkbox"/> Paleontological Resources | <input checked="" type="checkbox"/> Mandatory Findings of Significance |
| <input checked="" type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | |
| <input 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.

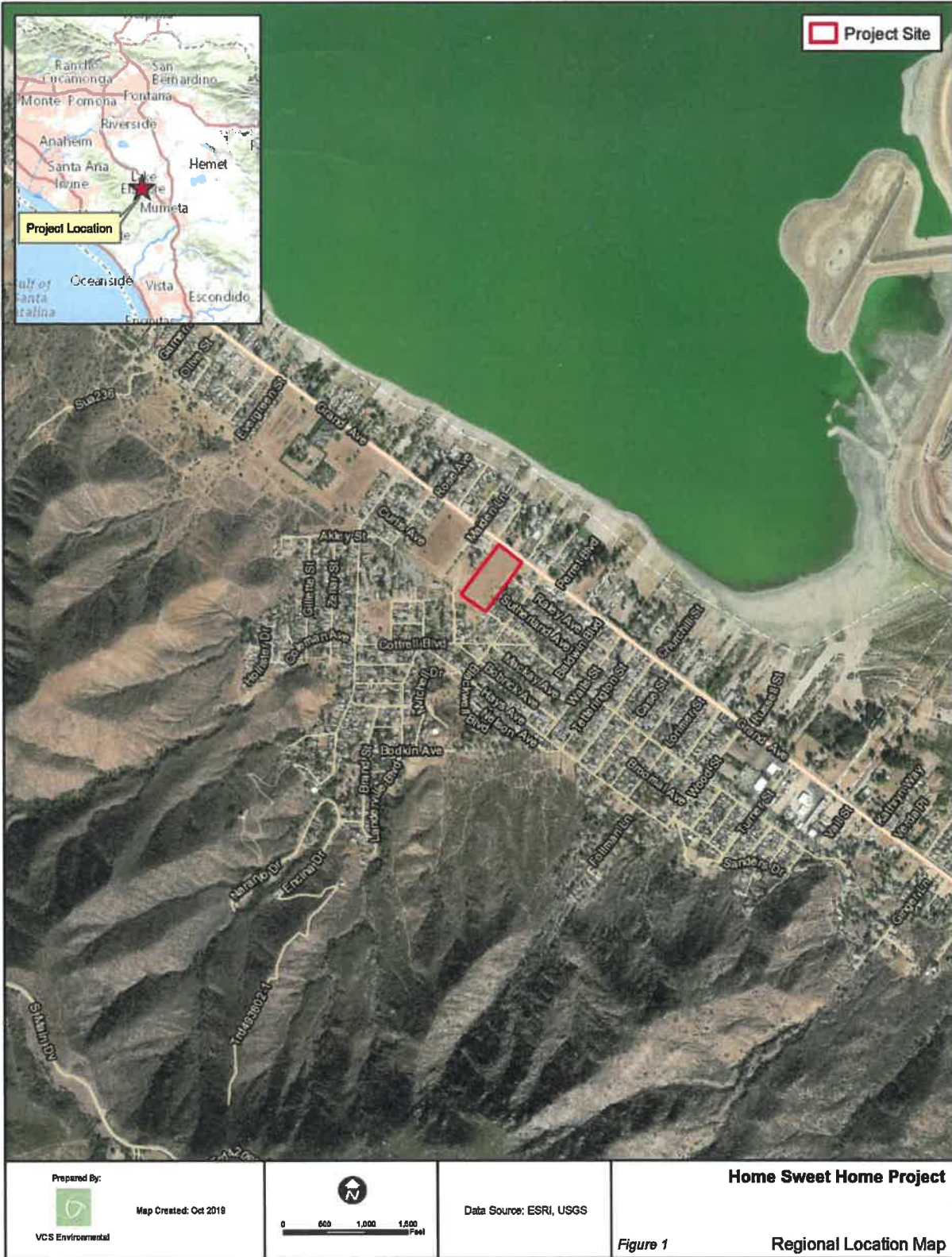
I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration 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

For: Charissa Leach, P.E.
Assistant TLMA Director

Printed Name





Project Site

Prepared By:  VC&S Environmental	Map Created: Oct 2019 <div style="text-align: center;">   </div>	Data Source: ESRI	Home Sweet Home Project Figure 2 Vicinity Map
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HOME SWEET HOME
APN 381-252-003-6
CONCEPTUAL SITE PLAN
 IN LAKELAND VILLAGE, COUNTY OF RIVERSIDE,
 AUGUST 2019

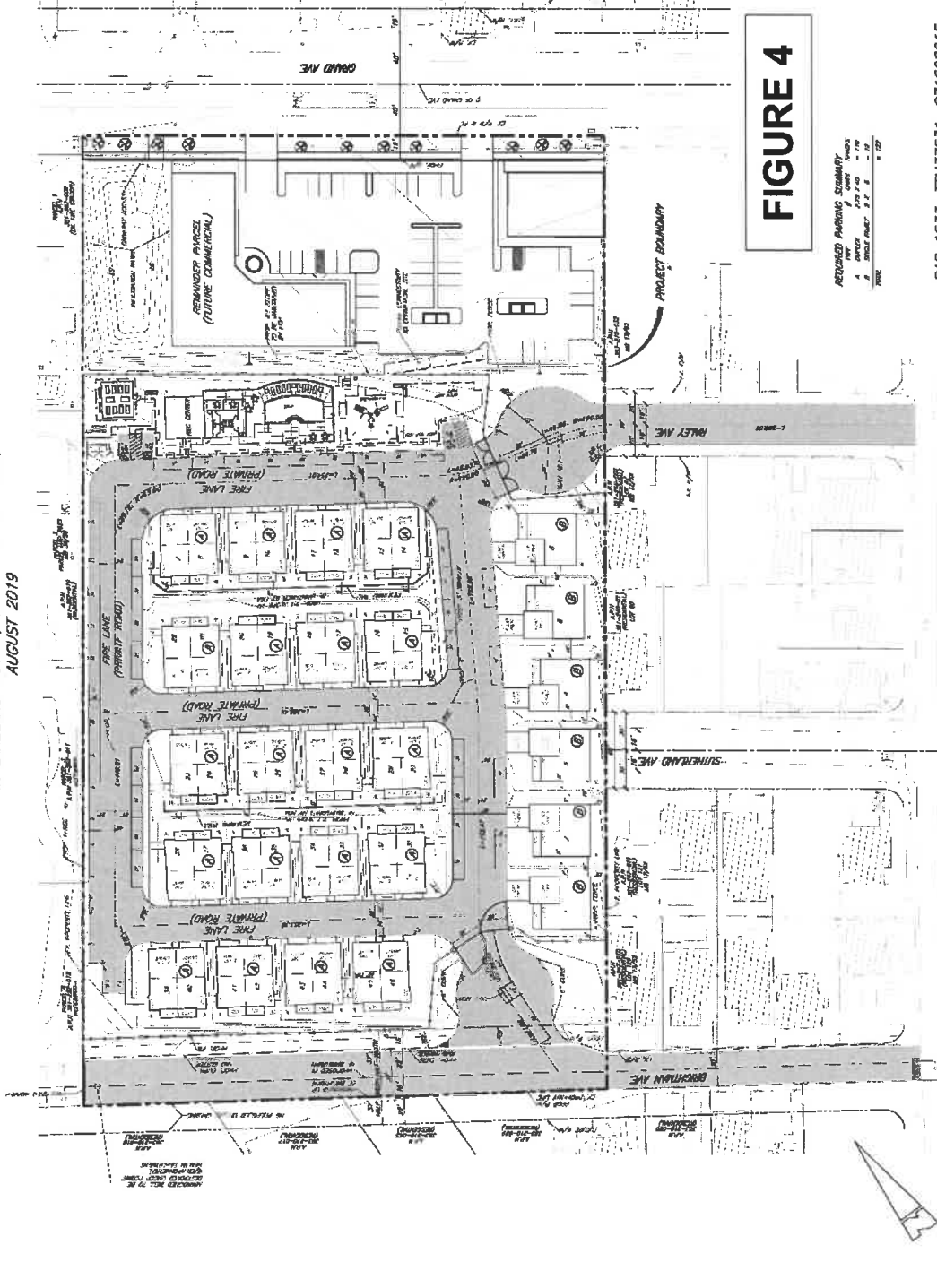
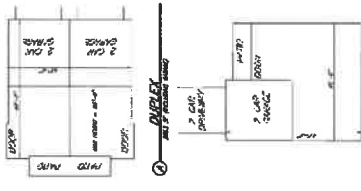
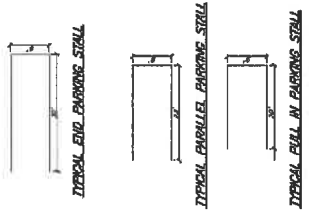


FIGURE 4



FLOOR PLANS

LEGEND

- ① DESIGN TYPE
- ② DESIGN TYPE
- ③ DESIGN TYPE
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REQUIRED PARKING SUMMARY

TYPE	AMOUNT	PERCENT
TOTAL	100	100%
MINIMUM	100	100%
MAXIMUM	100	100%
PROVIDED	100	100%
DEFICIT	0	0%
SURPLUS	0	0%

DATE: 8-14-2019

PAR 1533 17M37531 CZ1800015

PROJECT IS IN LAKELAND VILLAGE POLICY AREA.

KWIC ENGINEERS

2

SHEET

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

Source: Riverside County General Plan Figure C-8 “Scenic Highways”. Proposed Project Plans

Findings of Fact:

(a) **No Impact.** The closest Eligible Scenic Highway to the project site would be State Route 74 (SR-74), which is located approximately 1.4 miles from the project site. Existing structures situated between the project site and SR-74 would obstruct views of the Proposed Project from SR-74. The project site would not be within the viewshed of a motorist along SR-74. Therefore, no impacts to a State Scenic Highway Corridor would occur.

(b) **Less than Significant impact.** The project site is flat and in a disturbed condition from consistent maintenance activities. The Proposed project would not be substantially different than what exists in the area. According to the County of Riverside General Plan, there are no designated scenic resources on the project site or in the immediate surrounding area. Therefore, impacts would be less than significant.

(c) **No Impact.** The project site is within an urbanized setting. The relevant regulations for the scenic quality of the Proposed Project would be County of Riverside Zoning Code. The Proposed Project includes a Zone Change request from General Commercial to Mixed Use. The Proposed Project design is consistent with Mixed Use development standards and development design criteria provided in the

Zoning code. Compliance with Zoning Code site development standards and design criteria would ensure that the project would not degrade the existing visual character of the project area or surroundings areas. No impacts to visual character would occur.

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

Findings of Fact:

Less than Significant Impact. The project site is located within a 45-mile radius of the Palomar Observatory and is subject to County of Riverside Ordinance No. 655. The Proposed Project's onsite lighting would be confined to the project site and would not adversely affect nighttime views of the area. Additionally, proposed commercial land uses would be required to comply with County Ordinances No. 655 and No. 915 which restrict lighting hours, types and techniques of lighting. With compliance with Ordinances No. 655 and No. 915, potential light and glare impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description, Ordinance No. 655 (Regulating Light Pollution and Ordinance No. 915 (Regulating Outdoor Lighting)

Finds of Fact

(a) **Less than Significant impact.** The project site is surrounded by existing land uses and nighttime lighting exists in the surrounding area. The Proposed Project would not introduce a substantial amount of a new source of nighttime lighting into the project area. Additionally, the Proposed Project would be required to comply with County Ordinances No. 655 and No. 915 which restrict lighting hours, types and techniques of lighting. With compliance with Ordinances No. 655 and No. 915, potential light and glare impacts would be less than significant.

(b) **Less than Significant impact.** The project site is surrounded by residential land uses. The Proposed Project site plan shows that proposed uses and commercial uses would not front onto any existing residential land uses that would result in adverse spill-over lighting impacts. Additionally, the proposed commercial land uses would be subject to lighting requirements provided in County

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Ordinances No. 655 and No 915, which would not allow lighting to spill over onto adjacent properties. Potential lighting impacts on residential properties near the project site would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AGRICULTURE & FOREST RESOURCES Would the project:

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

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

Findings of Fact:

(a) **No Impact.** According to the State Farmland Mapping and Monitoring Program the project site is not considered Prime Farmland, Unique Farmland or Farmland of Statewide Importance. Therefore, no adverse impacts to agriculture resources would occur.

(b) **No Impact.** According to the project site Title Report the project site is not under a Williamson Act. Therefore, no conflicts would occur with any policies providing for the protection of agriculture resources. No impacts agriculture resources would occur.

(c) **No Impact.** The project site is currently not zoned for agriculture uses. Additionally, there are no properties within 300 feet of the project site that are zoned for agriculture land uses. Implementation of the proposed project would not cause development of non-agriculture land uses or have an adverse effect on any existing properties that contain agriculture resources. No impacts agriculture resources would occur.

(d) **No Impact.** The project site is within an urbanized area that does not contain agriculture resources. The proposed zone change request would not convert existing lands zoned for agriculture land uses to non-agriculture land uses. No impacts agriculture resources would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-3a “Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas,” Figure OS-3b “Forestry Resources Eastern Riverside County Parks, Forests, and Recreation Areas,” and Project Application Materials.

Findings of Fact:

(a) **No Impact.** According to the County of Riverside General Plan, the project site and surrounding area is not zoned for forest land or timberland production. Therefore, implementation of the Proposed Project would not conflict with existing zoning that provides for the protection of forest timberland resources or cause a rezoning of existing forest lands to non-forest land uses.

(b) **No Impact.** The project site does not contain any forest resources. Therefore, implementation of the Proposed Project would not result in the loss of forest land or convert existing forest land to non-forest land uses.

(c) **No Impact.** The project site and surrounding area currently does not contain forest resources. Implementation of the Proposed Project would not cause any changes to the existing environment that would result in the loss of forest land.

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
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 checked="" type="checkbox"/>	<input 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: Air Quality Greenhouse Gas Analysis, Lanco Environmental, September 2019, Appendix A.

Regulatory Setting

The project area is located in the South Coast Air Basin (SoCAB). The SoCAB includes Orange County in its entirety and the non-desert portions of Los Angeles, San Bernardino, and Riverside Counties. Air pollutants are regulated at the national, state and air basin level. Each agency has a different level of regulatory responsibility. The United States Environmental Protection Agency (EPA) regulates at the national level. The California Air Resources Board (ARB) regulates at the state level and the South Coast Air Quality Management District (SCAQMD) regulates at the air basin level.

Federal Regulation

The EPA handles global, international, national and interstate air pollution issues and policies. The EPA sets national vehicle and stationary source emission standards, oversees approval of all State Implementation Plans, conducts research, and provides guidance in air pollution programs and sets National Ambient Air Quality Standards (NAAQS), also known as federal standards. There are six common air pollutants, called criteria air pollutants, which were identified resulting from provisions of the Clean Air Act of 1970. The six criteria pollutants are Ozone, Particulate Matter (PM10 and PM 2.5), Nitrogen Dioxide, Carbon Monoxide, Lead and Sulfur Dioxide. The NAAQS were set to protect public health, including that of sensitive individuals.

State Regulation

A State Implementation Plan (SIP) is a document prepared by each state describing air quality conditions and measures that would be followed to attain and maintain NAAQS. The SIP for the State of California is administered by the ARB, which has overall responsibility for statewide air quality maintenance and air pollution prevention. The ARB also administers California Ambient Air Quality Standards (CAAQS), for the ten air pollutants designated in the California Clean Air Act (CCAA). The ten state air pollutants include the six national criteria pollutants and visibility reducing particulates, hydrogen sulfide, sulfates and vinyl chloride.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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South Coast Air Quality Management District

The project site is located within the South Coast Air Basin (under the jurisdiction of the SCAQMD). The SCAQMD is required to monitor air pollutant levels to ensure that air quality standards are met and, if they are not met, to develop strategies to meet the standards. Depending on whether the standards are met or exceeded, the local air basin is classified as being in “attainment” or “non-attainment.” The Basin, in which the project site is located, is a non-attainment area for the federal ozone, PM2.5 and lead standards, and the state ozone, PM10 and PM2.5 standards. The Basin is in attainment for federal standards for PM₁₀, nitrogen dioxide, carbon monoxide and sulfur dioxide. The Basin is also in attainment for the state standards for CO, nitrogen dioxide, sulfur dioxide, lead and sulfates

SCAQMD is directly responsible for reducing emissions from stationary, mobile, and indirect sources. It has responded to this requirement by preparing a sequence of Air Quality Management Plans (AQMPs). Under state law, the SCAQMD is required to prepare a plan for air quality improvement for pollutants for which the District is in non-compliance. The SCAQMD updates the plan every three years. Each iteration of the SCAQMD’s Air Quality Management Plan (AQMP) is an update of the previous plan and has a 20-year horizon. SCAQMD adopted the 2016 AQMP in March 2017. The 2016 AQMP incorporates new attainment strategies and notable regulatory actions that have occurred since adoption of the 2012 AQMP.

Local Jurisdictions

Although SCAQMD is responsible for regional air quality planning efforts, it does not have the authority to directly regulate air quality issues associated with plans and new development projects throughout the Air Basin. Instead, this is controlled through local jurisdictions in accordance with the California Environmental Quality Act (CEQA). Local jurisdictions, such as the County of Riverside has the authority and responsibility to reduce air pollution through its police power and decision-making authority. Specifically, the County is responsible for the assessment and mitigation of air emissions resulting from its land use decisions. The County is also responsible for the implementation of transportation control measures as outlined in the 2016 AQMP.

Findings of Fact:

(a) **Less than Significant Impact.** The applicable Air Quality Management Plan (AQMP) for the project area would be the SCAQMD AQMP. The AQMP strategies include mobile source control measures and clean fuel programs that are enforced, through subsequent regulatory actions, at the state and federal levels, on engine manufacturers and petroleum refiners and retailers. Both CARB and SCAQMD adopt SIP and AQMP control measures into their rules and regulations, which are then used to regulate sources of air pollution in the SCAB and throughout the state. The Proposed Project’s construction and operations would comply with AQMP and SIP control measures by virtue of local, state, and federal enforcement and therefore would not conflict with or obstruct implementation of the AQMP or the SIP and potential impacts would be less than significant.

(b) **Less than Significant Impact with Mitigation.** A proposed project would be considered cumulatively significant if its contribution to related projects in the area would be considerable. The Proposed Project would have a relatively short construction period. Therefore, any construction impacts would be short in duration and unlikely to overlap substantially with other projects in the vicinity.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Additionally, per SCAQMD policy (SCAQMD 2003), a project's contribution would be considered cumulatively considerable if the project's impacts would exceed SCAQMD project-specific significance thresholds. The construction and operation of the Proposed Project would not exceed SCAQMD thresholds for regional emissions and localized impacts of criteria pollutants once mitigation measures AQ-1 and AQ-2 have been applied. Therefore, the Proposed Project's contribution would not be considered cumulatively considerable.

(c) **Less than Significant Impact.** The SCAQMD establishes thresholds to determine if construction and operation of a Proposed Project would result in significant air quality impacts. Table 1 shows the SCAQMD thresholds of significance for potential air quality impacts for both construction and operation activities.

Table 1: SCAQMD Air Quality Significance Thresholds

Mass Daily Emission Thresholds		
Air Pollutant	Construction Threshold (lb./day)	Operation Threshold (lb./day)
Nitrogen Oxide (NO _x)	100	55
Volatile Organic Compounds (VOC)	75	55
PM ₁₀	150	150
PM _{2.5}	55	55
SO _x	150	150
CO	550	550

Construction

Potential air quality impacts from the Proposed Project's construction activities would occur primarily from (1) combustion emissions from fossil-fueled, off-road equipment and on-road vehicles, (2) fugitive dust emissions due to grading of exposed soils, and (3) road dust. Off-road construction equipment typical for the activities described above would include, but not be limited to graders, excavators, tractors, loaders, backhoes, etc.

The proposed construction activities are anticipated to last approximately 24 months and would include site preparation, grading, building, paving, and architectural coating. Impacts were analyzed for a 10-month construction period. This is a conservative estimate of impacts because it assumes that the same amount of construction would be accomplished in a shorter period of time. Emission calculations assume that the proposed project's construction activities would occur sequentially without overlap, as predicted by CalEEMod. The analysis also assumes that the construction contractor would comply with SCAQMD's Rule 403, Fugitive Dust by implementing one or more of the standard best available control measures (BACMs) to minimize fugitive dust emissions. As shown in Table 2, the total construction emissions for a peak construction day would not exceed SCAQMD significance thresholds. Therefore, construction related air quality impacts would be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Table 2: Peak Daily Construction Emissions (lb./day)

Source Category	PM10	PM2.5	NOX	SOX	CO	VOC
Construction 2018	21	12	46	0	23	4
Construction 2019	2	1	14	0	15	34
Significance Threshold	150	55	100	150	550	75
Significant?	No	No	No	No	No	No
Notes: Emissions might not add precisely due to rounding. PM10 and PM2.5 emissions include both exhaust and fugitive dust emissions.						

Operation

Air quality impacts from the Proposed Project’s operations would occur primarily from resident and visitor vehicles. As shown in Table 3, the total operation emissions for a peak day would not exceed SCAQMD’s operation thresholds. Therefore, long-term operational air quality impacts would be less than significant.

Table 3: Peak Daily Operational Emissions Without Mitigation (lb./day)

Source Category	PM10	PM2.5	NOX	SOX	CO	VOC
Buildout Year 2020						
Area Emissions	0.14	0.14	0.7	0	4.1	2.1
Energy Emissions	0.1	0.1	1.1	0	0.8	.1
Mobile Emissions	3.9	1.1	6.1	0	14.7	1.3
Total	4.18	1.2	7.9	0.1	19.6	3.5
Significance Threshold	150	55	55	150	550	55
Significant?	No	No	No	No	No	No
Notes: Emissions might not add precisely due to rounding. PM10 and PM2.5 emissions include both exhaust and fugitive dust emissions.						

Localized Air Quality Impacts

The SCAQMD has developed Localized Significance Threshold (LST) methodology to assist CEQA lead agencies in analyzing localized air quality impacts from a proposed project (SCAQMD 2008a). The LST methodology allows users to determine, in lieu of conducting a dispersion modeling analysis, if a project would cause or contribute to an exceedance of the most stringent applicable NAAQS or CAAQS for each source receptor area (SRA). The LST methodology is based on maximum daily allowable emissions, the total area of the emissions source, the ambient air quality in each SRA in which the emission source is located, and the distance to the nearest exposed individual. The LST is set up as a series of look-up tables for emissions of NO_x, CO, PM₁₀, and PM_{2.5}. If proposed on-site construction or operational emissions are below the LST look-up table emission levels, then the proposed activity would be considered not to violate or substantially contribute to an existing or projected air quality standard. SCAQMD’s LST methodology was used in this analysis to evaluate ambient air quality impacts from proposed project construction and operation. Emissions were compared to the LST thresholds in order to determine significance.

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

As shown in Table 4, on-site peak daily construction emissions would exceed PM₁₀ and PM_{2.5} LST for sensitive receptors (e.g., schools, hospitals, prisons, day care centers, long-term health care centers, residential areas, public use/recreational areas). PM₁₀ and PM_{2.5} emissions would be driven by exhaust from off-road construction equipment and fugitive dust.

Table 4: Localized Peak Daily Construction Emissions Without Mitigation (lb./day)

Year	Residential Receptors			
	PM10	PM2.5	NO2	CO
2019 Onsite Emissions	2.5	12.1	45.6	22.1
2020 Onsite Emissions	0.8	0.7	14.1	14.7
LST Threshold	5.5	3.5	198	925
Significant?	Yes	Yes	No	No
Notes SCAQMD LST look-up tables were used to estimate localized impacts based on the following: 1) daily disturbed area of 1.5 acres during Site Preparation. SCAQMD LST thresholds for 1 and 2 acres were interpolated to obtain and LST for 1.5 acres. 2) 25-meter separation distance to the closest residential/sensitive receptor. 3) Source Receptor Area 25 Emissions might not add precisely due to rounding.				

To reduce potential localized air quality impacts to a less than significant level, the following mitigation measures are recommended.

Mitigation Measure AQ-1: Fugitive Dust Control. Prior to issuance of a grading permit, the County shall verify that the approved grading plans contain a requirement that the contractor shall water exposed soil areas 4 times per day during an 8-hour workday during site preparation and grading.

Mitigation Measure AQ-2: USEPA Tier 4 Off-Road Diesel-Powered Construction Equipment. Tractors/loaders and dozers used construction activities shall meet USEPA Tier 4 Final off-road emission standards.

As shown in Table 5 with the incorporation of Mitigation Measures AQ-1 and AQ-2, peak daily localized construction emissions would be reduced to less than significant. With the implementation of Mitigation Measures AQ-1 and AQ-2, construction emissions would not violate an air quality standard or contribute substantially to an existing or projected air quality violation.

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

Table 5: Localized Peak Daily Construction Emissions with Mitigation (lb./day)

Year	Residential Receptors			
	PM10	PM2.5	NO2	CO
2019 Onsite Emissions	4.8	2.6	15.4	0.9
2020 Onsite Emissions	0.8	0.7	14.1	14.7
LST Threshold	5.5	3.5	198	925
Significant?	No	No	No	No
Notes SCAQMD LST look-up tables were used to estimate localized impacts based on the following: 1) daily disturbed area of 1.5 acres during Site Preparation. SCAQMD LST thresholds for 1 and 2 acres were interpolated to obtain and LST for 1.5 acres. 2) 25-meter separation distance to the closest residential/sensitive receptor. 3) Source Receptor Area 25 Emissions might not add precisely due to rounding.				

Operation

As shown in Table 6, on-site peak day operation emissions would not exceed SCAQMD’s localized emission thresholds.

Table 6: Localized Peak Daily Operational Emissions Without Mitigation (lb./day)

Year	Residential Receptors			
	PM10	PM2.5	NO2	CO
Buildout Year 2020				
Area Emissions	40.1	40.1	0.7	4.1
Energy Emissions	0.1	0.1	1.1	0.8
Total	.24	.24	1.8	.9
LST Threshold	4	2	371	1,965
Significant?	No	Yes	No	No
Notes SCAQMD LST look-up tables were used to estimate localized impacts based on the following: 1) daily disturbed area of 1.5 acres during Site Preparation. SCAQMD LST thresholds for 1 and 2 acres were interpolated to obtain and LST for 1.5 acres. 2) 25-meter separation distance to the closest residential/sensitive receptor. 3) Source Receptor Area 25 Emissions might not add precisely due to rounding.				

Toxic Air Contaminates

The SCAQMD estimated in the Draft Multiple Air Toxics Exposure Study IV (MATES-IV) that the background cancer risk in the project area is between 260 and 300 per million, and that more than 50 percent of the background airborne air toxics cancer risk in the SCAB is due to mobile sources (SCAQMD 2015b). MATES IV also showed that despite economic growth, average monitored air toxics risk decreased by 65% from the previous 2005 MATES III study. This analysis looked at populations particularly vulnerable to the effects of air pollution to see whether the proposed project would expose these sensitive receptors -- children, the elderly, chronically ill, and other sensitive individuals -- to substantial pollutant concentrations. The analysis identified schools, hospitals, convalescent homes, day-care centers, and other locations where these vulnerable residents could be exposed. The nearest such uses to the proposed project site are:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- Residences adjacent to the proposed project site;
- Lakeland Children's Center Preschool, approximately 0.5 miles to the northwest;
- Total Care Family Medical Center Hospital and Urgent Care Center, approximately 3 miles to the northeast; and
- Heritage Residential Care Assisted Living Facility, approximately 3.2 miles to the northeast.

SCAQMD has determined that TAC impacts are localized in nature and that exposure from TACs decline by approximately 90 percent at 300 to 500 feet from the emissions source (SCAQMD 2005). The nearest facility serving sensitive receptors would be more than 500 feet from the project site. Although residences are adjacent to the project site, calculated emissions would not exceed the health-protective, significance thresholds for sensitive receptors. In addition, construction emissions would be short-term and operational emissions would primarily result from residents and visitors to the Proposed Project. Construction and operation of the Proposed Project would not expose sensitive receptors to a substantial increase in pollutant concentrations. Impacts would be less than significant under CEQA.

(f) Proposed Project activities would not create an objectionable odor at the nearest sensitive receptor pursuant to SCAQMD Rule 402. Proposed Project activities would generate air pollutants due to the combustion of diesel fuel and asphaltting activities during construction. Some individuals may sense that diesel combustion and evaporative emissions are objectionable, although there is no approved method of quantifying the odor impacts of these emissions to the public. In addition, SCAQMD Rules 1108 and 1108.1 limit the amounts of VOCs in cutback asphalt and emulsified asphalt products sold within the air district, further reducing the potential for odor impacts. Emissions associated with construction activities would be dispersed over the construction site and would be short-term and transient. Operation of the Proposed Project would generate approximately 707 daily vehicle trips, would not involve agriculture, industrial processes or other uses identified by SCAQMD's 1993 CEQA Handbook as having the potential for substantial odors. The Proposed Project is therefore not expected to result in objectionable odors. Impacts would be less than significant. No mitigation is required.

(d) **Less than Significant Impact:** The Proposed Project would not create objectionable odors affecting a substantial number of people. Individual responses to odors are highly variable and can result in a variety of effects. Generally, the impact of an odor results from a variety of factors such as frequency, duration, offensiveness, location, and sensory perception. The frequency is a measure of how often an individual is exposed to an odor in the ambient environment. The intensity refers to an individual's or group's perception of the odor strength or concentration. The duration of an odor refers to the elapsed time over which an odor is experienced. The offensiveness of the odor is the subjective rating of the pleasantness or unpleasantness of an odor. The location accounts for the type of area in which a potentially affected person lives, works, or visits; the type of activity in which he or she is engaged; and the sensitivity of the impacted receptor. Potential odor impacts associated with the Proposed Project have been analyzed separately for construction and operations below.

Construction-Related Odor Impacts

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Potential sources that may emit odors during construction activities include the application of coatings such as asphalt pavement, paints and solvents and from emissions from diesel equipment. The objectionable odors that may be produced during the construction process would be temporary and would not likely be noticeable for extended periods of time beyond the project site's boundaries. Due to the transitory nature of construction odors, a less than significant odor impact would occur, and no mitigation would be required.

Operations-Related Odor Impacts

The Proposed Project would consist of the development of a mixed use residential and commercial land use project. Operation of the proposed project would generate approximately 707 daily vehicle trips, would not involve agriculture, industrial processes or other uses identified by SCAQMD's 1993 CEQA Handbook as having the potential for substantial odors. The proposed project is therefore not expected to result in objectionable odors. The operation of the project would not emit odors that would be objectionable to the surrounding the area.

Mitigation Measures:

AQ-1: Fugitive Dust Control. Prior to issuance of a grading permit, the County shall verify that the approved grading plans contain a requirement that the contractor shall water exposed soil areas 4 times per day during an 8-hour workday during site preparation and grading.

Monitoring: County of Riverside Staff shall verify that project grading plans specify that the contractor shall water exposed soil areas 4 times per day during an 8-hour workday during site preparation and grading.

AQ-2: USEPA Tier 4 Off-Road Diesel-Powered Construction Equipment. Tractors/loaders and dozers used during construction activities shall meet USEPA Tier 4 Final off-road emission standards.

Monitoring: County of Riverside Staff shall verify that building plans show construction equipment requirement.

BIOLOGICAL RESOURCES Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
7. Wildlife & Vegetation				
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input 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 Wildlife or U. S. Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, 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: Biological Technical Report, VCS Environmental, August 2018, Appendix B.

Findings of Fact:

(a) **Less than Significant impact with Mitigation.** The project site is located within the western Riverside County MSHCP boundary. Table 7 below provides a summary of the Proposed Project's consistency with the MSHCP Element Requirements.

Table 7: MSHCP Consistency Analysis

MSHCP Element/Requirements	Project Site Status
Criteria Cell/Cell Group	The project site is not located within an MSHCP Criteria Area or Criteria Cell Group.
Area Plan Subunit	The project site is not located within an MSHCP Area Plan Subunit.
Habitat Management Unit	The project site is located within the Santa Ana Mountains Habitat Management Unit. The project site is not located within or adjacent to an MSHCP Conservation Area and there will be no Conservation

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

MSHCP Element/Requirements	Project Site Status
	Area formed on the project site. No requirements are imposed on the Proposed Project based on its presence in this habitat management unit.
Public/Quasi Public Conservation Land	The project site is not located within Public/Quasi Public Conservation Land.
MSHCP Conservation Areas	The project site is not located within or adjacent to MSHCP Conservation Areas.
Narrow Endemic Plants (<i>MSHCP Section 6.1.3</i>)	The project site is not located within the Narrow Endemic Plant Survey Area; therefore, narrow endemic plant surveys are not required.
Additional Species Surveys (including Burrowing Owl, Criteria Area Species, Amphibians, and Mammals) [<i>MSHCP Section 6.3.2</i>]	The project site is located within the Burrowing Owl Survey Area. Therefore, a habitat assessment, focused burrow, and focused Burrowing Owl (BUOW) surveys are required for the Proposed Project. A habitat assessment, focused burrow and first focused BUOW survey were completed on April 19, 2018. Three additional focused surveys were performed on May 17, June 7, and June 13, 2018. The Project site does have suitable habitat for BUOW; however, no BUOWs or sign of BUOWs were observed onsite during any of the focused surveys. A 30-day pre-construction BUOW survey will be required prior to ground disturbing activities on the project site. No additional special surveys are required for the Project.
Riparian/Riverine Resources (<i>MSHCP Section 6.1.2</i>)	The project site is not considered to have Riparian/Riverine areas nor vernal pools. Additionally, none of the riparian/riverine species identified in Section 6.1.2 of the MSHCP were observed on the project site.
Guidelines Pertaining to Urban/ Wildlands Interface (<i>MSHCP Section 6.1.4</i>)	The project site is not located adjacent to an MSHCP Conservation Area, therefore the guidelines pertaining to the Urban/Wildlands Interface are not applicable to this Project.

Based on the consistency analysis provided above in Table 7, the Proposed Project would be considered consistent with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). Because the project site is located within the MSHCP boundary, the Proposed Project would be required to comply with applicable standard Best Management Practices (BMPs) found in Appendix C of the MSHCP. With implementation of Mitigation Measure BIO-1, no conflicts with the MSHCP would occur and potential impacts would be less than significant.

(b-c) Less than Significant impact with Mitigation. The following analysis evaluates potential impacts to special status plants and wildlife associated with implementation of the Proposed Project.

Special Status Plant Species

Special Status plant species include federal or state listed threatened or endangered species, species listed on the CNPS's rare, endangered plant inventory, and MSHCP listed species. Special Status species with the potential to occur onsite were analyzed based on distribution, habitat requirements, and existing site conditions, and are listed in Table 8. No sensitive plant species were observed within

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the project site. Based on the existing habitat conditions there would be low potential for any special status plant species to occur on the project site. No significant direct or indirect impacts are anticipated to occur to special status plant species from implementation of the Proposed Project.

Special Status Wildlife Species

Special Status wildlife species with potential to occur within the project site are listed in Table 8. No special status wildlife species were observed within the project site during the April 19, 2018 survey. However, based on existing habitat conditions five special status animal species (2 reptile, 2 birds, and 1 mammal) were determined to have moderate potential to occur. These species include;

- red-diamond rattlesnake, a California Department of Fish and Wildlife (CDFW) Species of Special Concern and MSHCP Covered Species;
- coast horned lizard, a CDFW Species of Special Concern and MSHCP Covered Species;
- burrowing owl, a CDFW Species of Special Concern and MSHCP Covered Species;
- loggerhead shrike, a CDFW Species of Special Concern and MSHCP Covered Species
- San Diego black-tailed jackrabbit, a CDFW Species of Special Concern and MSHCP Covered

All five of the above species are covered by the MSHCP. An MSHCP Covered Species is a species that is conserved by MSHCP implementation. There are 146 covered species in the MSHCP, of which 40 species are identified that may require additional surveys. The red-diamond rattlesnake, coast horned lizard, loggerhead shrike, and San Diego black-tailed jackrabbit do not have any additional survey requirements. The Burrowing Owl (BUOW) is subject to additional requirements if a project is located within the MSHCP Burrowing Owl Survey Area. The project site is located within the MSHCP Burrowing Owl Survey Area. Four BUOW focused surveys were completed on April 19, May 17, June 7, and June 13, 2018. During the surveys, suitable habitat was identified on the project site; however, no BUOW were present or any indications that they were present were observed within the project site or within a surrounding 500-foot survey buffer. However, the project site does have suitable habitat for BUOW, therefore a 30-day pre-construction BUOW survey would be required prior to ground disturbing activities on the project site. Prior to clearing and grubbing within the project site, Mitigation Measures BIO-2, BIO-3 and BIO-4 would be required to comply with the MSHCP. With the implementation Mitigation Measures BIO-2, BIO-3 and BIO-4 and MSHCP compliance potential impacts to sensitive wildlife species would be less than significant.

Critical Habitat

Under the federal Endangered Species Act (ESA), the federal government is required to designate "critical habitat" for any species it lists under the ESA. Federal agencies are prohibited from authorizing, funding or carrying out actions that "destroy or adversely modify" critical habitats. The USFWS's online service for information regarding Threatened and Endangered Species Final Critical Habitat designation within California was reviewed to determine if the project site occurs within any species' designated Critical Habitat. No critical habitat exists within the project site. The nearest Critical Habitat is Riverside fairy shrimp (*Streptocephalus woottoni*) located over two miles east of the project site. No impacts to Critical Habitat would occur.

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

Table 8: Sensitive Plant/Wildlife Species

Scientific Name	Common Name	Status	General Habitat Description	Potential for Occurrence within the Project Site
PLANTS				
<i>Allium munzii</i>	Munz's onion	FE, ST CRPR: 1B.1 MSHCP [Group 3]	Perennial herb native to California. Habitat includes: Chaparral, Cismontane woodland, Coastal scrub, Pinyon and juniper woodland, Valley and foothill grassland. Threatened by development, clay mining, agriculture, grazing, vehicles, and non-native plants. Cleveland NF has adopted species management guidelines. Elevation: 300-1070 meters Blooming Period: March-May	Low potential to occur; Project site is heavily disturbed and has a high density of non-native annual species.
<i>Ambrosia pumila</i>	San Diego ambrosia	FE, CRPR: 1B.1 MSHCP [Group 3]	Perennial rhizomatous herb native to California and Baja California. Habitat includes: Chaparral, Coastal scrub, Valley and foothill grassland, Vernal pools. Threatened by development, non-native plants, vehicles, road maintenance, and foot traffic. Elevation: 20-415 meters Blooming Period: April-October	Low potential to occur; Project site is heavily disturbed and has a high density of non-native annual species.
<i>Atriplex coronata var. notatior</i>	San Jacinto Valley crownscale	FE, CRPR: 1B.1 MSHCP [Group 3]	Annual herb native to and endemic to California. Habitat includes: Playas, Valley and foothill grassland (mesic), Vernal pools. Threatened by flood control, agriculture, non-native plants, urbanization, vehicles, road maintenance, and pipeline construction. Elevation: 140-500 meters Blooming Period: April-August	Low potential to occur; Project site generally lacks suitable habitat.
<i>Ayenia compacta</i>	California ayenia	CRPR: 2B.3	Perennial herb or shrub native to California. Habitat: rocky Mojavean desert scrub, Sonoran Desert scrub. Elevation: 150-1095 meters Blooming Period: March-April (CNPS Inventory of Rare & Endangered Plants)	Very low potential to occur; Project site lacks suitable habitat.
<i>Brodiaea filifolia</i>	thread-leaved brodiaea	FT, SE CRPR: 1B.1 MSHCP [Group 3]	Perennial herb native to California. Habitat includes: Chaparral (openings), Cismontane woodland, Coastal scrub, Playas, Valley and foothill grassland, Vernal pools. Seriously threatened by residential development, agriculture, foot traffic, grazing, illegal dumping, non-native plants, and vehicles. Potentially threatened by road construction and fuel break maintenance. Hybridization with <i>B. orcuttii</i> and <i>B. terrestris</i> ssp. <i>kernensis</i> facilitated by European honeybees. Elevation: 25-1120 meters Blooming Period: March-June	Low potential to occur; Project site is heavily disturbed and has a high density of non-native annual species.

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

Scientific Name	Common Name	Status	General Habitat Description	Potential for Occurrence within the Project Site
<i>Calochortus plummerae</i>	Plummer's mariposa lily	CRPR: 4.2 MSHCP [Group 2]	Perennial bulbiferous herb endemic to California. Habitat includes granitic, rocky soils, chaparral, cismontane woodland, coastal scrub, lower montane coniferous forest, and valley and foothill grassland. Threatened by development, fire suppression, foot traffic, mining, powerline construction, and recreational activities. Possibly threatened by vegetation clearing, collecting, road maintenance, and non-native plants. Less common at higher elevations. Elevation: 100 - 1700 meters Blooming Period: May to July	Low potential to occur; Project site is heavily disturbed and has a high density of non-native annual species.
<i>Carex buxbaumii</i>	Buxbaum's sedge	CRPR: 4.2	Perennial grass-like herb native to California. Habitat includes: Bogs and fens, Meadows and seeps (mesic), Marshes and swamps. Threatened by foot traffic. Elevation: 3-3300 meters Blooming Period: March-August	Very low potential to occur; Project site is heavily disturbed and lacks suitable habitat.
<i>Caulanthus simulans</i>	Payson's jewelflower	CRPR: 4.2 MSHCP [Group 1]	Annual herb. Habitats include: Chaparral and Coastal scrub. Microhabitat: sandy, granitic. Some populations threatened by proposed reservoir construction, but many populations occur on public lands (Anza Borrego SP, BLM, and USFS). Also threatened by urbanization, invasive species, grazing, and road construction. Elevation: 90-2200 meters Blooming Period: (Feb) March-May (June)	Very low potential to occur; Project site is heavily disturbed and lacks suitable habitat.
<i>Centromadia pungens ssp. laevis</i>	smooth tarplant	CRPR: 1B.1 MSHCP [Group 3]	Suitable habitat for the smooth tarplant includes alkali scrub, alkali playas, and grasslands with alkaline affinities. Blooming period: April to September	Low potential to occur; onsite soils are not characterized as alkaline.
<i>Chorizanthe leptotheca</i>	Peninsular spineflower	CRPR: 4.2 MSHCP [Group 2]	Annual herb native to California and Baja California. Habitats include: Chaparral, Coastal scrub, Lower montane coniferous forest. Much habitat already lost to development; also threatened by non-native grasses. Closely related to and difficult to distinguish from <i>C. staticoides</i> . Elevation: 300-1900 meters Blooming Period: May-August	Very low potential to occur; Project site is heavily disturbed and lacks suitable habitat.
<i>Chorizanthe parryi var. parryi</i>	Parry's spineflower	CRPR: 1B.1, BLMS, FSS MSHCP [Group 2]	Parry's spineflower occurs within the alluvial chaparral and scrub of the San Gabriel, San Bernardino and San Jacinto Mountains. Elevation: 275-1220 meters Blooming Period: April to June	Very low potential to occur; no suitable habitat present in Project site.

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

Scientific Name	Common Name	Status	General Habitat Description	Potential for Occurrence within the Project Site
<i>Chorizanthe polygonoides</i> var. <i>longispina</i>	long-spined spineflower	CRPR: 1B.2 MSHCP [Group 2]	Annual herb native to California and Baja California. Habitats include: Chaparral, Coastal scrub, Meadows and seeps, Valley and foothill grassland, Vernal pools. Much habitat already lost to development; also threatened by non-native grasses and recreational activities. Possibly threatened by vehicles and grazing. Elevation: 30-1530 meters Blooming Period: April-June	Low potential to occur; Project site is heavily disturbed and has a high density of non-native annual species.
<i>Convolvulus simulans</i>	small-flowered morning-glory	CRPR: 4.2 MSHCP [Group 2]	Annual herb native to California and Baja California. Rare in southern California. Habitats include: Chaparral (openings), Coastal scrub, Valley and foothill grassland. Microhabitat: clay, serpentinite seeps. Threatened by development and vehicles. Possibly threatened by non-native plants. Elevation: 30-740 meters Blooming Period: March-July	Low potential to occur; Project site is heavily disturbed and has a high density of non-native annual species.
<i>Deinandra paniculata</i>	paniculate tarplant	CRPR: 4.2	Annual herb native to California and found only slightly beyond California borders. Habitats include: Coastal scrub, Valley and foothill grassland, Vernal pools. Microhabitat: usually vernal mesic, sometimes sandy. Threatened by development. Potentially threatened by road widening. Elevation: 25-940 meters Blooming Period: (March) April-November	Low potential to occur; Project site is heavily disturbed and would not be classified as having mesic conditions.
<i>Dodecahema leptoceras</i>	slender-horned spineflower	FE, SE CRPR: 1B.1	Annual herb native to and endemic to California. Habitats include: Chaparral, Cismontane woodland Coastal scrub (alluvial fan). Threatened by alteration of fire regimes, development, sand and gravel mining, flood control, foot traffic, proposed reservoir construction, recreational activities, vehicles and non-native plants. Elevation: 200-760 meters Blooming Period: April-June	Very low potential to occur; Project site lack suitable habitat.
<i>Dudleya multicaulis</i>	many-stemmed dudleya	CRPR: 1B.2 MSHCP [Group 3]	Perennial herb native to and endemic to California. Habitats include: Chaparral, Coastal scrub, Valley and foothill grassland. Seriously threatened by development, road construction and maintenance, fire suppression, non-native plants, mining, grazing, and recreation. Possibly threatened by military activities. Elevation: 15-790 meters Blooming Period: April-July	Very low potential to occur; Project site is heavily disturbed and has a high density of non-native annual species. If the species was present it would likely have been observed.

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

Scientific Name	Common Name	Status	General Habitat Description	Potential for Occurrence within the Project Site
<i>Harpagenella palmeri</i>	Palmer's grapplinghook	CRPR: 4.2 MSHCP [Group 2]	Annual herb native to California and Arizona, Baja California, Sonora, Mexico. Habitats include: Chaparral, Coastal scrub, Valley and foothill grassland. Microhabitat: clay; open grassy areas within shrubland. Threatened by development, trampling, non-native plants, and agriculture. Elevation: 20-955 meters Blooming Period: March-May	Low potential to occur; Project site is heavily disturbed and has a high density of non-native annual species.
<i>Hordeum intercedens</i>	vernal barley	CRPR: 3.2 MSHCP [Group 2]	Annual herb native to California. Habitats include: Coastal dunes, Coastal scrub, Valley and foothill grassland (saline flats and depressions), Vernal pools. Threatened by development, habitat loss, road construction, and non-native plants. Elevation: 5-1000 meters Blooming Period: March-June	Low potential to occur; Project site is heavily disturbed and has a high density of non-native annual species.
<i>Juglans californica</i>	Southern California black walnut	CRPR: 4.2 MSHCP [Group 2]	A tree native to and endemic to California. Habitats include: Chaparral, Cismontane woodland, Coastal scrub, Riparian woodland. Microhabitat: alluvial. Walnut forest is a much fragmented, rare, and declining vegetation community. Threatened by urbanization, grazing, non-native plants, and possibly by lack of natural reproduction. Possibly threatened by hybridization with horticultural varieties of walnut. Elevation: 50-900 meters Blooming Period: March-August	Very low potential to occur; Project site is heavily disturbed and has a high density of non-native annual species. If the species was present it would likely have been observed.
<i>Lasthenia glabrata ssp. coulteri</i>	Coulter's goldfields	CRPR: 1B.1 MSHCP [Group 3]	Annual herb native to California and Baja California. Habitats include: Marshes and swamps (coastal salt), Playas, Vernal pools. Known to have declined significantly by 1966; seriously threatened by urbanization and agricultural development. Also threatened by road maintenance. Potentially threatened by foot traffic and drought. Elevation: 1-1220 meters Blooming Period: February-June	Low potential to occur; Project site lacks suitable habitat.
<i>Lepechinia cardiophylla</i>	heart-leaved pitcher sage	CRPR: 1B.2 MSHCP [Group 2]	Shrub that is native to California and Baja California. Habitats include: Closed-cone coniferous forest, Chaparral, Cismontane woodland. Threatened by development. Potentially threatened by road maintenance, powerline installation, and fuel break maintenance. Elevation: 520-1370 meters Blooming Period: April-July	Very low potential to occur; Project site lack suitable habitat.

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

Scientific Name	Common Name	Status	General Habitat Description	Potential for Occurrence within the Project Site
<i>Myosurus minimus ssp. apus</i>	little mousetail	CRPR 3.1 MSHCP [Group 3]	Annual herb that is native to California and Baja California, Oregon. Habitats include: Valley and foothill grassland, Vernal pools (alkaline). Reduced by vernal pool habitat loss; threatened by vehicles, grazing, development, and agriculture. Elevation: 20-640 meters Blooming Period: March-June	Low potential to occur; Project site is heavily disturbed and has a high density of non-native annual species.
<i>Orcuttia californica</i>	California Orcutt grass	FE, SE CRPR: 1B.1 MSHCP [Group 3]	Annual grass native to California and Baja California. Habitats include Vernal pools. Seriously threatened by agriculture, development, non-native plants, grazing, and vehicles. Elevation: 15-660 meters Blooming Period: April-August	Low potential to occur; Project site is heavily disturbed and has a high density of non-native annual species. Project site generally lacks suitable habitat.
<i>Romneya coulteri</i>	Coulter's matilija poppy	CRPR: 4.2 MSHCP [Group 1]	Perennial rhizomatous herb native and endemic to California. Habitats include: Chaparral, Coastal scrub. Threatened by urbanization, flood control, road widening, and road maintenance. Elevation: 20-1200 meters Blooming Period: March-July (August)	Very low potential to occur; Project site lacks suitable habitat.
<i>Tortula californica</i>	California's screw-moss	CRPR: 1B.2	Moss native to California. Habitats include: Chenopod scrub, Valley and foothill grassland Elevation: 10-1460 meters	Low potential to occur; Project site is heavily disturbed and has a high density of non-native annual species.
WILDLIFE				
Invertebrates / Crustaceans				
<i>Streptocephalus woottoni</i>	Riverside fairy shrimp	FE MSHCP: [Group 3]	<i>S. woottoni</i> is restricted to deep (greater than 12" in depth) seasonal vernal pools, vernal pool like ephemeral ponds, and stock ponds and other human modified depressions.	Absent; Project site lacks suitable habitat.
Reptiles				
<i>Arizona elegans occidentalis</i>	California glossy snake	SSC	Common throughout southern California especially in desert regions, but also occur in chaparral, sagebrush, valley-foothill hardwood, pin-juniper, and annual grassland. Appears to prefer microhabitats of open areas and areas with soil loose enough for easy burrowing.	Low potential to occur; Project site does not contain typical desert habitat, however, does have annual grasslands. Project site is heavily disturbed with routine maintenance activities. CNDDDB record in the Lake Elsinore area is from the 1920s.

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

Scientific Name	Common Name	Status	General Habitat Description	Potential for Occurrence within the Project Site
<i>Aspidoscelis hyperythra</i>	orange-throated whiptail	WL, FSS MSHCP [Group 1]	Inhabits low-elevation coastal scrub, chaparral, and valley-foothill hardwood habitats. Prefers washes & other sandy areas with patches of brush & rocks. Perennial plants necessary for its major food-termites.	Low potential to occur; Project site generally lack suitable habitat.
<i>Crotalus ruber</i>	red-diamond rattlesnake	SSC, FSS MSHCP [Group 2]	Chaparral, woodland, grassland, and desert areas from coastal San Diego County to the eastern slopes of the mountains. Occurs in rocky areas and dense vegetation. Needs rodent burrows, cracks in rocks or surface cover objects.	Low to moderate potential to occur; Project site is regularly maintained and suitable habitat remaining is very small and of marginal quality.
<i>Emys marmorata</i>	western pond turtle	BLMS MSHCP [Group 3]	A thoroughly aquatic turtle of ponds, marshes, rivers, streams & irrigation ditches, usually with aquatic vegetation, below 2000 meters in elevation. Need basking sites and suitable (sandy banks or grassy open fields) upland habitat up to 0.5 km from water for egg-laying.	Absent; Project site lacks suitable habitat.
<i>Phrynosoma blainvillii</i>	coast horned lizard	SSC, BLMS MSHCP: [Group 1]	The species can be found in various scrublands, grasslands, coniferous and broadleaf forests, and woodlands. It can range from the coast to elevations of 2,000 meters in the Southern California mountains. It is most common in mid-elevations of the coastal mountains and valleys within open habitat that offer good opportunities for sunning.	Low to moderate potential to occur; somewhat suitable habitat presents within Project site; however, Project site is heavily disturbed and routinely maintained.
Birds				
<i>Athene cunicularia</i>	burrowing owl	SSC, BCC, BLMS MSHCP: [Group 3]	Open, dry annual or perennial grasslands, deserts and scrublands characterized by low-growing vegetation. Subterranean nester, dependent upon burrowing mammals, most notably, the California ground squirrel.	Low to moderate potential to occur; Project site includes suitable habitat (including burrows). Focused surveys are in process and no burrowing owls or their signs were observed during the focused surveys.
<i>Charadrius alexandrinus nivosus</i>	western snowy plover	FT SSC, BCC	Primarily on coastal beaches from southern Washington to southern Baja California, Mexico. The population breeds above the high tide line on coastal beaches, sand spits, dune-backed beaches, sparsely vegetated dunes, beaches at creek and river mouths, and salt pans at lagoons and estuaries.	Very low potential to occur; Project site lacks suitable habitat.

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

Scientific Name	Common Name	Status	General Habitat Description	Potential for Occurrence within the Project Site
			Historic population observed in Lake Elsinore in 1970s.	
<i>Lanius ludovicianus</i>	loggerhead shrike	SSC, BCC MSHCP: [Group 2]	The species are known to forage over open ground within areas of short vegetation, pastures with fence rows, old orchards, mowed roadsides, cemeteries, golf courses, riparian areas, open woodland, agricultural fields, desert washes, desert scrub, grassland, broken chaparral and beach with scattered shrubs.	Moderate potential to occur; suitable habitat present.
<i>Plegadis chihi</i>	white-faced ibis	WL MSHCP [Group 2]	The species occurs in mainly shallow marshes with islands of emergent vegetation. They occasionally occur on spoil banks created by dredging. They occur locally in flooded shoals and mangrove swamps. In the coastal areas of the southern portion of the range, the white-faced ibis nests mostly in wetlands of outer coastal plains, freshwater marshes of common reed, bulltongue, saltmeadow cordgrass and torpedo panic grass.	Very low potential to occur; Project site lacks suitable habitat.
<i>Polioptila californica californica</i>	coastal California gnatcatcher	FT, SSC MSHCP [Group 2]	Obligate, permanent resident of coastal sage scrub below 835 meters in Southern California. Low, coastal sage scrub in arid washes, on mesas & slopes. Not all areas classified as coastal sage scrub are occupied.	Low potential to occur; Project site lacks suitable habitat.
<i>Vireo bellii pusillus</i>	least Bell's vireo	FE, SE BCC, BLMS MSHCP: [Group 2]	Summer resident of Southern California in low riparian, in vicinity of water or in dry river bottoms; below 2000 ft. Nests placed along margins of bushes or on twigs projecting into pathways, usually willow, baccharis or, mesquite.	Low potential to occur; Project site lacks suitable habitat.
Mammals				
<i>Lepus californicus bennettii</i>	San Diego black-tailed jackrabbit	SSC MSHCP: [Group 1]	This species is found in western Riverside County in suitable grassland, sage scrub and chaparral (openings) habitat. It is also found in substantial numbers in agricultural and rural residential settings.	Moderate potential to occur; suitable habitat present within Project site.

(d) **Less than Significant impact with Mitigation.** The project site is not considered to play a significant role in regional or local wildlife movement. Therefore, no significant effects to wildlife movement are anticipated to occur from implementation of the Proposed Project. The project site contains disturbed/maintained soils and several trees and shrubs that could support nesting birds and/or roosting bats. Due to the potential for onsite bird nesting and/or bat roosting, the project construction could result in impacts to nesting birds that would be in violation of the Migratory Bird Treaty Act and the California Fish and Game Code and/or result in impacts to protected bat maternity roosts if construction activities are to take place during nesting or maternity roosting season or if a

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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preconstruction nesting bird and roosting bat survey is not performed to clear the site prior to start of work. Therefore, avoidance measures for preconstruction nesting bird and roosting bat surveys to avoid impacts are recommended. With implementation of Mitigation Measures BIO-2, BIO-3 and BIO-4 potential impacts would be less than significant.

(e) **No Impact.** The vegetation communities and habitat conditions on the project site were inspected to confirm presence and habitat quality of the vegetation found onsite. Where appropriate descriptions of vegetation communities from the Manual of California Vegetation (Sawyer 2008) were also utilized. Any deviations from standard vegetation classifications were made on best professional judgment when areas did not fit into a specific habitat description provided by the Manual. Plant communities were mapped using field observations and utilizing aerial imagery in Google Earth. Vegetation mapping and acreages for each vegetation community/land cover type within the project site are listed below in Table 9.

Table 9: Vegetation Communities/Land Cover Observed within the Project Site

Vegetation Communities	Project Site Acreage
Disturbed Annual Grassland	6.59
Ornamental Trees	0.13
Disturbed	0.44
TOTAL	7.16

As shown in Table 9, no sensitive vegetation communities were identified on the project site. The following sensitive vegetation communities were reported in the CNDDDB within 2 miles of the project site: Southern Coast Live Oak Riparian Forest, Southern Sycamore Alder Riparian Woodland, and Southern Cottonwood Willow Riparian Forest. The Proposed Project construction activities would be confined to the project site and would not directly or indirectly impact any offsite sensitive communities. No impacts to sensitive vegetation communities would occur.

(f) **No Impact.** The project site was assessed for the presence of jurisdictional wetland and non-wetland Waters of the U.S. To determine the presence of a wetland, three onsite indicators were utilized (1) hydrophytic vegetation, (2) hydric soils, and (3) wetland hydrology. The methodology published in the United States Army Corps of Engineers (USACE) 1987 Wetland Delineation Manual and the Arid West Supplement sets the standards for meeting each of the three indicators, which normally require that 50 percent or more dominant plant species typical of a wetland, soils exhibiting characteristics of saturation, and hydrological indicators be present.

Non-Wetland Waters U.S. and State

Jurisdictional non-wetland Waters of the U.S. are typically determined through the observation of an Ordinary High Water Mark (OHWM), which is defined as the “line on the shore established by the fluctuation of water and indicated by physical characteristics such as a clear, natural line impressed on the bank, shelving, changes in the character of soil, destruction of terrestrial vegetation, the presence of litter and debris, or other appropriate means that consider the characteristics of the surrounding areas.” Waters of the U.S. must also be connected with adjacent watersheds. Projects with impacts to Waters of the United States are regulated under Sections 401 and 404 of the Clean Water Act through the USACE and the Regional Water Quality Control Board (RWQCB). No wetland or non-wetland

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Waters of the U.S. are considered present on the Project site. No OHWM was observed and no hydrophytic vegetation was present on the project site.

CDFW and RWQCB have jurisdiction over Waters of the State CDFW defines a stream as “a body of water that flows perennially or episodically and that is defined by the area in which water currently flows, or has flowed, over a given course during the historic hydrologic course regime, and where the width of its course can reasonably be identified by physical or biological indicators” (Brady and Vyverberg 2013). CDFW regulates wetland areas only to the extent that those wetlands are part of a stream, river, or lake as defined by the CDFW. To determine the areas where waters flow or have flowed and the width of its course, the delineators conducted a site visit to walk the entire site and reviewed historical aerial imagery. Based on the collective results of these investigations, areas that exhibited physical or biological indicators determined to be within the jurisdiction were mapped. The VCS Environmental (VCS) delineators concluded that the site does not exhibit the characteristics of a stream, river, or lake, and therefore Non-Wetland Waters of the State are not present. Neither riparian nor wetland vegetation was present on the project site.

Wetland Waters U.S. and State

An assessment of wetland delineation within the project site was conducted by VCS biologists Erin Hayes and Carla Marriner on April 19, 2018, to determine the current conditions. Sensitive areas were delineated using a mobile device equipped with the Environmental Systems Research Institute (ESRI) ArcCollector App connected to the Bad Elf Surveyor unit. All areas with potential depressions or drainages were evaluated for the presence of Waters of the United States (U.S.), including jurisdictional wetlands. Each area was inspected according to the USACE delineation guidelines, streambeds/riparian/wetland boundaries of CDFW and RWQCB, and riparian/riverine areas according to the MSHCP. Any drainages encountered were also examined for connectivity or lack of connectivity to other hydrologic features. Dominant vegetation within the drainages or adjacent to the drainages were identified and recorded. Other references used to determine jurisdictional areas included vegetation and topographic maps of the project site and a recent aerial photograph. Based on the lack of wetland indicators on the project site no Wetland Waters of the U.S. are considered present on the project site.

Riparian/Riverine Resources

Riparian/riverine resources are lands which contain habitat dominated by trees, shrubs, persistent emergent [wetland plant species], or emergent mosses and lichens, which occur close to or which depend upon moisture from a nearby freshwater source; or areas with freshwater after flow during all or a portion of the year” and “Vernal pools are 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 wetlands indicators of hydrology and/or vegetation during the drier portion of the growing season.” To determine the areas where “Riparian/Riverine Areas and Vernal Pools” are present, the delineators conducted a site visit to walk the entire site and reviewed historical aerial imagery. Based on the collective results of these investigations, there was no evidence of riparian/riverine resources subject to the MSHCP on the project site. Additionally, no vernal pools or seasonal depressions were observed within the project site.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(g) **No Impact.** Riverside County Ordinance NO. 559, which regulates the removal of trees above 5000' elevation, would not apply to the Proposed Project since it is located at an elevation less than 2000'. In addition, the site contains Peruvian peppertree, China berry tree, and other non-native ornamental species that could be removed without conflicting with the County's Oak Tree Management Guidelines. Therefore, the Proposed Project would not conflict with applicable local policies or ordinances providing for the protection of biological resources or trees.

Mitigation Measures

BIO-1: The project site is located within the MSHCP boundary, the Project will be required to comply with applicable standard BMPs found in Appendix C of the MSHCP, which shall include, but may not be limited to, the following:

- Water pollution and erosion control plans shall be developed and implemented in accordance with RWQCB requirements.
- The footprint of disturbance shall be minimized to the maximum extent feasible. Access to sites shall be via preexisting access routes to the greatest extent possible.
- The Project should be designed to avoid the placement of equipment and personnel within stream channels or on sand and gravel bars, banks, and adjacent upland habitats used by target species of concern.
- Equipment storage, fueling, and staging areas shall be located on upland sites with minimal risks of direct drainage into riparian areas or other sensitive habitats. These designated areas shall be located in such a manner as to prevent any runoff from entering sensitive habitat. Necessary precautions shall be taken to prevent the release of cement or other toxic substances into surface waters. Project related spills of hazardous materials shall be reported to appropriate entities including but not limited to applicable jurisdictional city, USFWS, and CDFW, RWQCB and shall be cleaned up immediately and contaminated soils removed to approved disposal areas.
- Exotic species that prey upon or displace target species of concern should be permanently removed from the site to the extent feasible.

BIO-2: The removal of potential nesting bird habitat will be conducted outside of the nesting season (February 1 to August 31) to the extent feasible. If vegetation removal (including grubbing) is to occur between February 1 and August 31, a nesting bird survey shall be conducted by a qualified biologist within no more than 72 hours of such scheduled activity, to determine the presence of nests or nesting birds. If vegetation removal occurs outside of nesting season or if no nesting birds are found, no further mitigation is required. If active nests are identified, the biologist will establish appropriate buffers around the area (typically 500 feet for raptors and sensitive species, 200 feet for non-raptors/non-sensitive species). All work within these buffers will be halted until the nesting effort is finished (i.e. the juveniles are surviving independent from the nest). The onsite biologist will review and verify compliance with these nesting boundaries and will verify the nesting effort has finished. Work can resume within the buffer area when no other active nests are found. Alternatively, a qualified biologist may determine that certain work can be permitted within the buffer areas and would develop a monitoring plan to prevent any impacts while the nest continues to be active (eggs, chicks, etc.). Upon completion of the survey

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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and any follow-up avoidance management, a report shall be prepared and submitted to the City of Lake Elsinore for mitigation monitoring compliance record keeping. If vegetation clearing is not completed within 72 hours of a negative survey during nesting season, the nesting survey must be repeated to confirm the absence of nesting birds.

BIO-3: A pre-construction presence/absence survey for BUOW within the Project site where suitable habitat is present shall be conducted by a qualified biologist within 30 days prior to the commencement of ground disturbing activities. If active BUOW burrows are detected during the breeding season, all work within an appropriate buffer (typically a minimum 300 feet) of any active burrow will be halted. If there is an active nest at the burrow, work will not proceed within the buffer until that nesting effort is finished. The onsite biologist will review and verify compliance with these boundaries and will verify the nesting effort has finished. Work can resume in the buffer when there are no occupied/active BUOW burrows found within the buffer area. If active BUOW burrows are detected outside the breeding season or during the breeding season and its determined nesting activities have not begun (or are complete), then passive and/or active relocation may be approved following consultation with the City of Lake Elsinore and CDFW. The installation of one-way doors may be installed as part of a passive relocation program. BUOW burrows shall be excavated with hand tools by a qualified biologist when determined to be unoccupied, and back filled to ensure that animals do not re-enter the holes/dens. Upon completion of the survey and any follow-up construction avoidance management, a report shall be prepared and submitted to the City for mitigation monitoring compliance record keeping.

BIO-4: A qualified biologist shall conduct a preconstruction survey to determine if active bat roosts are present at the site. The survey shall be conducted no earlier than 72 hours prior to commencement of vegetation removal that would occur during the breeding season of bat species potentially utilizing the site (April 1 through August 31). If work begins outside of breeding season, no roosting bats are found, or if bats have not established an active maternity roost, no further mitigation is required. If an established maternity roost is found, either (A) postpone or halt construction within 200 feet of the roost until the roost is vacated and juveniles have fledged, or (B) require that a qualified biologist develop alternative measures, such as biological monitoring during active construction within the 200-foot buffer to ensure established maternity roosts are not impacted.

Monitoring: County of Riverside Staff to confirm mitigation measure is required as condition for issuance of grading permit.

	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 a historic site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Phase 1 Cultural Resources Assessment, VCS Environmental, August 2018, Appendix C.

Existing Conditions

An archaeological survey of the project site was conducted by VCS Archaeologist Patrick Maxon, RPA on April 26, 2018. The entire project site was examined for the presence of cultural resources. Additionally, a literature review of documents on file at the Eastern Information Center (EIC) at the University of California, Riverside was completed by EIC staff on April 13, 2018. The review consisted of an examination of the U.S. Geological Survey's (USGS) Lake Elsinore 7.5-minute quadrangles to evaluate the project area for any cultural resource sites recorded or cultural resources studies conducted on the parcel and within a one-half mile radius. As shown below in Table 10, the EIC lists no previously recorded resources on the project site. However, the record search identified that there are 10 resources within one-half mile of the project site.

Table 10: Cultural Resources Within One-Half Mile of the Project Site

Site Number	Recorder (Year)	Comment
P-33-007197	Borchard (1982)	Historical period building
P-33-007223	Meredith (1982)	Adobe building
P-33-007224	Meredith (1982)	Historical period structure
P-33-007225	Meredith (1982)	Historical period structure
P-33-008662/CA-RIV-6175	Del Chario & Moessner (1991)	Historic archaeological site
P-33-011009	Meredith (1982)	Lake Elsinore
P-33-013990	Daly (2005)	Historical period structure
P-33-019616	Crawford (2011)	Corrigan Residence
P-33-026837/CA-RIV-12612	Cunningham (2017)	Water conveyance system
P-33-026838/CA-RIV-12613	Cunningham (2014)	Historical period foundation

As shown below in Table 11, the EIC information notes that 11 cultural resources studies have been conducted within a one-half mile radius of the project site. One of the studies (RI-05681), a proposed cell tower location, is on the project site. It doesn't appear that the tower was built. Five additional studies (RI-00002, -00535, -01794, -02059, and -03604) are cultural resources overviews of the vicinity and are not listed below.

Table 11: Cultural Resources Studies on And Within One-Half Mile of the Project Site

Report Number	Author(s) (Year)	Type of Study/Comments
RI-03317	White (1989)	Survey – 80 acres
RI-03333	Hampson (1991)	Survey and Test excavation
RI-03664	Del Chario (1991)	Survey

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

Report Number	Author(s) (Year)	Type of Study/Comments
RI-05322	Lange (2005)	Survey
RI-05681*	Thal (2004)	Proposed cell tower location
RI-05791	Kyle (2004)	Proposed cell tower location
RI-08582	Bonner & Aislin-Kay (2010)	Proposed cell tower location
RI-08822	Gillean & Sanka (2012)	Survey
RI-08907	Allred (2012)	Proposed cell tower location
RI-09774	Cunningham & Chandler (2015)	Survey
RI-10147	No author (1990)	Survey
*Located on the Project site		

In summary, there are no recorded cultural resources on the project site. Ten resources are located within one-half mile of the site.

An examination of the historic aerial photographs at HistoricAerials.com (NETRONLINE n.d.) revealed that in 1938 the entire project area appears to be planted in citrus. No structures exist on the project site. The site remains planted in 1954. By 1967, the project site has been cleared leaving exposed soil. The project site has remained in this state up to the present day.

Findings of Fact:

(a-b) **Less than Significant Impact with Mitigation.** As shown in Table 11, no recorded cultural resources are known to occur on the project site. However, because recorded resources are known to occur in the vicinity of the project, there could be some potential that unknown historical resources could be beneath the project site and could be potentially damaged during construction operations. To avoid adverse impacts to unknown historical resources that could be present on the project site, Mitigation Measures CUL-1, CUL-2, CUL-3 and CUL-4 are required. With the implementation of Mitigation Measures CUL-1, CUL-2, CUL-3 and CUL-4, potential impacts to historical resources would be less than significant. These mitigation measures are based on the Riverside County Standard Conditions of Approval.

Mitigation Measures:

CUL-1: Native American Monitor: Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the Pechanga Tribe 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. The agreement shall not modify any condition of approval or mitigation measure.

CUL-2: Project Archaeologist: Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional

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

CUL-3: Artifact Deposition: 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 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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CUL-4: Phase IV Cultural Monitoring Report: Prior to Grading Permit Final Inspection, a Phase IV Cultural Monitoring Report shall be submitted that complies will 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 of 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.

Monitoring: County of Riverside Staff to confirm mitigation measure is required as condition for issuance of grading permit.

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

Source: Phase 1 Cultural Resources Assessment, VCS Environmental, August 2018, Appendix C.

Findings of Fact:

(a-b) **Less than Significant Impact with Mitigation.** As previously identified a survey of the project site did not identify indications that archeological resources would be present on the project site. To avoid impacts to unknown archaeological resources that might be present on the project site, Mitigation Measures CUL-1, CUL-2, CUL-3 and CUL-4 are recommended. With the implementation of Mitigation Measures CUL-1, CUL-2, CUL-3 and CUL-4, potential impacts to archaeological resources would be less than significant.

(c) **Less than Significant Impact with Mitigation.** The Native American Heritage Commission Search of the Sacred Lands File was completed on April 23, 2018, with negative results for the presence of Native American Sacred Lands on the project site. However, because cultural resources are known to occur within the regional area, the area is considered sensitive for cultural resources. Because recorded cultural resources are known to occur in the vicinity of the project site, there could be some potential that unknown sacred remains, human remains, or archaeological resources could be beneath the project site and could be potentially damaged during construction operations. To avoid adverse impacts to unknown sacred burial grounds, human remains archeological resources that could be present on the project site, Mitigation Measures CUL-1, CUL-2, CUL-3 and CUL-4 are required. With the implementation of Mitigation Measures CUL-1, CUL-2, CUL-3 and CUL-4 potential impacts to unknown sacred burial grounds, human remains, and archeological resources would be less than significant.

Mitigation Measures

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation Measures CUL-1, CUL-2, CUL-3 and CUL-4 are required (presented in the cultural resources section above)

Monitoring:

County of Riverside Staff to confirm if a mitigation measure is required as condition for issuance of grading permit.

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"/>
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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"/>
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Source: Riverside County Planning Department, Riverside County General Plan

Findings of Fact:

(a-b) **Less than Significant Impact.** The construction and operation of the Proposed Project would incrementally increase demands for energy. The Proposed Project would be required to comply with the Riverside County (eligible) Renewable Energy Development Planning Program which encourages the conservation of eligible renewable energy resources. Additionally, The Proposed Project would also be required to comply with Title 24 building energy efficiency standards and Title 20 appliance efficiency regulations, which decrease overall energy use in both residential and nonresidential buildings by encouraging the use of green building design including materials, equipment, lighting, alternative energy sources, and structure maintenance. Before issuing a building permit, the County Building Department would review and verify that the project plans demonstrate compliance with the Building and Energy Efficiency Standards in the California Energy Code. The project would also be required adhere to the provisions of the California Green Building Standards Code, which establishes planning and design standards for sustainable site development, energy efficiency (in excess of the California Energy Code requirements), water conservation, material conservation, and internal air contaminants. During construction the Proposed Project would be required to comply with the California Air Resources Board emission requirements for construction equipment, which includes measures to reduce fuel consumption, such as imposing limits on idling and requiring older engines and equipment be repowered or replaced, which help reduce energy commitments during construction. As part of the specifications for the Proposed Project, the contractor would be asked to the extent possible, to use energy efficient equipment for the Project during construction. Implementation of the Proposed Project would not conflict with any adopted energy conservation plans.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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: Geologic Fault Study, LGC Geo-Environmental, February 2018, Appendix D.

Findings of Fact:

(a) **No Impact:** The project site is located within a Riverside County Fault Zone. As part of the investigation for the project site a fault trench was excavated, which showed no evidence of active or potentially active faulting. Therefore, the Proposed Project would not expose people or structures to substantial adverse effects associated with seismic fault risks. No mitigation is required.

The Alquist-Priolo Earthquake Fault Zoning Act regulates development near active faults in order to mitigate the hazards of surface fault-rupture. An active fault is one that has experienced earthquake activity in the past 11,000 years. Under the act, the State Geologist is required to delineate special study zones along known active faults. The act also requires that prior to approval of a project, a geologic study be prepared to define and delineate any hazards from surface rupture and that a 50-foot building setback be established from any known trace hazard. According to the Geologic Fault Study prepared for Proposed Project there is no Alquist-Priolo Earthquake Fault Zone on the project site or in the nearby area. Therefore, the Proposed Project would not directly or indirectly be exposed to ground rupture impacts. No impacts would occur.

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: Geologic Fault Study, LGC Geo-Environmental, February 2018, Appendix D.

Findings of Fact:

(a) **Less than Significant Impact.** Liquefaction is the phenomenon in which loosely deposited soils located below the water table undergo rapid loss of shear strength due to excess pore pressure generation when subject to strong earthquake induced ground shaking. Liquefaction is known generally to occur in saturated or near-saturated cohesion-less soils at depths shallower than 50-feet below the ground surface. The project site is located within a County of Riverside moderate susceptibility liquefaction hazard zone. However, during the investigation of the project site groundwater was not encountered up to a maximum depth of approximately 50 feet. As part of the investigation, a liquefaction analysis was performed based on review of the historic groundwater table in the project area. A groundwater level of 38 feet was used for the analysis. The analysis of possible post-graded conditions

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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did not indicate potential liquefiable soils below the ground surface. Therefore, potential liquefaction impacts would be less than significant. No mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

Source: Geologic Fault Study, LGC Geo-Environmental, February 2018, Appendix D.

Findings of Fact:

Less than Significant Impact. The project site is situated within a seismically active region that could be subject to ground shaking impacts from several active faults in the region. Active faults of most concern to the project site would be the Elsinore Glen Ivy Fault and Elsinore Temecula Fault both located approximately 1.9 miles from the project site. Both faults would have the potential to produce an earthquake ranging has high as 6.8 on the Richter Scale. In the event an earthquake of this magnitude occurs, the project site could experience periodic shaking, possibly of considerable intensity. The potential seismic shaking risks at the project site would be similar to other areas in southern California. The proposed structures on the project site would be required to be designed to meet seismic design parameters of the California Uniform Building Code to withstand potential seismic shaking impacts caused by an earthquake at an acceptable level of risk. Compliance with the California Uniform Building Code Seismic Safety Standards would reduce potential seismic shaking impacts to less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

14. Landslide Risk

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

Source: Preliminary Geotechnical Report and Infiltration Report, LGC Geo-Environmental, January 2017, Appendix E

Findings of Fact:

Less than Significant Impact with Mitigation. The project site is flat and not within the immediate vicinity of any steep slopes and is not located in an area that would be subject to landslide impacts. There would be potential for collapsible soils and lateral spreading due to the loose to medium dense young alluvium soils that are present on the project site. The project geotechnical report proposes 3 foot to 11 foot over excavation re-compaction of the onsite soils to remediate the potential for collapsible

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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soils and lateral spreading. With the incorporation of the design recommendations provided in the Preliminary Geotechnical Report and Infiltration Report, LGC Environmental, January 2017 and compliance with the California Building Code, potential collapsible soils and lateral spreading impacts would be less than significant. With the implementation of Mitigation Measure GEO-1, potential impacts would be less than significant.

Mitigation:

GEO-1: Grading activities for the project will incorporate design recommendations provided in the Preliminary Geotechnical Report and Infiltration Report, LGC Environmental, January 2017. The design recommendations are as follows:

- Structures within the site shall be designed and constructed to resist the effects of seismic ground motions as provided in the 2016 California Building Code Section 1613 and 1616, and 2010 ASCE 7.
- During grading operations, prevent soil shrinkage/bulking and subsidence by estimating the factors for the various geologic units present onsite.
- To mitigate distress to structures related to the potential effects of excessive differential settlement, cut/fill transitions shall be eliminated from all building areas where the depth of fill placed within the 'fill' portion exceeds proposed footing depths. The entire structure shall be founded on a uniform bearing material. This shall be accomplished by over-excavating the 'cut' portion and replacing the excavated materials as properly compacted fill.
- Earthwork and grading shall be performed in accordance with applicable requirements of the grading code of the County of Riverside, and in accordance with the recommendations prepared by LGC Geo-Environmental (Appendix E). Grading shall also be performed in accordance with the applicable provisions of the 'General Earthwork and Grading Specifications for Rough Grading' (Appendix E of the Geotechnical Report by LGC).
- Prior the start if grading, a meeting shall be held at the site with the owner, developer, grading contractor, civil engineer and geotechnical consultant to discuss the work schedule and geotechnical aspects of the grading. Rough grading, which includes clearing, over-excavation, scarification/processing and fill placement, shall be accomplished under the full-time observation and testing of the geotechnical consultant. Fills shall not be placed without prior approval from the geotechnical consultant. A representative of the project geotechnical consultant shall also be present onsite during grading operations to document proper placement and compaction of fills, as well as to document excavations and compliance with the other recommendations presented herein.
- Weeds, grasses, and trees in areas to be graded shall be stripped and hauled offsite. Trees to be removed shall be grubbed so that their stumps and major-root systems are also removed and the organic materials hauled offsite. During site grading, laborers shall clear from fills roots, tree branches and other deleterious materials missed during clearing and grubbing operations. The project geotechnical consultant or a qualified representative shall be notified at the appropriate times to provide observation and testing services during clearing and grubbing operations to observe and document compliance with the above recommendations. In addition, buried structures, and any unusual or adverse soil conditions encountered that

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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are not described or anticipated herein, shall be brought to the immediate attention of the geotechnical consultant.

- Surficial soils/material considered unsuitable for support of proposed fills, structures, and/or improvements, shall be over-excavated to expose underlying competent young alluvium or older alluvium. Within fill areas of the proposed building pads, over-excavations shall be as deep as 11.0 feet below existing grade in depth, or until a competent bottom has been exposed. Within the cut areas of the proposed building pads, over-excavations shall be approximately 3.0 feet to 5.0 feet below proposed grade in depth, or until a competent bottom has been exposed. The proposed grading shall provide a minimum of 3 feet of compacted fill below the proposed footings. The over-excavation shall also extend at least 5 feet outside the building footprint (or a 1:1 projection away from the footing to the approved removal bottom, whichever is greater). In pavement areas, generally the upper 3 feet to 6 feet of topsoil and young alluvium shall be over-excavated and recompacted. Groundwater is not anticipated to be encountered during site grading. Actual depths of over-excavation shall be evaluated upon review of final grading and foundation plans on the basis of observations and testing during grading by the project geotechnical consultant.
- Prior to placing engineered fill, exposed bottom surfaces in each over-excavated area shall first be scarified to a depth of approximately 6 inches, watered or air-dried as necessary to achieve a uniform moisture content of optimum or higher and then compacted in place to a relative compaction of 90 percent or more (based on American Society for Testing and Materials [ASTM] Test Method 01557).
- The estimated locations, extent and approximate depths for over-excavation of unsuitable materials are indicated on the enclosed Geotechnical and Infiltration Map (Plate 1). The geotechnical consultant shall be provided with appropriate survey staking during grading to document that depths and/or locations of recommended over-excavation are adequate.
- Sidewalls for over-excavations greater than 5 feet in height shall be no steeper than 1:1 (h:v) and shall be periodically slope-boarded during their excavation to remove loose surficial debris and facilitate mapping. Flatter excavations may be necessary for stability.
- The grading contractor will need to consider appropriate measures necessary to excavate adjacent existing improvements adjacent to the site without endangering them due to caving or sloughing.
- Soil materials excavated during grading are generally considered suitable for use as compacted fill, provided they do not contain significant amounts of trash, vegetation, construction debris and oversize material.
- Oversized material that may be encountered during grading, greater than 8 inches, shall be reduced in size or removed from the site.
- Where compacted fills are to be placed on natural slope surfaces inclining at 5: 1 (h:v) or greater the ground shall be excavated to create a series of level benches, which are at least a minimum height of 4 feet, excavated into competent soils.
- Fills shall be placed in lifts no greater than 8 inches in uncompacted thickness, watered or air-dried as necessary to achieve a uniform moisture content of at least optimum moisture content and then compacted in place to relative compaction of 90 percent or more. Fills shall be maintained in a relatively level condition. The laboratory maximum dry density and

optimum moisture content for each change in soil type should be determined in accordance with ASTM Test Method 01557.

- Inclement weather may cause rapid erosion during mass grading and/or construction. Proper erosion and drainage control measures shall be taken during periods of inclement weather in accordance with County of Riverside and California State requirements.
- Following over-excavation of unsuitable soils, a 15-foot wide fill key excavated into competent soil/material shall be provided at the toes of fill and fill over cut slopes. The bottom of the fill keys shall be tilted at 2 percent back into the slope.
- Proposed cut slopes may expose low-density, dry and/or cohesionless soils, which will likely require stabilization by over-excavation and replacement with compacted fill.
- Based on the physical properties of the onsite soils, temporary excavations exceeding 5 feet in height shall be cut back at a ratio of 1:1 (h:v) or flatter, for the duration of the over-excavation and recompaction of unsuitable soil material. Temporary slopes excavated at the above slope configurations are expected to remain stable during grading operations. However, the temporary excavations shall be observed by a representative of the project geotechnical consultant for any evidence of potential instability. Depending on the results of these observations, revised slope configurations may be necessary.
- Other factors which shall be considered with respect to the stability of the temporary slopes include construction traffic and storage of materials on or near the tops of the slopes; construction scheduling; presence of nearby walls or structures on adjacent properties; drainage; and weather conditions at the time of construction. Applicable requirements of the California Construction and General Industry Safety Orders; the Occupational Safety and Health Act of 1970; and the Construction Safety Act shall also be followed.
- Positive-drainage device, such as sloping sidewalks, graded-swales and/or area drains, shall be provided to collect and direct water away from the structure and slopes. Neither rain nor excess irrigation water shall be allowed to collect or pond against building foundations. Roof gutters and downspouts shall be provided on the sides of structures. Drainage shall be directed to adjacent driveways, adjacent streets or storm-drain facilities. The ground surface adjacent to the structures shall be sloped at a gradient of at least 5 percent for a distance of at least 10 feet, and further maintained by a swale or drainage path at a gradient of at least 2 percent. Where necessary, drainage paths may be shortened by use of area drains and collector pipes.
- Planters with open bottoms adjacent to buildings shall be avoided. Planters shall not be designed adjacent to buildings unless provisions for drainage, such as catch basins, liners, and/or area drains, are made. Over watering must be avoided.
- Utility-trench backfill within roadways, utility easements, under walls, sidewalks, driveways, floor slabs and any other structures or improvements shall be compacted. The onsite soils shall generally be suitable as trench backfill, provided they are screened of rocks and other material over 3 inches in diameter and organic matter. Trench backfill shall be compacted in uniform lifts (generally not exceeding 6 inches to 8 inches in uncompacted thickness) by mechanical means to at least 90 percent relative density (per ASTM Test Method D1557).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- Where onsite soils are utilized as backfill, mechanical compaction shall be used. Density testing, along with probing, shall be performed by the project geotechnical consultant or his representative, to document proper compaction.
- If trenches are shallow and the use of conventional equipment may result in damage to the utilities; clean sand, having sand equivalent (SE) of 30 or greater, shall be used to bed and shade the utilities. Sand backfill shall be densified. The densification may be accomplished by jetting or flooding and then tamping to ensure adequate compaction. A representative from LGC (or a qualified geotechnical engineer) shall observe, probe, and test the backfill to verify compliance with the project specifications.
- Utility-trench sidewalls deeper than 5 feet shall be laid back at a ratio of 1:1 (h:v) or flatter or braced. A trench box may be used in lieu of shoring. If shoring is anticipated, LGC (or a qualified geotechnical engineer) shall be contacted to provide design parameters.
- To avoid point-loads and subsequent distress to clay, cement or plastic pipe, imported sand bedding shall be placed 1foot or more above pipe in areas where excavated trench materials contain significant cobbles. Sand- bedding materials shall be compacted and tested prior to placement of backfill.
- Where utility trenches are proposed parallel to building footings (interior and/or exterior trenches), the bottom of the trench shall not be located within a 1:1(h:v) plane projected downward from the outside bottom edge of the adjacent footing.
- Provided that site grading is performed in accordance with the recommendations of the LGC geotechnical report (Appendix E, Geotechnical Report by LGC), conventional shallow foundations are still considered feasible for support of the proposed structures. Tentative foundation recommendations are provided herein. However, these recommendations may require modification depending on as-graded conditions within the building pad areas upon completion of grading.
- An allowable-bearing value of 3,000 pounds per square foot (psf) may be used for 24-inch square pad footings and 12-inch or more wide continuous footings founded in compacted fill or competent native soil/material at a depth of 12 inches or more below the lowest adjacent final grade. This value may be increased by 20 percent for each additional foot of width and depth, to a value no greater than 4,000 psf. The recommended allowable- bearing value includes both dead and live loads and may be increased by one-third for short-duration wind and seismic forces.
- Based on the general settlement characteristics of compacted fill, as well as the aforementioned over excavation recommendations and anticipated loading, it is estimated that the total settlement of conventional footings will be approximately 0.50 inches. Differential settlement is expected to be 0.25-inch over 30 feet. It is anticipated that the majority of the static settlement will occur during construction or shortly thereafter as building loads are applied. In addition, total dynamic settlement shall also be considered and is estimated to be approximately 1.92 inches, while dynamic differential settlement is expected to be 0.96-inch.
- The above settlement estimates are based on the assumption that the grading will be performed in accordance with the grading recommendations presented in Appendix F of the

Geotechnical Report by LGC) and that the project geotechnical consultant will observe or test the soil conditions in the footing excavations.

- A passive earth pressure of 350 psf per foot of depth, to a maximum value of 3,000 psf may be used to determine lateral-bearing resistance for footings. The passive earth pressure incorporates a minimum factor of safety of 1.5. Where structures are planned in or near descending slopes, the passive earth pressure shall be reduced to 150 psf per foot of depth to a maximum value of 1,500 psf. In addition, a coefficient of friction of 0.40 times the dead-load forces may be used between concrete and the supporting soils to determine lateral sliding resistance. The above values may be increased by one-third when designing for short-duration wind or seismic forces. When combining passive and friction for lateral resistance, the passive component shall be reduced by one third.
- The above values are based on footings placed directly against engineered compacted fill. In the case where footing sides are formed, backfill placed against the footings shall be compacted to 90 percent or more of maximum dry density as determined by ASTM D1557.
- Where structures are proposed near the tops of descending graded or natural slopes, the footing setbacks from the slope face shall conform to the 2016 CBC, Figure 1808.7.1. The required setback is H/3 (one-third the slope height) measured along a horizontal line projected from the lower outside face of the footing to the slope face. The footing setbacks shall be 5 feet where the slope height is 15 feet or less and up to a maximum of 40 feet where the slope height exceeds 15 feet.
- Building setbacks from ascending graded or natural slopes shall conform with the 2016 CBC, Figure 1808.7.1, which requires a building clearance of H/2 (one-half the slope height) varying from 5 to 15 feet. The building clearance is measured along a horizontal line projected from the toe of the slope to the face of the building. A retaining wall may be constructed at the base of the slope to achieve the required building clearance.
- Footing excavations shall be observed by LGC (or qualified geotechnical engineer) to document that they have been excavated into competent bearing soils. The foundation excavations shall be observed prior to the placement of forms, reinforcement or concrete. The excavations shall be trimmed neat, level and square. Loose, sloughed or moisture-softened soil shall be removed prior to concrete placement. Excavated materials from footing excavations shall not be placed in slab-on-ground areas unless the soils are compacted to 90 percent or more of maximum dry density as determined by ASTM 01557.
- Additional slab thickness, footing sizes and/or reinforcement more stringent than the recommendations that follow shall be provided as recommended by the project architect or structural engineer.
 - Exterior continuous footings shall be founded into compacted engineered fill below the lowest adjacent final grade at minimum depths of 12 inches deep for one-story and two-story construction.
 - Interior continuous footings may be founded at a depth of 12-inches or greater for one-story and two- story structures, into compacted engineered fill below the lowest adjacent final grade. Continuous footings shall have a minimum width of 12-inches or more for one-story and two-story structures.

- Continuous footings shall be reinforced with a minimum of four (4) No. 4 bars, one near top and one near bottom, subject to concurrence of the structural engineer.
- Interior isolated pad footings shall be 24 inches or more square and founded at a depth of 18-inches or more for one-story and two-story structures, below the lowest adjacent grade. Footings shall be reinforced in accordance with the structural engineer's recommendation.
- Exterior pad footings shall be 24 inches or more square and founded at a depth of 18 inches or more below the lowest adjacent grade. Footings shall be reinforced in accordance with the structural engineer's recommendations.
- Concrete floor slabs shall be 5 inches or more thick and reinforced with No. 3 bars spaced 24 inches or less on-centers, both ways. Slab reinforcement shall be supported on concrete chairs or bricks so that the desired placement is near mid-depth.
- Concrete floors shall be underlain with a moisture-vapor retarder consisting of 15-mil thick vapor barrier. Laps within the membrane shall be sealed and overlapped 12 inches. Two inches or more of clean sand shall be placed above and below the membrane to promote uniform curing of the concrete. These recommendations must be confirmed (and/or modified) by the foundation engineer with LGC (or qualified geotechnical engineer) concurrence, based upon the performance expectations of the foundation. It is the responsibility of the contractor to ensure that the moisture/vapor barrier systems are placed in accordance with the project plans and specifications, and that the moisture/vapor retarder materials are free of tears and punctures prior to concrete placement. Additional moisture reduction and/or prevention measures may be needed, depending on the performance requirements of future interior floor coverings.
- Prior to placing concrete, subgrade soils shall be thoroughly moistened to approximately 100% of optimum moisture content to promote uniform curing of the concrete and reduce the development of shrinkage cracks. The moisture content shall penetrate to a minimum depth of 18 inches.
- To reduce the potential for excessive cracking and lifting, concrete shall be designed in accordance with the minimum guidelines for very low expansive soils.
- Onsite soil should be considered to have a negligible corrosion risk to buried metals due to the high resistivity. Metal piping shall be corrosion-protected or consideration shall be given to using plastic piping instead of metal.
- Conventional foundations for retaining walls within properly compacted fill within competent bedrock shall be embedded at least 12 inches below lowest adjacent grade. At this depth, an allowable bearing capacity of 3,000 psf may be assumed for retaining walls founded in competent compacted fill.
- The following lateral earth pressures are recommended for retaining walls that may be proposed. The recommended lateral pressures for approved on-site soils or import material (with an expansion index of 20 or less and phi angle of internal friction of at least 38 degrees), for level or sloping backfill. Onsite fill soil with an expansion index of greater than 20 shall not be used as backfill due to the expansive nature. Onsite soil shall be screened of rocks and other material over 3 inches in diameter.

- For sliding resistance, the friction coefficient of 0.45 may be used at the concrete and soil interface. Wall footings shall be designed in accordance with structural considerations. The passive resistance value may be increased by one-third when considering loads of short duration such as wind or seismic loads.
- Restrained structural walls shall be designed for at rest conditions. The magnitude of those pressures depends on the amount of deformation that the wall can yield under load. If the wall can yield enough to mobilize the full shear strength of the soil, it can be designed for "active" pressure. If the wall cannot yield under the applied load, the shear strength of the retained soil cannot be mobilized and the earth pressure will be higher. Such walls shall be designed for "at-rest" conditions.
- The equivalent fluid pressure values assume free-draining conditions and a soil expansion index of 20 or less. If conditions other than those assumed above are anticipated, revised equivalent fluid pressure values shall be provided on an individual-case basis by the geotechnical engineer.
- Surcharge loading effects from the adjacent structures shall be evaluated by the geotechnical and structural engineers.
- The base of retaining wall footings constructed on level ground may be founded at a depth of 12 inches or more below the lowest adjacent final grade. Where retaining walls are proposed on or within 15 feet from the top of an adjacent descending fill slope, the footings shall be deepened such that a horizontal clearance of H/3 or more (one-third the slope height) is maintained between the outside bottom edges of the footings and the face of the slope but not to exceed 15 feet nor be less than 5 feet. The above recommended footing setbacks are preliminary and may be revised based on site specific soil conditions. Footing or pier excavations shall be observed by the project geotechnical representative to document that the footing trenches have been excavated into competent bearing soils and to the embedments recommended above. These observations should be performed prior to placing forms or reinforcing steel.
- All retaining wall structures shall be provided with appropriate drainage and appropriately waterproofed. The outlet pipe shall be sloped to drain to a suitable outlet. It should be noted that that recommended subdrains does not provide protection against seepage through the face of the wall and/or efflorescence. If such seepage or efflorescence is undesirable, retaining walls shall be waterproofed to reduce this potential.
- Weep holes or open vertical masonry joints shall be provided in retaining walls 3 feet or less in height to reduce the likelihood of entrapment of water in the backfill. Weep holes, if used, shall be 3 inches or more in diameter and provided at intervals of 6 feet or less along the wall. Open vertical masonry joints, if used, shall be provided at 32-inch or less intervals. A continuous gravel fill, 12 inches by 12 inches, shall be placed behind the weep holes or open masonry joints. The gravel shall be wrapped in filter fabric to reduce infiltration of fines and subsequent clogging of the gravel. Filter fabric may consist of Mirafi 140N or equivalent.
- In lieu of weep holes or open joints, for retaining walls less than 3 feet, a perforated pipe and gravel subdrain may be used. Perforated pipe shall consist of 4-inch or more diameter PVC Schedule 40 or ABS SDR-35, with the perforations laid down. The pipe shall be embedded

in 1.5 cubic feet per foot of 0.75 or 1.5-inch open graded gravel wrapped in filter fabric. Filter fabric may consist of Mirafi 140N equivalent.

- Retaining walls greater than 3 feet high shall be provided with a continuous backdrain for the full height of the wall. This drain could consist of geosynthetic drainage composite, such as Miradrain 6000 or equivalent, or a permeable drain material, placed against the entire backside of the wall. If a permeable drain material is used, the backdrain shall be 1 or more feet thick. Caltrans Class II permeable material or open graded gravel or crushed stone (described above) may be used as permeable drain material. If gravel or crushed stone is used, it shall have less than 5 percent material passing the No. 200 sieve. The drain shall be separated from the backfill with a geofabric. The upper 1 foot of the backdrain shall be covered with compacted fill. A drainage pipe consisting of 4-inch diameter perforated pipe (described above) surrounded by 1 cubic foot per foot of gravel or crushed rock wrapped in a filter fabric shall be provided along the back of the wall. The pipe shall be placed with perforations down, sloped at 2 percent or more and discharge to an appropriate outlet through a solid pipe. The pipe shall outlet away from structures and slopes. The outside portions of retaining walls supporting backfill shall be coated with an approved waterproofing compound to inhibit infiltration of moisture through the walls.
- Retaining walls, if any are proposed, shall be constructed and backfilled as soon as possible after backcut excavations are constructed. Prolonged exposure of backcut slopes may result in some localized slope instability. To facilitate retaining wall construction, the lower 5 feet of temporary slopes may be cut vertical and the upper portions exceeding a height of 5 feet shall be cut back at a gradient of 1:1 (h:v) or flatter for the duration of construction. However, temporary slopes shall be observed by the project geotechnical consultant for evidence of potential instability. Depending on the results of these observations, flatter slopes may be necessary. The potential effects of various parameters such as weather, heavy equipment travel, storage near the tops of the temporary excavations and construction scheduling shall also be considered in the stability of temporary slopes. Water shall not be permitted to drain away from the slope. Surcharges, due to equipment, spoil piles, etc., shall not be allowed within 10 feet of the top of the slope.
- All excavations shall be made in accordance with Cal/OSHA. Excavation safety is the sole responsibility of the contractor.
- Any retaining wall backfill soils (with an expansion index of 20 or less) shall be placed in 6 to 8 inch loose lifts, watered or air-dried as necessary to achieve near optimum moisture conditions and compacted to at least 90 percent relative density (based on ASTM Test Methods 02922 and 03017).
- Based on assigned Traffic Indices (T.I.'s) and minimum pavement design specifications, taken from the County of Riverside Standard No. 114 and Specification Section 8.07, for proposed interior parking areas, interior streets, and entryways, have a range of traffic indices of 5.5 and 7.0.
- Base materials should consist of crushed aggregate base conforming to Section 200-2 of Greenbook. The upper 12 inches of the subgrade soils and all aggregate base materials should be compacted to at least 95 percent of the laboratory maximum dry density

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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determined in accordance with ASTM 01557. These pavement recommendations should be considered as minimum and can be superseded by the regulating agency.

Monitoring:

County of Riverside staff to confirm in project grading plans.

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: Preliminary Geotechnical Report and Infiltration Report, LGC Geo-Environmental, January 2017, Appendix E

Findings of Fact:

Less than Significant Impact with Mitigation. According to the project geotechnical report with the incorporation of the grading design recommendations ground subsidence would not be expected and potential ground subsidence impacts would be less than significant. With the implementation of Mitigation Measure GEO-1, potential impacts would be less than significant.

Mitigation:

Refer to Mitigation Measure GEO-1

Monitoring:

County of Riverside staff to confirm in project grading plans.

16. Other Geologic Hazards

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

Source: Preliminary Geotechnical Report and Infiltration Report, LGC Geo-Environmental, January 2017, Appendix E

Findings of Fact:

Less than Significant Impact. The project site is not located in an area that would be susceptible to mudflows or volcanic hazards. According to the County of Riverside General Plan the project site is within a Dam Inundation Risk Area. Potential dam failure of the Railroad Canyon Dam at Canyon Lake could potentially cause flooding on the project site. The Proposed Project would be required to comply with flood proofing and flood protection requirements of the Riverside County Flood District and the County of Riverside General Plan Flood and Inundation Hazard section policies and requirements. Compliance with Riverside County Flood District flood and County of Riverside General Plan flood proofing and protection requirements and policies would reduce potential dam inundation flood risks to a less than significant level.

Mitigation: No mitigation is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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: Preliminary Geotechnical Report and Infiltration Report, LGC Geo-Environmental, January 2017, Appendix E

Findings of Fact:

(a-c) **Less than Significant Impact.** The existing project site elevation varies from 1,333 feet above mean sea level in the north section of the site to approximately 1,293 feet mean sea level in the southeasterly section of the site. The proposed grading activities would not change any topographic features on the project site. The grading plan proposes a series of slopes that are 2:1 and that would be constructed in accordance with project geotechnical report to ensure their stability. The proposed grading would not adversely affect subsurface sewer system. No subsurface sewage disposal system exists on site, nor is proposed as part of the project. Implementation of the Proposed Project would have a less than significant impact on slopes/topographic features and no impact on subsurface sewage systems would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
18. Soils				
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Preliminary Geotechnical Report and Infiltration Report, LGC Environmental, January 2017, Appendix E

Findings of Fact:

(a) **Less than Significant Impact with Mitigation.** The land clearing and grading activities associated with the Proposed Project would uncover soils. The exposed soils could be subject to erosion impacts

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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caused by water and wind. Additionally, construction equipment and vehicles could indirectly transport sediment to offsite locations. Construction projects which disturb one or more acres of soil are required to obtain a general construction permit issued from the State Water Resources Control Board. The General Construction Permit would require the filing of a Notice of Intent with the State Water Resources Control Board and the preparation of a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP would provide a list of Best Management Practices to minimize potential adverse erosion impacts. With the implementation of Mitigation Measure GEO-2 potential adverse erosion impact would be less than significant.

(b) **Less than Significant Impact with Mitigation.** The project geotechnical report identifies that the onsite soils exhibit a very low expansion potential and would not create a substantial risk to life or property. Compliance with grading design recommendations in the project geotechnical report and California Building Code would ensure potential expansive soil impacts. With implementation of Mitigation Measure GEO-1, potential impacts would be less than significant.

(c) **No Impact.** The project is not proposing a sewer septic system or alternative wastewater disposal system. The project will be connecting to existing sewer facilities within existing roadway right-of-way near the site. Therefore, no soil impacts associated with wastewater disposal systems would occur.

Mitigation Measures

Refer to Mitigation Measure GEO-1.

GEO-2: Prior to the start of grading activities the applicant will obtain coverage under the General Construction Permit issued by the State Water Resources Control Board and in compliance with the permit file a Notice of intent Regional Water Quality Control Board and prepare and implement a Storm Water Pollution Prevention Plan. With implementation of Mitigation Measure GEO-2 potential impacts would be less than significant.

Monitoring:

County of Riverside staff to confirm in project grading plans.

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

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

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

Findings of Fact:

Less than Significant Impact. According to the County of Riverside General Plan the project site is located in an area of Moderate Wind Erodibility. The General Plan Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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California Building Code. Compliance with the California Building Code and soil erosion control requirements such as plantings, spraying, rock or other approved stabilizing materials per Section 16.52.030.D Riverside County Municipal Code would ensure that impacts associated with wind erosion and blow sand would be less than significant.

Mitigation:

No mitigation is required.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Air Quality Greenhouse Gas Analysis, iLanco Environmental, September 2019, Appendix A

Findings of Fact:

(a) **Less than Significant Impact.** The Proposed Project would directly generate Greenhouse Gas (GHG) emissions from fuel combustion in off-road equipment and on-road vehicles. Additionally, the operation of the Proposed Project would generate GHG emissions through energy use, waste treatment/recycling, and water purveying/treatment. Table 12 summarizes the unmitigated annual GHG emissions associated with construction and operation of the Proposed Project. Construction GHG emissions were amortized over 30 years and added to annual operational emissions. The table shows that annual GHG emissions would not exceed the SCAQMD significance threshold and potential greenhouse gas emission impacts would be less than significant.

Table 12: Annual GHG Emissions Without Mitigation - Proposed Project (metric tons per year)

Source Category	CO2	CH4	N2O	CO2e
<i>Construction</i>				
2018	186	0	0	187
2019	317	0	0	318
Amortized Annual Construction	17	0	0	17
<i>Operation</i>				
Area Emissions	16	0	0	16
Energy Emissions	555	0	0	558
Mobile Emissions	745	0	0	746
Waste Emissions	8	1	0	21
Water/Wastewater Emissions	29	0	0	34
Operational Emissions	1,353	1	0	1,375
Total Annual GHG Emissions	1,370	1	0	1,391
Significance Threshold				3,000

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

No

Notes:

Emissions might not add precisely due to rounding.
 Construction emissions were amortized over 30 years.
 Total annual GHG emissions are the sum of amortized construction and annual operational emissions.
 CalEEMod mobile emissions were scaled to reflect traffic trips predicted by the Traffic Study.

(b) **No Impact.** The State of California has adopted laws and policies to regulate and reduce GHG emissions. The following is a listing of relevant State laws to reduce GHG emissions. Detail discussion of each State law is presented in Appendix A.

- Executive Order B-30-15, Senate Bill 32 and Assembly Bill 197
- Assembly Bill 1493
- Executive Order S-3-05
- Assembly Bill 32
- Executive Order S-1-07
- Senate Bill 97
- Senate Bill 375
- Assembly Bill 341 and Senate Bills 939 and 1374
- California Code of Regulations (CCR) Title 24, Part 11

The proposed Project analysis has quantified GHG emissions in the Air Quality GHG Report (Appendix A) and has determined that GHG emissions would not exceed the SCAQMD threshold. The proposed Project would comply with existing regulations, applicable to project activities, and would, by law, comply with future regulatory requirements, applicable to project activities, developed as part of the Scoping Plans. Construction and operation of the Proposed Project would comply with CARB and SCAQMD requirements. Similarly, residents and visitors to the Proposed Project would use vehicles that in turn are regulated by EPA and CARB. Therefore, the Proposed Project would not conflict State’s regulations and policies that provide for the reduction of greenhouse gas emissions.

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?

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?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Phase I Environmental Site Assessment, CMH Environmental Group, Inc. October 2018, Appendix F. Phase II Environmental Assessment, LGC Geo-Environmental, Inc. September 2019, Appendix F-1.

Findings of Fact:

(a) **Less than Significant Impact.** Title 22 of the California Code of Regulations (CCR), Division 4.5, Chapter 11, Article 3 classifies hazardous materials into the following four categories based on their properties: toxic (causes human health effects), ignitable (has the ability to burn), corrosive (causes severe burns or damage to materials), and reactive (causes explosions or generates toxic gases). Hazardous materials have been and are commonly used in commercial, agricultural and industrial applications as well as in residential areas to a limited extent. Hazardous wastes are hazardous materials that no longer have practical use, such as substances that have been discarded, discharged, spilled, contaminated, or are being stored prior to proper disposal. The health impacts of hazardous materials exposure are based on the frequency of exposure, the exposure pathway, and individual susceptibility.

Onsite Site Assessment

A site assessment of the project site was conducted to determine if any significant surface or subsurface property contamination by hazardous and toxic substances that should be considered during the construction and operation of the Proposed Project exists. Visual observations of the vegetation and soils on the property were conducted to evaluate if there was discolored soils or sustained damage to the vegetation related to the presence of localized soil or water contamination. Soil stains were not observed and none of the vegetation showed signs of vegetation distress that could be attributed to the presence of contamination. There were no signs that the property formally contained oils wells, dry wells or leach fields or was used as a waste dump site or other subsurface activities. Additionally, a review of historical aerial photographs of the project site showed no signs of environmental concern.

The Phase II Environmental assessment was prepared for the project site to evaluate onsite shallow soils for potential presence of pesticides related to historic agricultural use of the property. A total of eight soil samples were taken from the property and analyzed under laboratory conditions. The results of the soil samples indicated that the levels of arsenic and organochlorine pesticides are less than the regulatory and guidance levels. The onsite soils on the property are non-hazardous and all onsite shallow soil has been determined to be suitable for use as fill for the project. No additional assessment or sampling is recommended.

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

The construction operations associated with the Proposed Project would involve the handling of incidental amounts of hazardous substances, such as solvents, fuels and oil. To avoid public exposure to hazardous materials, the Proposed Project would be required to comply with local, state and federal laws and regulations regarding the handling and storage of hazardous materials. Additionally, to prevent a threat to the environment during construction, the proper management of potentially hazardous materials would be regulated in part by the BMPs contained in the SWPPP that would be prepared for the project. The most pertinent measures would pertain to Material Delivery and Storage; Material Use; and Spill Prevention and Control. These measures would outline the required improvements and procedures for preventing impacts of hazardous materials to workers and the environment during construction. With compliance with local, state and federal hazardous material laws and regulations and implementation of BMPs, potential hazardous impacts to the public would be less than significant.

Long-Term Operation

The long-term operation of the Proposed Project would not be expected to involve the routine transport, use or disposal of hazardous materials in quantities or conditions that would pose a hazard to public health and safety or the environment. Long-term operational impacts associated with the routine transport, use or disposal of hazardous materials would be less than significant.

(b) **Less than Significant Impact.** The operation of the Proposed Project would not involve any activities that would increase the risk of the release of hazardous materials into the environment. The construction operations associated with the Proposed Project would involve the handling of incidental amounts of hazardous substances, such as fuels and oil. To avoid public exposure to hazardous materials, the Proposed Project would be required to comply with local, state and federal laws and regulations regarding the handling and storage of hazardous materials. The long-term operation of the Proposed Project, both residential and commercial uses, would include household hazardous waste such as paints, pesticides and batteries. Compliance with local, state and federal laws and regulations potential impacts associated with accidental release of hazardous materials into the environment would be less than significant.

(c) **Less than Significant Impact** The construction and operation of the Proposed Project would not cause any road closure or create detours that would interfere with adopted regional emergency response plans or regional emergency evacuation plans. At a local level, the Riverside County Fire Department, under contract with the City of Lake Elsinore, would provide emergency response services. The fire department provides 24-hour fire protection and emergency medical services to the project area. The operation of the Proposed Project would not hinder the ability of the fire department to respond to emergencies within the project area. To respond for emergencies the Proposed Project has been designed with a fire lane along the perimeter of the project site. The site design would be reviewed by the Riverside County Fire Department to ensure compliance with project-specific emergency access, water pressure and similar requirements. With compliance with County of Riverside Fire Department design requirements, potential emergency response impacts would be less than significant.

(d) **Less than Significant Impact** The closest school site to the project site would be Butterfield Elementary School located approximately 1.26 miles to the north. As indicated previously, the construction and operation of the Proposed Project would not emit hazardous emissions or handle

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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hazardous materials in way where they would pose a threat to public safety. The project site is located more than 0.25 miles to a school site and the project would be required to comply with local, state, and federal regulations to protect against incidental release. Potential impacts associated the emission or handling of hazards materials would be less than significant.

(e) **No Impact.** Based on the Phase 1 Environmental Site Assessment (Appendix F) prepared for the project. A review of standard environmental records determined that the project site is not included on a list of hazardous materials sites pursuant to Government Code Section 65962.5. In addition, GeoTracker and EnviroStor databases were consulted to determine no hazardous materials sites occur onsite.

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

Findings of Fact:

(a) **No Impact.** The closest airport is Skylark Airport, which is located approximately 2.4 miles southeast from the project site. Skylark Airport is a privately-owned airport that occupies approximately 150 acres of land located at the southern City of Lake Elsinore limits on Corydon Road. This airport provides glider and skydiving opportunities for the community and surrounding region. The runway surface at Skylark Airport consists of gravel and sand; as such, this surface generally does not permit optimal conditions for frequent and convenient airport operations. Skylark Airport is a private use airport with runways that are 2,800 feet in length and fall under the category of Short General Aviation Runways. According to the County of Riverside General Plan, which includes the Elsinore Area Plan, the project site is not within an Airport Influence Area. Therefore, the Proposed Project would not be inconsistent with an Airport Master Plan.

(b) **No Impact** The closest airport to the project site is Skylark Airport. Skylark Airport is not considered a public use airport. The Proposed Project would not require review by the Riverside County Airport Land Use Commission.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(c, d) **Less than Significant Impact** The closest airport to the project site is Skylark Airport, which is more than two miles away. Skylark Airport is not considered a public use airport. The project site is outside of the Skylark Airport Influence Area and would not subject the project to airport related safety hazards. Potential aircraft safety impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HYDROLOGY AND WATER QUALITY Would the project:

23. Water Quality Impacts

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Preliminary Drainage Report, KWC Engineers, December 2018, Appendix G, Regional Water Quality Control Board Santa Ana River Basin Plan, Riverside County Flood Control District Flood Hazard Report/Condition.

Findings of Fact:

(a) **Less than Significant Impact.** The project site is located within the Santa Ana River Watershed and included within the Santa Ana Region Basin Plan (Basin Plan). The Basin Plan designates beneficial uses for waters for the Santa Ana River Watershed which identifies quantitative and narrative criteria for a range of water quality constituents applicable to certain receiving water bodies in order to protect these beneficial uses. Additionally, the Basin Plan establishes water quality objectives to ensure

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the protection of beneficial uses. The primary receiving water body would be Lake Elsinore. The project site underlies the Elsinore Groundwater Basin. As shown in Table 13 and Table 14, the Basin Plan identifies beneficial uses for Lake Elsinore and Elsinore Groundwater Basin.

Table 13: Study Area Water Body Beneficial Uses

Beneficial Use	Lake Elsinore	Elsinore Groundwater Basin
Municipal	NL	X
Groundwater	NL	NL
Agriculture	NL	X
Industrial	NL	NL
Industrial Processes	NL	X
Recreation 1	X	NL
Recreation 2	X	NL
Warm Waters	X	NL
Wild Waters	X	NL
Rare Waters	NL	NL
Cold Water	X	NL
L- Not Listed, X- Present or Potential Use, I- Intermittent Beneficial Use		

Table 14: Water Quality Objectives

Reach	TDS	HARD	Na	Cl	TIN	SO4	COD
Lake Elsinore	2000	NL	NL	NL	1.5	NL	NL
Elsinore Groundwater Basin	480	NL	NL	250	1.0	NL	NL
NL- Not Listed, (1) Five year moving Average Concentrations in Units of Milligrams Per Liter TDS= Total Dissolved Solids, HARD=Hardness, Na= Sodium, TIN= Total Inorganic Nitrogen, Cl=Chloride, SO4=Sulfate, COD=Chemical Oxygen Demand							

Section 303 (d) Water Bodies

Under Section 303 (d) of the Clean Water Act, the State Water Resources Control Board (SWRCB) is required to develop a list of impaired water bodies. Each of the individual Regional Water Quality Control Boards are responsible for establishing priority rankings and developing action plans, referred to as total maximum daily loads (TMDLs) to improve the water quality of water bodies included in the 303(d) list. Study area receiving water bodies that have been listed as 303 (d) impaired water bodies is shown in Table 15.

Table 15: 303 (D) Listed Impaired Water Bodies

Water Body	Impairment
Lake Elsinore	PCB's Organic Compound, Nutrients, Organic Enrichment, Sediment Toxicity, Unknown Toxicity

The following analysis evaluates if the Proposed Project would conflict with beneficial uses and water quality objectives or further impair any listed 303 (d) Impaired Water Bodies established in the Basin Plan.

Beneficial Uses

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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During construction there would be the potential for degraded surface water runoff to be generated from the construction sites and conveyed into local drainage facilities, which could conflict with beneficial uses established for project area surface water bodies. Depending on the constituents in the surface water, the water quality of project area surface water bodies could be reduced. The Proposed Project would disturb more than one acre of area and would therefore be required to obtain a NPDES State General Construction Permit from the State Water Resources Control Board. In accordance with the State General Construction Permit, a SWPPP would be required to be prepared and implemented. BMPs would be identified to minimize degraded surface water runoff impacts. Such measures could include placement of sandbags or waddles near drainages, use of rumble racks or wheel washers or other measures to avoid sediment transport. Additionally, the Proposed Project would be required to file a Notice of Intent to the Storm Water Report Tracking System and obtain a waste discharger Identification number from the State Water Resources Control Board. Compliance with the NPDES State General Construction Permit would ensure that potential construction related storm water impacts would be less than significant.

The long-term operation of the Proposed Project would generate surface water runoff that could contain pollutants that could conflict with project area surface water beneficial uses. The Proposed Project would be required to comply with Riverside County RWQCB Long-Term Post Construction stormwater requirements to reduce the amount of impervious areas and capture and treat or infiltrate stormwater runoff. The Proposed Project includes a biological treatment basin that would capture and treat stormwater runoff which would ensure that long term operational storm water impacts would be less than significant.

Water Quality Objectives

It is unlikely that the construction and operation of the Proposed Project would discharge elevated levels of sodium, chloride, nitrogen or sulfate into any project area drainage system or infiltrate into the groundwater basin. There would be the potential that during construction and operation of the Proposed Project, elevated levels of total dissolved solids could be discharged into the project area drainage system, most likely in the form of surface water runoff. During construction, BMPs would be employed to control surface water runoff and long-term surface water runoff would be treated in the proposed biological treatment basin. With the implementation of the BMPs and biological treatment basin, the potential for elevated levels of total dissolved solids being discharged into the project area water bodies or the groundwater basin would be low and potential impacts would be less than significant.

Section 303 (d) Impaired Water Bodies

It is unlikely that the construction and operation of the Proposed Project would introduce elevated levels of PCB's Organic Compound, Nutrients, Organic Enrichment, Sediment Toxicity and Unknown Toxicity that would be discharged or conveyed into Lake Elsinore. The Proposed Project would comply with RWQCB requirements for the management of construction related stormwater runoff and post construction stormwater runoff. Compliance with RWQCB requirements in-conjunction with the implementation of the proposed biological treatment basin would avoid further impairment of impaired water bodies within the study area.

(b) **Less than Significant Impact.** The project area overlies the Elsinore Groundwater Basin. Borings conducted on the project site did not encounter groundwater at a maximum depth of 50 feet.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Groundwater data obtained from the State Water Resources Control Board identifies historical groundwater depths from approximately 26 ft. to 39 ft. below the ground surface, from a monitoring well less than one mile from the site. Based on the groundwater depths, it would be unlikely that groundwater would be encountered during construction. The Proposed Project would not involve the extraction of groundwater or involve any activities that would interfere with groundwater recharge activities. The Proposed Project would increase the overall amount of impervious surfaces within the project area. The increase in impervious surfaces would have a negligible effect on groundwater recharge.

(c) **Less than Significant Impact.** Under existing conditions, surface water flows from the project site in a northeasterly direction to Grand Avenue and is conveyed along the street gutters. The flows travel in an easterly direction along the south side of Grand Avenue and then would turn northerly along Blackwell Boulevard to be intercepted by catch basins, depending on the volume, before ultimately being discharged into Lake Elsinore. The proposed post-construction drainage concept would be consistent with existing drainage pattern. The flows from the site would be contained and would continue to drain in a northeasterly direction to a proposed biological treatment basin. The proposed drainage concept would not substantially alter the existing drainage patterns and impacts are considered less than significant.

(d) **Less than Significant Impact With Mitigation.** During earthwork activities there would be the potential that uncovered soils on the project site could be exposed to water erosion and/or wind erosion impacts. Additionally, there would be the potential that construction vehicles and construction equipment could transport sediment onto local streets and into local drainage systems. The Proposed Project would disturb more than one acre of area and would be required to obtain a General Construction Permit from the State Water Resources Control Board. The General Construction Permit requires preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP) and the filing of a Notice of Intent with the State Water Resources Control Board. With the implementation of Mitigation Measure GEO-2 potential erosion impacts would be reduced to a less than significant level.

(e-f) **Less than Significant Impact.** The Proposed Project drainage pattern has been designed to be consistent with the existing drainage pattern. Project development would create more impervious surfaces which could increase surface runoff. The increased surface runoff would not be anticipated to cause flooding because the flows from the site would be contained and would continue to drain in a northeasterly direction to a proposed infiltration biological treatment basin in the northeast corner of the project site. The proposed drainage pattern would not create or contribute runoff that would exceed the capacity of existing or planned stormwater drainage systems and would not introduce a substantial new source of surface water runoff pollutants. The computed 10-year storm event is contained below the top of curb and the computed 100-year storm event meets required freeboard for building pads. Additionally, the site drains to the Santa Ana Watershed – Lake Elsinore therefore Hydromodification shall not be required. With the incorporation of standard conditions of approval and the operation of the water quality biological treatment basin, potential surface water runoff water impacts would be less than significant.

(g) **Less than Significant.** The National Flood Insurance Act (1968) established the National Flood Insurance Program, is designed to minimize flood damage within Special Flood Hazard Areas. The Federal Emergency Management Agency (FEMA) is the agency which administrates the National Flood

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Insurance Program. Special Flood Hazard Areas (SFHA) are defined as areas that have a 1% chance of flooding within a given year. This is also referred to as the 100-year flood. Flood Insurance Rate Maps (FIRMs) were developed to identify areas of flood hazards within a community. According to the Flood Insurance Rate Map (FIRM) catalog, the FIRM for the project site is MAP Number: 06065C2038G. According to the FIRM, the site is located within Zone X, which is an area outside the 0.2% annual chance of flood (500-year). Therefore, the Proposed project would not impede, or redirect flood flows. Potential impacts would be less than significant.

(h) **Less than Significant Impact.** According to the Riverside County General Plan, the project site is within a Dam Inundation Risk Area. Dam failure of the Railroad Canyon Dam at Canyon Lake could potentially cause flooding on the project site. The Proposed Project would be required to comply with flood proofing and flood protection requirements of the Riverside County Flood District and the Riverside County General Plan Flood and Inundation Hazard policies and requirements. Compliance with Riverside County Flood Control District and Riverside County General Plan flood proofing and protection requirements would reduce potential dam inundation flood risks to a less than significant level.

(i) **No Impact.** Implementation of the Proposed Project would not conflict with beneficial uses established for receiving water bodies for the project, would not conflict with water quality objectives or further impair and existing impaired water bodies. The preparation and implementation of a SWPPP, and BMPs contained within, along with the biological treatment basin will protect beneficial uses. Additionally, the project would not result increased water demands that would require additional extraction of underground water supplies that would affect the sustainability of the Elsinore Valley Groundwater Basin.

Mitigation Measures

Refer to Mitigation Measure GEO-2 in the Geology and Soils section.

Monitoring:

County of Riverside staff to confirm in project grading plans.

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?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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: Riverside County General Plan, City of Lake Elsinore General Plan

Findings of Fact:

(a) **No Impact:** The current zoning on the project site is General Commercial (C-1/C-P). The Proposed Project includes a Zone Change request from General Commercial to Mixed Use. The land uses proposed for the project site would be consistent with the existing Mixed-Use Designation, after approval of the Change of Zone. No land use planning impacts would occur.

(b) **No Impact:** The construction and operation of the Proposed Project would be confined to the project site. The residential land uses proposed on the project site would be enclosed in a gated community and would not divide any existing residential communities. The project proposes a mix of residential uses that would vary in value and provide options for affordability as single-family detached homes are typically more costly than multi-family attached homes. The project does not propose a storm drain channel, utilities or major roadway that could potentially divide an established community. A landscape buffer would be provided between the planned commercial land uses and planned residential land uses on the project site to avoid land use conflicts between the Proposed Project and planned and existing land uses in the area. No land use compatibility impacts would 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"/>
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: Riverside County General Plan Figure OS-6 “Mineral Resources Area”

Findings of Fact:

(a) **No Impact:** According to the Riverside County General Plan the project site is identified as having a State Mining and Geology Board classification of MRZ-3a, which indicates that available geologic information indicates that mineral deposits are likely to exist, however, the significance of the deposits is undetermined. The project site is currently not used for mining. Therefore, implementation of the Proposed Project would not result in the loss of regionally important known mineral resources.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(b) **No Impact:** The project site is currently not used for mining. Riverside County's General Plan Figure OS-6, Mineral Resource Zones, shows the site to be located in a Mineral Resource Zone – 3 and not located in a locally important mineral resource recovery site. Therefore, implementation of the Proposed Project would not result in the loss of locally important known mineral resources.

(c) **No Impact:** The project site is surrounded by existing residential development and vacant land that is not utilized for mining. No mines, quarries or surface mining operations occur near the project site. The project site is not located adjacent to an existing surface mine and therefore would not expose people or property to hazards associated with existing or abandoned quarry or mine. No Impact would occur.

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 be residing or working in the project area to excessive noise levels?

(a) **Less Than Significant Impact:** According to the County of Riverside General Plan the project site is not located within 2 miles of a public airport and or public use airport. Therefore, the Proposed Project would not be exposed to excessive aircraft noise impacts. Impacts are considered less than significant.

(b) **Less than Significant Impact.** The closest airport to the project site would be the Skylark Airport located approximately 2.4 miles to the southeast. The project site is not located within an airport land use plan and is over two miles away from a public airport. Skylark Airport is a privately- owned airport that occupies approximately 150 acres of land located at the southern end of Lake Elsinore. The only permits general aviation aircraft mostly for glider and skydiving opportunities. The runway surface at Skylark Airport consists of gravel and sand; as such, this surface generally does not permit optimal conditions for frequent airport operations. Occasional overflights would occur in the vicinity of the project site. However, the general aviation aircraft that would use airport would have minimal noise impacts compared to commercial aircraft and would not expose people to excess aircraft noise impacts. Potential impacts would be less then significant.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
general plan, noise ordinance, or applicable standards of other agencies?				
b) Generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Home Sweet Home Noise and Vibration Study, A/E Tech, September 2018, Appendix J, Riverside County General Plan, Table N-1 (“Land Use Compatibility for Community Noise Exposure”);

Findings of Fact:

a) **Less than Significant Impact with Mitigation.** The following analysis evaluates long-term operational noise impacts and short-term construction impacts generated from the Proposed Project.

Long Term Operational Noise Impacts

The Proposed Project residential and commercial land uses would be compatible with the surrounding area and would not result in high levels of operational noise impacts. Potential long-term noise effects generated from the Proposed Project on noise-sensitive uses in the project area would be mostly from project-related changes in vehicular traffic volumes on the local roadways and potential introduction of stationary noise sources associated with the proposed commercial land uses.

The proposed commercial land uses could result in the introduction of certain noise sources to the project area. Typical noise-generating sources associated with similar commercial uses include occasional delivery operations, heating, ventilation and air conditioning (HVAC) equipment, and trash compactors. Experience shows that noise from delivery and trash compacting activities associated with commercial developments are generally infrequent and could be minimized through the use of semi-enclosures that block the line-of-sight from neighboring noise-sensitive uses. Noise from the use of HVAC equipment could also be controlled through proper equipment placement (i.e., away from residential uses), use of parapets, and appropriate architectural design.

Estimated future traffic CNEL at the nearest setback of a proposed hotel from Grand Avenue (west wing of the hotel) would be 69 dB. At other hotel locations facing Grand Avenue, the exterior noise level would be approximately 63 dB CNEL. In order for the rooms located at this setback from the roadway to achieve the County’s interior standard of 45 dB CNEL, the building shell would have to provide an outdoor-to-indoor noise level reduction (NLR) of 24 dB (69- 45=24). The amount of NLR needed at the farther hotel locations facing Grand Avenue would be approximately 18 dBA. With the implementation of Mitigation Measure N-2 future cumulative noise impacts would be less than significant.

Project Traffic Noise Impacts

Table 17 shows the estimated CNEL noise levels between the without-Proposed Project (Baseline) and with-Proposed Project conditions at set distances from the centerline of roadways in the project area.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Table 17: Comparison of Existing CNEL Values With and Without the Project

Roadway Segment	CNEL, dB		
	Existing	Existing + Project	Difference
Grand Ave. @ 100 ft south of roadway centerline	63.2	63.3	0.1
Grand Ave. @ 100 ft north of roadway centerline	62.9	63.0	0.1
Blackwell Blvd. @ 50 ft west of roadway centerline	55.8	56.2	0.4
Blackwell Blvd. @ 50 ft east of roadway centerline	55.1	55.7	0.6

Source: A/E Tech LLC

As shown in Table 18, the noise effect of adding the project daily traffic volumes to existing traffic would increase the exterior CNEL at noise-sensitive locations up to 0.1 dB along Grand Avenue and 0.6 dB along Blackwell Boulevard. Noise level changes below 3 dBA are not discernable. Therefore, the Proposed Project-related increases in daily average traffic noise levels would be insignificant.

The following analysis evaluates short-term construction noise impacts generated from the Proposed Project

Construction Activity Noise Impacts

The Proposed Project is anticipated to be completed in typical construction phases which would include, site preparation, grading, building construction, paving, and architectural coating. Table 18 provides a listing of typical noise levels from commonly used construction equipment that would be used at the project site and the estimated noise level at a distance of 50 feet from the equipment. In accordance with County Noise Code, construction noise would be exempted from County Noise standards if it occurs between the hours of 6:00 a.m. to 6:00 p.m. during the months of June through September and between the hours of 7:00 a.m. and 6:00 p.m. during the months of October through May.

Table 18: Reference Construction Equipment Noise Levels

Equipment Type	Actual L _{max} at 50 Feet (dBA)
Backhoe	80
Rubber Tire Dozer	85
Air Compressor	80
Crane, Mobile	85
Excavator	85
Forklift	75
Grader	85
Loader	80
Paver	77
Roller	80
Tractor	84

Source: Federal Highway Administration, 2006

To estimate construction noise impacts within the project area, noise levels were recorded at eight noise-sensitive neighboring residential locations. The nearest existing outdoor activity areas to the project site are backyards and pool areas of single-family residences. The selected construction noise receivers are shown as locations 1 through 8. Table 19 provides a summary of the estimated lowest to

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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worst-case noise levels generated by the different construction activities for the Proposed Project. For comparison purposes, Table 19 also shows the existing daytime ambient noise levels at each receiver location, based on the existing onsite noise level measurements.

Table 19: Comparison of Estimated Construction Noise Levels to Existing Noise Levels (Leq, dB)

Receiver Location	Receiver Address	Construction Hourly Leq		Base Ambient Noise Level, Leq	Combined Construction + Background Leq	
		Lowest	Highest		Lowest	Highest
Site Preparation						
1	33040 Maiden Ln.	58	77	47	58	77
2	33040 Maiden Ln.	59	76	47	59	76
3	17559 Raley Ave.	64	86	47	64	86
4	17566 Sutherland Ave.	65	85	47	65	85
5	17577 Sutherland Ave.	58	85	47	58	85
6	17565 Brightman Ave.	61	85	47	61	85
7	33208 Maiden Ln.	54	66	47	55	66
8	33160 Landerville Blvd.	50	65	47	52	65
Grading						
1	33040 Maiden Ln.	60	77	47	60	77
2	33040 Maiden Ln.	60	78	47	60	78
3	17559 Raley Ave.	65	88	47	65	88
4	17566 Sutherland Ave.	66	86	47	66	86
5	17577 Sutherland Ave.	64	87	47	64	87
6	17565 Brightman Ave.	63	85	47	63	85
7	33208 Maiden Ln.	56	68	47	57	68
8	33160 Landerville Blvd.	55	66	47	56	66
Building Construction						
1	33040 Maiden Ln.	56	74	47	57	74
2	33040 Maiden Ln.	57	75	47	57	75
3	17559 Raley Ave.	59	78	47	59	78
4	17566 Sutherland Ave.	62	83	47	62	83
5	17577 Sutherland Ave.	60	77	47	60	77
6	17565 Brightman Ave.	58	77	47	58	77
7	33208 Maiden Ln.	57	67	47	57	67
8	33160 Landerville Blvd.	57	67	47	57	67
Paving						
1	33040 Maiden Ln.	50	67	47	52	67
2	33040 Maiden Ln.	51	68	47	52	68
3	17559 Raley Ave.	50	74	47	52	74
4	17566 Sutherland Ave.	52	74	47	53	74
5	17577 Sutherland Ave.	48	73	47	51	73
6	17565 Brightman Ave.	46	68	47	50	68
7	33208 Maiden Ln.	45	61	47	49	61
8	33160 Landerville Blvd.	45	57	47	49	57

As shown in Table 19, the construction activities on the project site would result in increases in noise levels at exterior areas of all the existing adjacent residential locations. The most noise intensive construction stages would be the site preparation and grading stages; however, these activities would be relatively short-lived occurring approximately 10 and 20 days, respectively. Additionally, the noise

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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model conservatively assumes all equipment running simultaneously near the property line. For much of the duration of each phase of construction, noise levels are expected to be lower than these levels because frequency and duration of equipment use and distances to receivers would vary. In addition, residential construction practices and building components typically afford an outdoor-to-indoor noise level reduction of up to 15 dBA with windows open. With windows closed, an outdoor-to-indoor noise level reduction of 20 dBA or more may be expected pending window design and materials. To reduce construction noise impacts, construction equipment would be fitted with noise reducing features and noise barriers would be placed between noise-sensitive uses and the construction activities. Additionally, the Proposed Project would first construct concrete block walls and residential buildings along the perimeter of the project site. The concrete block walls and the future buildings would afford noise shielding to the adjoining noise-sensitive areas. Therefore, from a noise minimization standpoint, the best approach during the building construction phase would be to erect the buildings that are closest to the neighboring residential areas first, so that the building structures could provide shielding to the noise-sensitive areas during the rest of construction.

Based on the analysis provided above, the Proposed Project construction activities would result in a temporary noise increase on nearby receptors. The construction activities would occur during the hours of the day when construction noise would be exempt from the County’s Noise Ordinance. To reduce construction noise levels, the Proposed Project would be required to prepare and implemented a Noise Control Plan which would require the operation of low noise emitting construction, prohibiting warming up of engines before 7:00 a.m. and the placement of noise barriers between construction activities and noise sensitive land uses. With the implementation of Mitigation Measure N-1 construction noise impacts would be less than significant.

Construction Traffic Noise Impacts

Construction activities associated with the Proposed Project would contribute construction traffic noise within the project area. To quantify traffic noise effects, exact volumes of trucks and employee vehicles during each stage of construction were modeled. The a.m. peak hour traffic conditions were modeled on existing traffic data with the effects of construction traffic during the building construction phase, when construction traffic would be at its highest. Table 20 summarizes the findings of the construction traffic noise evaluation, assuming a worst-case scenario of all employee and truck traffic utilizing the segment of Grand Avenue west of Blackwell Boulevard. As seen in Table 20, the addition of construction traffic would result in traffic noise level increases near 0.3 dBA along Grand Avenue near the project site during the morning hour with highest construction traffic. Such increases would not be perceptible to noise-sensitive uses along the roadway. Therefore, potential construction traffic noise impacts would be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Table 20: Existing Background AM Hour Traffic Noise Levels Compared to Background-Plus-Construction Traffic Noise Levels (Leq, dB) @ 100 Feet from Roadway Centerline

Roadway Segment	Existing	Existing + Building Construction	Increase
Grand Ave., West of Blackwell Blvd.			
South of Grand Ave.	60.2	60.5	0.3
North of Grand Ave.	60.3	60.5	0.2
Source: A/E Tech LLC			

Conclusion

The construction and operation of the Proposed Project would not result in noise levels that would be in excess of noise standards in the General Plan or Ordinance No. 457. With the incorporation of Mitigation Measure N-1, potential noise impacts would be less than significant.

b) **Less than Significant Impact with Mitigation.** The following analysis evaluates potential vibration impacts associate with implementation of the proposed project.

Construction Activity Vibration Impacts

Potential impacts of vibration can range from no perceptible effects at the lowest vibration levels, to low rumbling sounds and perceptible vibrations at moderate levels, to structural damage at the highest levels. Site ground vibrations from construction activities very rarely reach the levels that can damage structures, but they may be perceived in buildings very close to a construction site.

Existing residential uses located adjacent to the project site could temporarily be exposed to the generation of low levels of ground-borne vibration impacts generated from site preparation and grading construction phases. The nearest structures to the project site are single-family residences located approximately 10 feet at their nearest point from the project disturbance footprint. Since the County Code does not provide a quantifiable vibration threshold, the California Department of Transportation (Caltrans)/Federal Transportation Authority (FTA) guidance has been utilized as the threshold to determine the level of significance of potential noise impacts. The guidance defines the threshold of human perception at 0.01 inch per second (in/sec) peak particle velocity (PPV), distinctly perceptible at 0.04 in/sec PPV, strongly perceptible at 0.1 in/sec PPV, and severe at 0.4 in/sec PPV. The structural damage threshold for older residential structures is set at 0.3 in/sec PPV.

The primary source of potential vibration during construction would be from the operation of a bulldozer. A larger bulldozer would create a vibration level of 0.089 in/sec PPV at 25 feet. Based on the type of proposed equipment and the distances between the nearest residence and project disturbance footprint, vibration levels from a large bulldozer are expected to be somewhere between 0.24 and 0.35 in/sec PPV, depending on the local soil type, which would be strongly perceptible at times and potentially above the threshold for structural damage if adequate setback distances are not maintained to achieve adequate attenuation and damping. It should be noted that these would represent conservative estimations as not all activities would be concentrated at the project site's property line; vibration levels would diminish when equipment moves away from the property line toward the center of the project site. The vibration generated by large equipment used during site preparation and grading

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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would be a temporary source of human annoyance during the project's daily permitted construction hours and could possibly approach structural damage thresholds if proper setbacks are not maintained for large/vibration-causing equipment. To minimize vibration impacts the Proposed Project would prepare and implement a Noise Control Plan which would require using larger setbacks between large vibration generating construction equipment, requiring low vibration generating construction for areas less than 25 feet from the construction activities and a requiring 10 minute per hour time restriction for use of vibration-generating heavy equipment based on the type of equipment to be used within 100 feet of sensitive receptors and/or existing structures. With the implementation of Mitigation Measure N-1 potential construction noise vibration impacts would be less than significant.

Operational Vibration Impacts

The operation of the Proposed Project would involve the use of the developed project site for residential and commercial uses. The operation of the proposed residential and commercial land uses on the project site would not involve the daily operation of large equipment that could result in excessive vibration impacts. Therefore, the operation of the Proposed Project would result in less than significant vibration impacts.

Mitigation:

N-1: The Sponsor/Contractor shall prepare and implement a Construction Noise Control Plan that must be approved by the County prior to issuance of a grading or building permit. The plan shall include the following provisions:

1. Prior to construction, the residences within 200 feet of the Project site shall be provided the name, phone and email contact information of a Sponsor-appointed Construction Liaison that can answer noise-related questions and concerns.
2. The Construction Liaison shall be responsible for planning and implementing measures (detailed below) during all project construction stages. The Construction Liaison will maintain a weekly lookahead schedule of planned activities and corresponding measures considering the intensity of planned activities and proximity to residential receivers. A summary of the completed activities and implemented measures will be provided to the County via email by the second working day of the following week.
 - a. Using equipment engines fitted with mufflers;
 - b. Placing construction staging and equipment storage areas at locations as far away from noise-sensitive locations as possible;
 - c. Using temporary noise barriers to shield nearby noise-sensitive uses from construction activities that will require heavy/noisy equipment within 100 feet of the property line for durations of longer than 10 minutes within an hour;
 - d. Using additional setbacks and a 10 minute per hour time restriction for use of vibration-generating heavy equipment based on the type of equipment to be used within 100 feet of sensitive receptors and/or existing structures;
 - e. Prioritizing the construction of the perimeter walls and proposed buildings closest to neighboring residences, for shielding from remaining activities during the Building Construction stage.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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N-2: prior to issuance of a building permit, the construction plans shall indicate materials to be used in the hotel building shell to maintain standards in locations of hotel rooms facing Grand Avenue. It is anticipated that the building shell would have to provide an outdoor-to-indoor noise level reduction (NLR) of 24 dB (69-45=24). The amount of NLR needed at the farther hotel locations facing Grand Avenue would be approximately 18 dBA. Additionally, architectural treatments shall be included in the project to shield noise generated from mechanical equipment.

Monitoring: County Building and Planning Staff confirm measures reflected in building plans

PALEONTOLOGICAL RESOURCES:

28. Paleontological Resources

a) Directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature?

Source: Phase 1 Paleontological Assessment Report, VCS Environmental, May 2018 (Appendix K, Riverside County General Plan Figure OS-8 “Paleontological Sensitivity”)

Findings of Fact:

To determine the potential for paleontological resources to be present on the project site, a record search was conducted by the Vertebrate Paleontology Section of the Natural History Museum of Los Angeles County (NHMLAC) in April of 2018. Additionally, paleontological resources survey was conducted by Jeffrey D. Cassidy on April 26, 2018. The records search revealed no previously recorded paleontological resources on or adjacent to the project site. No fossils were observed on the surface during the paleontological resource survey. According to the NHMLAC the project site contains Quaternary lacustrine (lake) deposits. Even shallow excavations occurring in a Quaternary lacustrine (lake) deposits could encounter significant vertebrate fossils. These horizons have a potential to yield significant micro-vertebrate (rodents, rabbits and other small to medium vertebrates) and large vertebrate (extinct elephants, horses, tapirs, camels) fauna. To avoid potential impacts to unknown paleontological resources Mitigation Measure PALEO-1 would be required. With the implementation of Mitigation Measure PALEO-1 potential impacts to unknown paleontological resources would be reduced to less than significant.

Mitigation:

PALEO-1: Prior to the issuance of the grading permit for ground-disturbance activities (i.e., grading and excavation), the Property Owner/Developer shall submit a Paleontological Resource Impact Mitigation Plan (PRIMP), developed by a Supervising Paleontologist retained for the Project, to the lead agency. The PRIMP shall include recovery, preparation (to the point of identification), identification, and curation of fossil materials. The PRIMP shall also include provisions for significant paleontological specimens recovered during mitigation to be deposited for curation in an accredited and permanent scientific institution with a research and/or educational interest in the materials such as the Western Science Center, Hemet. The paleontologist shall have a written repository agreement prior to initiating mitigation activities. These requirements shall be included as notes on the contractor grading plans and shall be verified by the lead agency, or its designee, prior to commencement of grading activities. The following mitigation measures shall be outlined in greater detail in the PRIMP:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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1. The Supervising Paleontologist shall be retained and be present at all preconstruction planning and pre-grading meetings.
2. Prior to the approval of grading plans for any grading permit, a Paleontological Assessment Report shall be submitted to the lead agency for review and approval. This report shall identify the geological formations that would be exposed to grading/disturbance activities and each formation's paleontological sensitivity. Paleontological resource requirements shall be incorporated as a note on the grading plan cover sheet. For most grading activities, a qualified Paleontologist shall be retained by, and at the expense of, the Project Applicant to monitor, and, if necessary, salvage scientifically significant fossil remains during grading operations. The duration of these inspections shall be determined by the Supervising Paleontologist and shall depend on the sensitivity of the rock units, the rate of excavation, and the abundance of fossils.
3. Paleontological monitoring shall be conducted during grading and other excavation work as determined necessary by the Supervising Paleontologist. Recommended hours for monitoring activities shall be established by the Supervising Paleontologist and shall be outlined in the PRIMP. It shall be the responsibility of the Supervising Paleontologist to demonstrate, to the satisfaction of the lead agency, the appropriate level of monitoring necessary based on the grading plans.
4. Any paleontological work at the site shall be conducted under the direction of the Supervising Paleontologist.
5. Grading activities in the Quaternary young valley alluvial deposits shall require full-time monitoring by a Qualified Paleontologist.
6. Geologic units of low or moderate paleontological sensitivity shall require part-time monitoring. If significant fossils are observed during grading as determined by the Supervising Paleontologist, full-time monitoring shall be implemented. Monitoring may be reduced if the potentially fossiliferous units described in this assessment are not present in the subsurface or, if present, are determined upon exposure and examination by a qualified Paleontologist to have low potential to contain fossil resources.
7. Qualified Paleontologists shall have the authority to temporarily divert or direct grading efforts to allow for evaluation and any necessary salvage of exposed fossils.
8. Because of the potential for producing small vertebrate microfossils, periodic screening of fine-grained sediment from cuts shall be performed by the Qualified Paleontologist. Such material may be removed in bulk and screened off site to minimize interference with grading operations.
9. If a fossil discovery occurs during grading operations when a Qualified Paleontologist is not present, grading shall be diverted around the area until the Monitor can access the find.
10. Recovered specimens shall be prepared to the point of identification and permanent preservation, including washing sediments to recover small vertebrates or invertebrates' fossils.
11. Any fossils recovered, along with their contextual stratigraphic data shall be donated to the Western Science Center in Hemet or another appropriate institution with an educational and research interest in the materials.
12. A Final Report detailing findings and disposition of specimens shall be submitted to the lead agency and repository institution.

Monitoring:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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County of Riverside Planning and Building Staff confirm Paleontological Resource Impact Mitigation Plan (PRIMP) prepared.

POPULATION AND HOUSING Would the project:

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

Source: Onsite Observation, Riverside County General Plan

Findings of Fact:

a) **No Impact.** The project site is currently vacant. Implementation of the Proposed Project would not displace any existing house that would require the construction of new replacement housing. Therefore, no impacts to existing housing would occur.

b) **Less Than Significant Impact:** The construction of the Proposed Project would generate short-term construction related employment opportunities. The long-term operation of proposed commercial uses would also generate a handful of new permanent employment opportunities. It is anticipated that the short-term construction and permanent employment opportunities generated from the Proposed Project would be filled by the local labor market and would not create a demand for additional housing. The project would be adding a mix of residential and commercial uses to the area which is not anticipated to create a demand for additional housing, Impacts are considered less than significant.

c) **Less Than Significant Impact:** The Proposed Project does not include regional roadway or infrastructure improvements that would facilitate and induce substantial population growth in the project area. Forty six new residential units would not be considered a substantial amount of development that would induce population growth. Population growth impacts would be less than significant.

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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Safety Element, Google Maps

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

Less than Significant Impact. The Riverside County Fire Department provides fire protection services within unincorporated Riverside County, including the project site. The nearest existing Fire Station is the Riverside County Fire Department Station #11, located at 33020 Maiden Lane, Lake Elsinore, CA 92530, which is adjacent to the Project site to the northwest. Implementation of the Proposed Project would not substantially increase the demand for fire protection services or substantially increase response times over the current level of demand and would not require the construction of new fire protection facilities. Any potential adverse effects to fire protection services associated with the development of the Proposed Project would be prevented by the payment of standard fees to the County of Riverside. The Proposed Project would be required to comply with County Ordinance No. 659 to prevent any potential effects to fire services from rising to a level of significance. County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

31. Sheriff Services

Source: Riverside County General Plan

Findings of Fact:

Less than Significant Impact. The project area is serviced by the Riverside County Sheriff's Department Lake Elsinore Station located at 333 W Limited Ave, Lake Elsinore, CA 92530. The Proposed Project would have an incremental effect on the level of sheriff services provided in the vicinity of the Project area but would not be expected to substantially increase the level of demand over the current condition. The Proposed Project would be required to comply with County Ordinance No. 659 to prevent any potentially significant effects to sheriff services. County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Impacts are anticipated to be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

32. Schools

Source: Lake Elsinore Unified School District (LEUSD) School Site Locator, Google Maps, LEUSD Developer Fees

Findings of Fact:

Less than Significant Impact. The project site is located with the Lake Elsinore Unified School District. The closest school is Butterfield Elementary School located to the northwest at 16257 Grand Ave, Lake Elsinore, CA 92530, which is approximately 1.3 miles away. There would be the potential that the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Proposed Project could incrementally increase the enrollment of students within the Lake Elsinore Unified School District. The potential impact on school services would be offset through the payment of mitigation fees to the LEUSD, prior to the issuance of a building permit. With payment of school impact fees, potential impacts on school services would be less than significant. This is a standard condition and not considered mitigation.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

33. Libraries

Source: Riverside County General Plan (Housing Element), Ord. No. 659 (Establishing Development Impact Fees)

Findings of Fact:

Less than Significant Impact. The Proposed Project is consistent with the County's General Plan and would not result in additional population growth beyond what is estimated in the General Plan. Implementation of the Proposed Project would incrementally increase the demand for library services. Potential incremental impacts to library services would be offset by the development impact fee (Ordinance No. 659), which is based on the number of new residential units a project imposes on the facilities listed in the ordinance. Impacts are anticipated to be less than significant. With payment of the library impact fee, potential impacts on library services would be less than significant. This is a standard condition and not considered mitigation.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

34. Health Services

Source: Riverside County General Plan, Google Maps

Findings of Fact:

Less than Significant Impact. The project site is located approximately 9 miles from the nearest hospital, the Inland Valley Medical Center, at 36485 Inland Valley Dr, Wildomar, CA 92595. Implementation of the Proposed Project would incrementally increase the need for health services provided in the vicinity of the project area. The Proposed Project is consistent with the County's General Plan and would not result in additional population growth beyond what is estimated in the General Plan. Implementation of the Proposed Project would incrementally increase the demand for health services. The project would be subject to development impact fee Ordinance No. 659, which is assessed to alleviate the impacts created by new residential development in unincorporated Riverside County. Potential impacts on health services are anticipated to be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
RECREATION Would the project:				
35. Parks and Recreation				
a) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

a) **Less than Significant Impact.** The Proposed Project proposes a combination of private open spaces and recreation amenities including a swimming pool with adjacent pool house, common garden areas, playground and 1.49 acres of landscaping on the project site. Potential impacts associated with proposed recreational facilities have been evaluated as part of the analysis within this Initial Study. The project would be providing recreational facilities as part of project development and any physical impacts due to the construction of the new recreational facilities would be reduced to less than significant levels with various mitigation measures and compliance with regulations/conditions throughout this document. Impacts are considered less than significant.

b) **Less than Significant Impact.** Implementation of the Proposed Project could incrementally increase the use of existing recreation facilities. The potential impact would be offset by the onsite recreation facilities proposed by the project and through the payment of development impact fees (Ordinance No. 659) which is based on the number and type of new residential units that this Proposed Project imposes on the facilities listed in the ordinance. With payment of the impact fee, potential impacts on park and recreation facilities would be less than significant. This is a standard condition and not considered mitigation. Potential impacts would be less than significant.

c) **Less than Significant Impact.** Quimby Act Fees would be assessed by the County for the purpose of purchasing or improvement of recreation and park service lands. Therefore, impacts are anticipated to be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
36. Recreational Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Include the construction or expansion of a trail system?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan (Housing Element), Riverside County 800-Scale Equestrian Trail Maps

Findings of Fact:

a) **Less than Significant Impact.** Implementation of the Proposed Project could incrementally increase the use of recreational trails within the vicinity of the project area. Potential impacts to recreational trails would be offset through payment of development impact fees (Ordinance No. 659) which is based on the number and type of new residential units that this Project proposes. With payment of the impact fee, potential impacts on park and recreation trails would be less than significant. This is a standard condition and not considered mitigation. Potential impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRANSPORTATION Would the project:				
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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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: Trip Generation Analysis and Exemption Letter Home Sweet Home Mixed Use Project, LLG Engineers, May 2018 (Appendix L), Riverside County General Plan

Findings of Fact:

a) **Less than Significant Impact.** Based on the traffic analysis, the Proposed Project would be estimated to generate 707 daily vehicle trips, with 59 trips (25 inbound, 34 outbound) in the A.M. peak traffic hour, and 58 vehicle trips (37 inbound, 21 outbound) in the P.M. peak traffic hour. According to the Riverside County Transportation Department Traffic Impact Analysis Preparation Guide, a proposed

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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land use that generates less than 100 vehicle trips during the peak traffic hours would be considered exempt and would not require the preparation of a traffic impact analysis and would be considered to have a less than significant traffic impact. The project would be reviewed and approved by the County of Riverside Transportation Department to ensure the project would not conflict with any program, plan, ordinance or policy regarding circulation issues. The Proposed Project would generate less than 100 vehicle trips during the A.M. and P.M. peak traffic hours. Due to the relatively small size of the proposed project, the project is not anticipated to substantially increase circulation delays to project vicinity intersections, pedestrians or alternative modes of transportation such as busses or bicycles. The Proposed Project would not conflict with County traffic standards and requirements and therefore would have a less than significant traffic impact.

b) **Less than Significant Impact.** The Proposed Project would generate less than 100 vehicle trips during the A.M. and P.M. peak traffic hours. The project would be reviewed and approved by the County of Riverside Transportation Department to ensure the project would not conflict with the Congestion Management Program. Impacts would be considered less than significant.

c) **Less than Significant Impact with Mitigation.** The construction and operation of the Proposed Project would occur on the project site and would not involve any construction activities on a public roadway that would increase traffic hazards. The Proposed Project would require the movement of heavy construction equipment within the project area during mobilization and demobilization periods. During mobilization and demobilization of heavy construction equipment, turning movements into the project site could require temporary lane closures. All heavy truck traffic generated from the Proposed Project would be required to use a designated truck route for access to and from the project site to minimize traffic hazards. The lane closures would occur during non-peak traffic periods, and if needed flag men would be provided to safely direct traffic. With the implementation of Mitigation Measures T-1 and T-2 potential hazards associated with the mobilization and demobilization of construction equipment would be less than significant.

d) **No Impact.** The Proposed Project would not affect the need for new roadway maintenance. The Proposed Project would utilize existing roadways to access the project site. A private road circulation system would be provided in the gated residential community that would be privately maintained. No impacts associated with road maintenance would occur.

e) **Less than Significant Impact with Mitigation.** The Proposed Project would require the movement of heavy construction equipment within the project area during mobilization and demobilization periods which could result in construction traffic impacts. The impact would be short-term and with the implementation of Mitigation Measures T-1 and T-2 potential construction traffic impacts would be less than significant.

f) **No Impact.** The construction and operation of the Proposed Project would not require the closure of any streets that would impede emergency access. During construction activities adequate emergency access would be maintained at all times. No emergency access impacts would occur.

Mitigation:

T-1: Construction equipment mobilization and demobilization activities will occur during non-peak traffic periods

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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T-2: The Contractor will be responsible for preparing adequate detour and access plans to ensure the safe movement of vehicles and pedestrians during the construction period.

Monitoring: County Riverside Staff to co confirm measures reflected on construction plans.

38. Bike Trails

a) Include the construction or expansion of a bike system or bike lanes?

Source: Riverside County General Plan (Housing and Circulation Elements)

Findings of Fact:

a) **Less than Significant Impact.** Implementation of the Proposed Project could incrementally impact the use of bike trails within the project area. Potential impacts to bike trails would be offset through the payment of development impact fees (Ordinance No. 659), which is based on the number and type of new residential units that this Project imposes. Impacts are anticipated to be less than significant. With payment of development impact fees, potential impacts on bike trails would be less than significant. This is a standard condition and not considered mitigation.

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: Cultural Staff review, Project Application Materials, Riverside County Planning Department Conditions of Approval dated August 10, 2018, Initial Notice Letter dated May 17, 2018.

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a - b) **No Impacts.** In accordance with AB 52, Native American scoping and consultation was conducted as part of the CEQA process for the Proposed Project. "In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all requesting tribes on July 9, 2018. The following individuals/tribes were sent email letters:

- Pechanga Band of Luiseno Mission Indians
- Soboba Band of Luiseno Indians
- Colorado River Indian Tribes,
- Cahuilla Band of Mission Indians,
- Ramona Band of Mission Indians
- Rincon Band of Mission Indians
- Quechan Band of Mission Indians

A response was received from the Pala Tribal Historic preservation Office declining AB 52 consultation. The Pechanga Band of Luiseño Mission Indians responded in a letter dated July 25, 2018 requesting consultation. On August 9, 2018 consultation was initiated and the project cultural report and conditions of approval were provided to the tribe. An AB 52 consultation conclusion letter was provided to Planning on August 29, 2018.

The Soboba band of Luiseño Indians requested consultation in a letter dated August 23, 2018 two weeks after the 30-day response time limit. Nonetheless, the project report and conditions of approval were provided to the band on August 24, 2018. No response was received from Soboba.

There was no request for consultation from the Colorado River Indian Tribes, the Cahuilla Band of Mission Indians, the Ramona Band of Mission Indians, the Rincon Band of Mission Indians or the Quechan Band of Mission Indians. Information was provided by the Pechanga Band of Luiseño Indians that the project was located within a Traditional Cultural Property (TCP) however no impacts to the TCP were identified by the tribe and no Tribal Cultural Resources were identified by any of the consulting groups.

As a result of the AB52 consultation, no TCR's were identified and, thus, no impacts are anticipated.

Mitigation: No Mitigation is required.

Monitoring: No monitoring is required for Tribal Cultural Resources.

UTILITIES AND SERVICE SYSTEMS Would the project:

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

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

a) **Less than Significant Impact.** Wastewater treatment service to the project area is provided by the Elsinore Valley Municipal Water District (EVMWD). The EVMWD Urban Water Management Plan identified that there are three existing water treatment facilities (Regional WWTP, Railroad Canyon WWTP, or Horsethief Canyon) that treat wastewater within the district service boundaries. In addition, flow in the southern part of EVMWD’s service area is treated at the Santa Rosa treatment facility operated by the Rancho California Water District (RCWD). The Proposed Project would incrementally increase demand for wastewater treatment service. The Project would be consistent with County General Plan and the projected wastewater flow demands would have been accounted for in the EVMWD Urban Water Management Plan and would not require the construction of new wastewater treatment facilities.

b) **Less than Significant Impact.** The Proposed Project would have incremental demand for water service within the project area. The Project would be consistent with the County General Plan and the projected water demands would be accounted for in the EVMWD Urban Water Management Plan. EVMWD provided the applicant a will serve letter (Confirmation of Service Letter #2925-0), which states the District has confirmed water and sewer service availability for the Project. The applicant will be required to obtain an updated Confirmation of Service Letter from EVMWD since the original letter was issued over two years ago and has since expired on May 23, 2019. It is anticipated the EVMWD will have the capacity to serve the site and the Project will be required to comply with the District’s regulations and requirements for providing service. Impacts are considered to be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

41. Sewer

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?

b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments?

Source: Elsinore Valley Municipal Water District (EVMWD), EVMWD Urban Water Management Plan (UWMP)

Findings of Fact:

a-b) **Less than Significant Impact.** The Proposed Project would result in an incremental demand for wastewater treatment by the EVMWD. The Project would be consistent with the County General Plan and the projected wastewater flow demands are accounted for in the EVMWD Urban Water Management Plan and would not require the construction of new wastewater treatment facilities. Potential impacts would be less than significant. EVMWD provided the applicant a will serve letter (Confirmation of Service Letter #2925-0), which states the District has confirmed water and sewer

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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service availability for the Project. The applicant will be required to obtain an updated Confirmation of Service Letter from EVMWD since the original letter was issued over two years ago and has since expired on May 23, 2019. It is anticipated the EVMWD will have the capacity to serve the site and the Project will be required to comply with the District's regulations and requirements for providing service. Impacts are considered to be less than significant.

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?

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)?

Source: Riverside County General Plan, Riverside County Department of Waste Resources, Countywide Integrated Waste Management Plan (CIWMP).

Findings of Fact:

a) **Less than Significant Impact.** The Proposed Project would result in an incremental increase in solid waste production for Riverside County Waste Management as a new residential and commercial development. The Countywide Siting Element from the Countywide Integrated Waste Management Plan (CIWMP) demonstrates that there must be at least 15 years of remaining disposal capacity to serve all the jurisdictions within the County. Therefore, the proposed Project would be served by a landfill with sufficient capacity and Project impacts are less than significant.

b) **No Impact.** The County of Riverside and the Proposed Project would be required to comply with state and local statutes and regulations related to solid waste disposal. Applicable regulations include California's Integrated Waste Management Act of 1989 (AB 939) which required cities and counties throughout the state to divert 50 percent of all solid waste from landfills through source reduction, recycling, and composting; 2008 modifications of AB 939 to reflect a per-capita requirement rather than tonnage; AB 341 which increased the statewide goal for waste diversion to 75 percent by 2020; and the California Solid Waste Reuse and Recycling Access Act (AB 1327) which requires local agencies to adopt an ordinance to set aside areas for collecting and loading recyclable materials in development projects. Implementation of the Proposed Project would not conflict with the County of Riverside ability to comply with these regulations or the Countywide Integrated Waste Management Plan.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: Project Application Materials

Findings of Fact:

a-f) **Less than Significant Impact.** The Utility Services for the project area would be provided by Southern California Gas, Southern California Edison, AT&T, Riverside County Flood Control and Riverside County Transportation Department. Implementation of the Proposed Project would incrementally increase the demand for utility service systems. The incremental increased demand would not have an adverse effect based on the availability of existing utility facilities that support project area systems. Connections would be made to existing facilities within local roadway right-of-way. Each utility service provider would be coordinated with on the design, approvals and installation of new facilities, which would ensure that potential impacts to utility systems are reduced to a less than significant level.

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 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"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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) **Less than Significant Impact.** Wildland fire is a non-structural fire that occurs in vegetative fuels. Wildland fires can occur in undeveloped areas and spread to urban areas where the landscape and structures are not designed and maintained to be ignition resistant. The potential for wildland fires represents a hazard where development is adjacent to open space or within proximity to wildland fuels or designated Fire Hazard safety Zones. According to the County of Riverside General Plan AND Riverside County Map GIS Database, the project site is within an area that has been designated as a High Fire Hazard Area. Additionally, the California Department of Forestry and Fire Protection identifies that the project site is located Very High Fire Hazard Safety Zone and within Local Responsibility Area. Riverside County Fire Department would provide fire protection services to the project site and Riverside County Sheriff Department would oversee emergency response and emergency evacuation at the project site.

The construction of the Proposed Project would not involve any activities that would physically impair or interfere with emergency response plans for the project area. During construction there could be the potential for temporary lane closures to allow for utility connections. However, the temporary lane closures would be implemented in accordance with recommendations provided in the California Temporary Traffic Control Handbook to ensure emergency access is maintained.

Implementation of the Proposed Project would result in the development of an existing undeveloped property. Based on the traffic report, the Proposed project would not generate a substantial amount of traffic that would cause congestion or queuing along project area roadways that might be used for evacuation. The proposed Project would involve the construction of new structures and access ways within and into the project. The project would be required to design, construct and maintain structures and access ways in compliance with local, regional, state requirements related to emergency access. Riverside County Fire Department would review and ensure that adequate emergency access and adequate emergency response times are maintained. Compliance with local, regional, state requirements related to emergency access would ensure that the Proposed Project would not substantially impair and adopted emergency response plan or emergency evacuation plan and potential impacts would be less than significant.

b) **Less than Significant Impact.** Topography influences the movement of air and the direction of a fire course. Additionally, wind events magnify the risks of wildfire and have the potential to expose inhabitants to elevated pollutant concentrations. The wildlands of the Santa Ana Mountains are located approximately .40 miles south of the project site. The project site is flat and not contiguous to open space slope areas that could act as conduit for wildland fire. Situated between the project and the mountains are improved roadways that would function as a fire break. Additionally, the Proposed Project would construct a block wall around the perimeter of the property and has surrounding roadways which would also act as fire breaks. The uncontrolled spread of a wildfire in the vicinity of the project site would be minimized from the non-combustible materials surrounding the project site.

The principal pollutant of concern from wildland fire would be particulate matter. The Santa Ana Mountains are located south of the project area and the prevailing winds majority of the time are from the west. Because of the distance between the project site and the Santa Ana Mountains and the project is not generally located downwind of the Santa Mountains, potential wildland impacts from downwind

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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pollutant concentrations to occupants of the project are anticipated to be less than significant. Therefore, due to slope, prevailing winds, and location, the Proposed Project would not exacerbate wildland fire risks and potential impacts would be less than significant.

c) **Less than Significant Impact.** The proposed project would not require the construction of any infrastructure that would increase fire risk. The project includes the construction of water infrastructure and other utility improvements that would aid in fire suppression compared to the existing conditions on the project site. Additionally, the proposed improvements would be underground and would not exacerbate fire risk. The Proposed project includes an internal circulation system that would not include any changes to existing roadways that would exacerbate fire risk. Therefore, the Proposed Project would not require the installation or maintenance of associated infrastructure that would exacerbate fire risk or result in temporary or ongoing impacts to the environment and potential impacts would be less than significant.

d) **Less than Significant Impact.** Landslides, including mud flows and debris flows can be triggered by erosion and downslope runoff caused by rain following a fire. According to the geotechnical report, landslides or other forms of natural slope instability are not hazardous to the project site and the project site is not within a landslide hazard area. As shown on the FIRM Flood Insurance Rate Map located within Appendix G, Preliminary Drainage Study, the project site is located within Zone X, which is an area outside the 0.2% annual chance for a 500-year flood and would not be subject to any potential flooding impacts from upstream areas where vegetation may have been removed from a wildland fire. Because the project site does not contain any steep slopes that are prone to downslope landslides or would result in any changes that would increase the potential for flooding, the Proposed Project would not expose people or structures to significant risks, including downslope landslides, as a result of runoff, post-fire instability or drainage changes.

e) **Less than Significant Impact.** According to the County of Riverside General Plan and Riverside County Map GIS Database, the project site is within an area that has been designated as a High Fire Hazard Area. The Proposed Project would introduce new potential ignition sources in the form of building materials onto an existing undeveloped site. Conversely, the project would remove existing unmaintained vegetation that would be a source for fire and replace it with maintained landscaping. Additionally, the project would be constructed using non-combustible materials on the site that would function as fire breaks. The project site is adjacent to an existing Riverside County Fire Department Station which would provide fire protection service to the project. The Proposed Project would be required to be reviewed by the Riverside County Fire and Building and Safety Departments to ensure building construction meets the minimum standards for fire safety as defined in the Riverside County Building Codes and County Fire Codes. Additionally, the Proposed Project would be required to implement additional standards for high-risk, high occupancy, dependent, and essential facilities where appropriate under the Riverside County Fire Code (Ordinance No. 787) Protection Ordinance, which would require ignition-resistant construction materials, such as fire resistant roofing, concrete roadways and sidewalks, automatic interior fire sprinklers, a robust water delivery system, and adequate fire apparatus access. These standards would ensure that structural and nonstructural architectural elements of the building would not impede emergency egress for fire safety staffing/personnel, equipment, and apparatus; or hinder evacuation from fire. Compliance with the Riverside County Building and County Fire Codes would reduce the risk of wildland fire hazards to a less than significant level.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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: Staff review, Project Application Materials

Findings of Fact:

Less than Significant Impact with Mitigation. The project site is located within the western Riverside County MSHCP boundary and is required to comply with MSHCP requirements that provide protection for sensitive biological resources. Additionally, mitigation measures BIO-1, BIO-2, BIO-3 and BIO-4 have been incorporated into the Proposed Project to avoid construction impacts to sensitive biological resources. 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 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.

Implementation of the Proposed Project would not result in any impacts to any known cultural resources and the potential to encounter unknown cultural resources would be very low. Mitigation Measures CUL-1, CUL-2, CUL-3 and CUL-4 have been incorporated into the Proposed Project to avoid significant impacts to unknown cultural resources that might be present. Implementation of the Proposed Project would not eliminate important examples of the major periods of California history or prehistory.

Each of the environmental issue areas analyzed in this Initial Study have reached a determination that there would be either no impacts, impacts would be less than significant, or impacts would be less than significant with mitigation incorporated.

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: Staff review, Project Application Materials

Findings of Fact:

Less than Significant Impact with Mitigation. The Proposed Project would comply with local and regional planning programs, applicable codes and ordinances, State and Federal laws and regulations and project specific mitigation measures. Compliance with these programs would reduce the Proposed Project's incremental contributions to cumulative impacts to a less than significant level.

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

Source: Staff review, project application

Findings of Fact:

Less than Significant Impact with Mitigation. The Proposed Project would comply with local and regional planning programs, applicable codes, and ordinances, State and Federal laws and regulations and project specific mitigation measures to insure that long term operation activities and short term construction activities associated with the Proposed Project would not result in direct, or indirect adverse impacts to human beings. Impacts that could cause substantial adverse effects on human beings were analyzed in this Initial Study include, but are not limited to: air quality, greenhouse gas emissions, geology hazards, hazardous materials, seismic hazards, hydrology/water quality, noise and wildfire. Each issue area found that there would be either no impacts, impacts would be less than significant, or impacts would be less than significant with mitigation incorporated.

IV. 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:

Information from the County of Riverside General Plan and Associated Environmental Impact Report was incorporated into the analysis to help identify and evaluate potential impacts to the environment. The County Riverside General Plan and Associated Environmental Impact Report can be reviewed at the County of Riverside Planning Department.

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

VI. AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656; Riverside County General Plan; Riverside County Ordinances; Air Quality Greenhouse Gas Analysis, Lanco Environmental, September 2019; Biological Technical Report, VCS Environmental, August 2018; Phase 1 Cultural Resources Assessment, VCS Environmental, August 2018; Geologic Fault Study, LGC Geo-Environmental, February 2018; Preliminary Geotechnical Report and Infiltration Report, LGC Geo-Environmental, January 2017; Phase I Environmental Site Assessment, CMH

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Environmental Group, Inc. October 2018; Phase II Environmental Assessment, LGC Geo-Environmental, Inc. September 2019; Preliminary Drainage Report, KWC Engineers, December 2018; Regional Water Quality Control Board Santa Ana River Basin Plan, Riverside County Flood Control District Flood Hazard Report/Condition; Trip Generation Analysis and Exemption Letter Home Sweet Home Mixed Use Project, LLG Engineers, May 2018; Elsinore Valley Municipal Water District (EVMWD); EVMWD Urban Water Management Plan (UWMP); Riverside County Department of Waste Resources, Countywide Integrated Waste Management Plan (CIWMP).

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

Juan C. Perez
Agency Director



03/16/20, 1:48 pm

TTM37531

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TTM37531. 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 No. 37531 and Change of Zone No. 1800015 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

The Project is comprised of Change of Zone No. 1800015 which changes the zoning of the project site, from General Commercial (C-1/C-P), to Mixed Use (M-U). The Tentative Tract Map is a Schedule B subdivision of 7.05 acres into two (2) parcels. Parcel one is comprised of a 5.09 acre parcel, and will be developed with 40 duplex condominium units, six (6) detached condominium units, 135 parking spaces, recreation center, swimming pool, tot lot, open turf play area, and community garden. The Remainder Parcel is a 1.96 acre remainder parcel to be developed in the future with 2 commercial buildings (hotel and restaurant).

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 MAP and EXHIBIT(S)
Tentative Tract Map No. 37531 (Condo Map), dated August 14, 2019.
Exhibit A (Site Plan), dated October 31, 2019
Exhibit B (Elevations), dated May 6, 2019.
Exhibit C (Floor Plans), dated May 6, 2019

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

1. Compliance with applicable Federal Regulations, including, but not limited to:

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

- National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)

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

- 3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - Ord. No. 413 (Regulating Vehicle Parking)
 - Ord. No. 421 (Excavation Covering & Swimming Pool Safety)
 - Ord. No. 457 (Building Requirements)
 - Ord. No. 460 (Division of Land)
 - Ord. No. 461 (Road Improvement Standards)
 - Ord. No. 484 (Control of Blowing Sand)
 - Ord. No. 655 (Regulating Light Pollution)
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 679 (Directional Signs for Subdivisions)
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise)
 - Ord. No. 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. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
 - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

E Health

E Health. 1 ECP COMMENTS

Based on the information provided in the environmental assessment documents submitted for this project and with the provision that the information was accurate and representative of site conditions, RCDEH-ECP (Riverside County Department of Environmental Health – Environmental Cleanup Program) concludes no further environmental assessment is required for this project.

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 Flood Hazard Report (cont.)

The site is subject to offsite runoff from the west from a watershed of approximately eight (8) acres composed primarily of medium density residential lots. The extension Brightman Avenue and its improvements, including curb and gutter, will be sufficient to protect the proposed development from any offsite runoff reaching the project site. Offsite runoff tributary to Brightman Avenue will be conveyed south within the street to a proposed catch basin on the eastern side of the road. The catch basin lateral will connect to a proposed 24-inch storm drain within Brightman Avenue and convey the offsite runoff (Q100=15CFS) north where it will connect to the inlet of the District's proposed Line H basin. The District may provide a stub out for this future connection. The developer should coordinate with the District once TR 37531 is approved. The project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. New construction should comply with all applicable ordinances.

TR 37531 is located within the Lakeland Village Master Drainage Plan (MDP), south of the revised alignment of the Lakeland Village MDP Line H. The revised alignment locates Line H along Maiden Lane until its terminus in Lake Elsinore which will provide TR 37531 with an adequate outlet. The onsite drainage system proposed by TR 37531 will consist of several catch basins, an underground storm drain, and a water quality basin located in the north east corner of the project site. Proposed grading of the development shows the majority of runoff conveyed south along three proposed private roads before being captured in a series of catch basins and conveyed in an underground storm drain to the proposed basin. Runoff not captured in the north-south roads will continue south to the southern street and drain east to an additional catch basin located on the southern side of the road. A v-ditch is proposed along the southern border of the site conveying runoff east where it is collected in an inlet and into the underground storm drain. After treatment in the basin, runoff will discharge north-west through a proposed pipe within Grand Avenue until its connection with the District's future Line H storm drain. The District may also provide a stub out for this future connection. The developer should coordinate with the District once TR 37531 is approved.

A preliminary drainage report was submitted and reviewed by the District. The drainage report is acceptable for entitlement, and the project will not be subject to the District's Increased Runoff Criteria granted the development utilizes Line H as its outlet. Should TR 37531 develop before the construction of Line H, the applicant shall submit the applicable hydrology calculations to satisfy the District's Increased Runoff Criteria prior to the issuance of permits. In addition to satisfying the District's Increased Runoff Criteria, the applicant shall also demonstrate a route down of the Q100 storm event to an acceptable level that can be safely conveyed through the downstream streets and storm drains to Lake Elsinore without affecting downstream property owners. See comment 015-Flood INCREASED RUNOFF CRITERIA.

Any questions pertaining to this project can be directed to Michael Venable at 951.955.1248 or mlvenabl@rivco.org.

Flood. 2 INCREASED RUNOFF CRITERIA

NOTE: Only required should TR 37531 develop before the construction of Lakeland Village MPD Line H. See Flood Hazard Report for additional information.

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 2 INCREASED RUNOFF CRITERIA (cont.)

The development of this site would increase peak flow rates on downstream properties. Mitigation shall be required to offset such impacts. An increased runoff basin shall be shown on the exhibit and calculations supporting the size of the basin shall be submitted to the District for review. The entire area of proposed development will be routed through a detention facility(s) to mitigate increased runoff. All basins must have positive drainage; dead storage basins shall not be acceptable.

Storms to be studied will include the 1-hour, 3-hour, 6-hour and 24-hour duration events for the 2-year, 5-year, and 10-year return frequencies. Detention basin(s) and outlet(s) sizing will ensure that none of these storm events has a higher peak discharge in the post-development condition than in the pre-development condition.

For the 2-year and 5-year events, the loss rate will be determined using an AMC I condition. For the 10-year event, AMC II will be used. Constant loss rates shall be used for the 1-hour, 3-hour, and 6-hour events. A variable loss rate shall be used for the 24-hour event.

Low Loss rates will be determined using the following:

1. Undeveloped Condition --> LOW LOSS = 90%
2. Developed Condition --> LOW LOSS = $.9 - (.8 \times \% \text{ IMPERVIOUS})$
3. Basin Site --> LOW LOSS = 10%

Where possible and feasible, the on-site flows should be mitigated before combining with off-site flows to minimize the size of the detention facility required. If it is necessary to combine off-site and on-site flows into a detention facility two separate conditions should be evaluated for each duration/return period/before-after development combination studied; the first for the total tributary area (off-site plus on-site), and the second for the area to be developed alone (on-site). It must be clearly demonstrated that there is no increase in peak flow rates under either condition (total tributary area or on-site alone), for each of the return period/duration combinations required to be evaluated. A single plot showing the pre-developed, post-developed and routed hydrographs for each storm considered, shall be included with the submittal of the hydrology study.

No outlet pipe(s) shall be less than 18" in diameter. Where necessary an orifice plate may be used to restrict outflow rates. Appropriate trash racks shall be provided for all outlets less than 48" in diameter.

The basin(s) and outlet structure(s) must be capable of passing the 100-year storm without damage to the facility. Embankment shall be avoided in all cases unless site constraints or topography make embankment unavoidable in the judgment of the General Manager-Chief Engineer.

Mitigation basins should be designed for joint use and be incorporated into open space or park areas. Side slopes should be no steeper than 4:1 and depths should be minimized where public access is uncontrolled.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 7

Hold Harmless (cont.)

(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 Change of Zone No. 1800015 and Tentative Tract Map No. 37531 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 Change of Zone No. 1800015 and Tentative Tract Map No. 37531, 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. 8

Map - Electric Vehicle Parking

Pursuant to Ordinance No. 348 Section 18.12, "Electric Vehicle Parking and Charging Stations", all development projects that require twenty-five (25) to forty-nine (49) parking spaces shall designate two (2) parking spaces for electrical vehicles. Two electrical vehicle parking spaces shall be provided on the Project site. Additionally, the electrical vehicle parking spaces shall be serviced by an electrical vehicle

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 2

PDA06064r1 accepted (cont.)

County Archaeological Report (PDA) No. 6064 submitted for this project (TTM37531) was prepared by Patrick Maxon with VCS Environmental and is entitled: "Phase I Cultural Resources Assessment Home Sweet Home Mixed-Use Project, County of Riverside, California", dated May 2018. This report was not accepted by the County Archaeologist and report comments (request for revisions) were requested and sent to the consultant on August 8, 2018.

Revised County Archaeological Report (PDA) No. 6064r1 submitted for this same project, prepared by the same aforementioned company and individual and bearing the same title, is dated August 2018. This report was received on August 9, 2018 and accepted by the County Archaeologist on August 9, 2018.

PDA No. 6064r1 concludes: No recorded historical resources or tribal cultural resources are known to exist within the Project site. • The pedestrian survey revealed that historical period artifacts (i.e., bottle, fire ring) exist on the surface of the Project site. • Historic aerials reveal the presence of a citrus operation on site that was removed sometime before 1964. • No building or other structures ever existed on the Project site, with little disturbance other than the citrus operation. • Lake Elsinore (33-11009), a Traditional Cultural Place for the Luiseño, is located less than one mile south of the Project site at the 1260' amsl elevation. Some tribes consider it part of the current project. According to Luiseño mythology, after becoming sick, Wuyóot was taken to the hot springs of Lake Elsinore for their healing qualities. Wuyóot was the first human and a prophet to the Káamalam, the First People. The Luiseño also believe that Wuyóot died at the hot springs of Lake Elsinore.

PDA No. 6064r1 recommends: Based on the data presented above and pending the discretion of the lead agency and the results of AB 52 consultation, it is recommended that archaeological and Native American monitoring be conducted during ground disturbing activities related to development of the Project site. These documents are herein incorporated as a part of the record for project.

Planning-CUL. 3

Unanticipated Resources

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

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

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

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

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

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

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1

GEO180001 ACCEPTED

County Geologic Report GEO No. 180001, submitted for the project TTM37531, APN 381-252-003, was prepared by LGC Geo-Environmental, Inc., and is titled; "Preliminary Geotechnical and Infiltration Investigation Report, for the Proposed Mixed Use Development, "Home Sweet Home", Located at APN: 381-252-003-6, Within the City of Lakeland Village, Riverside County, California," dated January 12, 2018. In addition, LGC has also submitted the following documents:

"Geologic Fault Study of the Riverside County Earthquake Fault Zone, for the Proposed Mixed Use Development, "Home Sweet Home", Located at APN: 381-252-00306, within the City of Lakeland Village, Riverside County, California," dated February 14, 2018.

"Response to County Comments Dated July 18, 2018, Geo No. 180001, for the Proposed Mixed use Development known as "Home Sweet Home", located at APN: 381-252-003-6, Within the City of Lakeland Village, Riverside County, California, dated January 12, 2018," dated August 27, 2018.

These documents are herein incorporated into GEO180001.

GEO180001 concluded:

1. The site is not located within a State of California Earthquake Fault Zone, but is located within a County of Riverside Fault Hazard Zone.
2. Active or potentially active faults are not known to exist on the site. Based on review of the County of Riverside GIS, regional geologic maps, and our subsurface exploration, it is our professional opinion that faulting does not exist on the subject site.
3. No restricted use setback zones are recommended at this time.
4. Dynamic total settlement of 1.92 inches and a dynamic differential settlement of 0.96 inches may occur from dry sand layers in the alluvial soils.
5. The liquefaction analysis of possible post-graded conditions did not indicate potentially liquefiable soils below the ground surface, and liquefaction is not a constraint for the project.
6. The potential for lateral spreading is considered a possibility, due to the loose to medium nature of the young alluvium; however, this potential will be mitigated by the recommended remedial grading that would remove and recompact any loose and/or compressible soils.
7. There are no known landslides impacting the site.
8. Laboratory test results of the upper soils indicate a very low expansion potential.

GEO180001 recommended:

1. Weeds, grasses, and trees in areas to be graded should be stripped and hauled offsite.
2. The site is underlain by approximately 3 to 11 feet of potentially compressible topsoil and young alluvium; therefore, surficial soils/material considered unsuitable for support of proposed fills, structures, and/or improvements, should be overexcavated to expose underlying competent young alluvium or older alluvium, with an in-situ dry density of approximately 109 pcf or greater.
3. Oversized material that may be encountered during grading, greater than 8 inches, should be reduced in size or removed from the site.
4. LGC estimates total static settlement of ½-inch, and differential settlement is estimated to be approximately ¼-inch or less over a distance of 30 feet.

GEO No. 180001 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 180001 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

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1 GEO180001 ACCEPTED (cont.)

parameters should be reviewed and additional comments and/or conditions may be imposed by the County Of Riverside upon application for grading and/or building permits.

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 future study by qualified scientific investigators. * Per the County of Riverside "SABER Policy",

ADVISORY NOTIFICATION DOCUMENT

Planning-PAL

Planning-PAL. 1 LOW PALEO SENSITIVITY (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.

Transportation

Transportation. 1 Gen - Transportation

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. Ramps shall be constructed at 4-way intersections per Standard No. 403, sheets 1 through 7 of Ordinance 461.
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.
10. The Project shall obtain approval of street improvement plans from the Transportation Department.

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 Gen - Transportation (cont.)

Improvement plans shall be based upon a design profile extending a minimum of 300 feet beyond the project limits.

Waste Resources

Waste Resources. 1 Waste Advisory

*Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division.

*AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:

- Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.
- Subscribe to a recycling service with their waste hauler.
- Provide recycling service to their tenants (if commercial or multi-family complex).
- Demonstrate compliance with the requirements of California Code of Regulations Title 14.

For more information, please visit:

www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory

*Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Plan: TTM37531

Parcel: 381252003

50. Prior To Map Recordation

Flood

050 - Flood. 1 Encroachment Permit Required (cont.) Not Satisfied

050 - Flood. 2 Submit Plans - Map Not Satisfied

Submit storm drain plans, the hydrologic and hydraulic report, and reference material including but not limited to, street improvement plans, grading plans, utility plans, the approved tentative map or site plan, the final map and the environmental constraint sheet, the geotechnical soils report and environmental documents (CEQA, federal and state permits). The storm drain plans and the hydrologic and hydraulic report must receive District approval prior to the issuance of permits. All submittals shall be date stamped by the Engineer and include a Plan Check Application, Flood Control Deposit Based Fee Worksheet, found on the District's website, and a plan check fee deposit.

Planning

050 - Planning. 1 Map - Mitigation Monitoring Not Satisfied

The land divider, or the land divider's successor, shall prepared and submit a written report to the Planning Department demonstrating compliance with those conditions of approval and mitigation measures of this land division and Initial Study (CEQ180056) which must be satisfied prior to the recordation of the final map. The Planning Director may require inspection or other monitoring to ensure such compliance.

050 - Planning. 2 Map - ECS Note Mt. Palomar Lighting Not Satisfied

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

"This property is subject to lighting restrictions as required by County Ordinance No. 655, which are intended to reduce the effects of night lighting on the Mount Palomar Observatory. All proposed outdoor lighting systems shall be in conformance with County Ordinance No. 655."

050 - Planning. 3 Map - ECS Shall Be Prepared Not Satisfied

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E. & F. of County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

050 - Planning. 4 Map - Fee Balance Not Satisfied

Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE MAP are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

050 - Planning. 5 Map - Final Map Preparer Not Satisfied

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

050 - Planning. 6 Map - Lot Access/Unit Plans Not Satisfied

Any proposed division into units or phasing of the TENTATIVE MAP shall provide for adequate vehicular access to all lots in each unit or phase, and shall substantially conform to the intent and purpose of the land division approval. No approval for any number of units or phases is given by this TENTATIVE MAP and its conditions of approval, except as provided by Section 8.3 (Division into

Plan: TTM37531

Parcel: 381252003

50. Prior To Map Recordation

Planning

050 - Planning. 6 Map - Lot Access/Unit Plans (cont.) Not Satisfied
Units) of Ordinance No. 460.

050 - Planning. 7 Map - Prepare a Final Map Not Satisfied

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

050 - Planning. 8 Map - Required Applications Not Satisfied

No FINAL MAP shall record until Change of Zone No. 1800015 has been approved and adopted by the Board of Supervisors and has been made effective. This land division shall conform with the development standards of the designation[s] and/or zone[s] ultimately applied to the property.

Survey

050 - Survey. 1 FINAL MAP REQUIREMENTS Not Satisfied

The final map shall comply with the following requirements, as approved by the County Survey 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 Grand Avenue and so noted on the final map.

3. The Project shall install survey monumentation as directed by the Transportation Department, or bond and enter into an agreement with the Transportation Department.

Transportation

050 - Transportation. 1 0050-Transportation-MAP – FINAL WQMP REQUIRED Not Satisfied

The project is located in the Santa Ana watershed. An approved Water Quality Management Plan (WQMP) is required prior to recordation of a final map or issuance of a grading permit. The project shall submit a single PDF on two CD/DVD copies, in accordance with the latest version of the WQMP manual, found at www.rcflood.org/npdes .): In addition, the project proponent shall ensure that the effects of increased peak flowrate for the 1, 3, 6, 24-hour storm events for the 2, 5, and 10-year return periods from the project are mitigated. . All details necessary to build BMPs per the WQMP shall be included on the grading plans.

050 - Transportation. 2 0050-Transportation-MAP – WQMP ACCESS AND MAINT (S Not Satisfied

Prior to map recordation, the Project shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided for the WQMP. This requirement applies to both onsite and offsite property. In addition, a BMP Maintenance Agreement shall be recorded against the property.

050 - Transportation. 3 050 TRANSPORTATION - Landscape Common Area CCRs Not Satisfied

Plan: TTM37531

Parcel: 381252003

50. Prior To Map Recordation

Transportation

050 - Transportation. 7 ANNEX ST SWEEPING MAINT (cont.) Not Satisfied
maintenance, as noted on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 8 ANNEX STREETLIGHT MAINT Not Satisfied

Prior to map recordation, the Project shall complete streetlight annexation/formation, with approved improvement plans and fees, into the applicable maintenance district(s) (e.g. CSA, CFD, or other approved entity) for streetlight maintenance, as noted on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 9 ANNEX WQMP MAINT Not Satisfied

Prior to map recordation, the Project shall file an application for annexation/formation, with the approved WQMP and fees, into the applicable maintenance district(s) (e.g. CFD, CSA 152, or other approved entity) for WQMP maintenance outside of public right of way, as shown on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 10 APPROVED MAINT EXHIBIT (ME) Not Satisfied

The Project shall submit a Maintenance Exhibit (ME) for approval, on two 11"x17" hard copies and two CD copies to County EDA/CSA. The ME shall show, with applicable quantities (i.e. square footage, or lengths), potable and recycled water meters, irrigated landscaped areas, non-irrigated landscaping, open space, trails and pedestrian pathways, WQMP related BMPs, basin bottoms, fence and walls, graffiti, weed abatement, traffic signals, and any other feature that may require permanent maintenance (e.g. storm drains, low flow drains, community buildings, restrooms, parking lots, block walls, and fencing) with the entities proposed to provide maintenance. All right-of-way areas shall be separately delineated. The ME shall have the engineer's certification for square footage calculations and note the proposed maintenance entity responsible for all maintenance activities, including those that cannot be depicted on the exhibit (e.g. street sweeping, etc.).

The Transportation Department will clear this condition after the ME is approved by the County EDA/CSA and/or other associated public/quasi-public maintenance entities. The approved ME shall be provided to the Transportation Department (three 11"x 17" hardcopies and one fully signed PDF copy on CD).

Note:

Landscaping in the road right-of-way shall be maintained by a public or quasi-public entity, as approved by the Transportation Department, Landscape Section. To ensure water quality compliance, the County discourages the use of HOA's for maintaining WQMP related BMPs. County Policy B-12 limits the total tax burden. Tax burden includes Community Facility Districts (CFDs), Assessment District, ad valorem taxes, any other assessments, taxes, and fees. The local water purveyor may require the use of reclaimed water for landscaping, prior to approving water improvement plans. ME shall be approved prior to submitting CC&R's, and submitting water improvement plans.

050 - Transportation. 11 DEDICATNS Not Satisfied

Approval of the Street Improvement plans by the Transportation Department will clear this condition. The Project shall provide the following improvements:

Brightman Avenue (Public) along project boundary is designated as a Collector Road and shall be

Plan: TTM37531

Parcel: 381252003

50. Prior To Map Recordation

Transportation

050 - Transportation. 11 DEDICATNS (cont.) Not Satisfied

improved with 34' part-width AC pavement (22' project side and 12' on the other side of the centerline), 6" concrete curb and gutter, and concrete sidewalk (project side) within a 52' feet part-width dedicated right-of-way (all 52' dedication from the project side) in accordance with County Standard No. 103, Section "A", Ordinance 461.

Note:

1. A 5' sidewalks shall be improved 3' from the property line within the 15' parkway.
2. Off-set (Shift) the centerline by 15' to the east or as approved by the Director of Transportation.
3. Street grades shall be 1% or as approved by the Director of Transportation.

Entry street at Brightman Avenue and Raley Avenue are "reserved private streets" and shall be improved with AC pavements, 6" concrete curb and gutter, and 5' sidewalk; gates shall be installed per the Amend No. 3 exhibit dated 8/15/2019 and as approved by the Building and Safety and Transportation Departments. The easement shall provide the offer of dedication for public utility purposes along with the right of ingress and egress for emergency vehicles.

All interior streets (Fire Lanes) are reserved private streets and shall be improved with AC pavement, 6" concrete curb and gutter, and 5' sidewalk within a private road easement per Exhibit Amd. No. 3, dated 8/15/2019 and as approved by the Building and Safety and Transportation Departments. The easement shall provide the offer of dedication for public utility purposes along with the right of ingress and egress for emergency vehicles.

050 - Transportation. 12 EXISTING MAINTAINED Not Satisfied

Grand Avenue along project boundary is a paved County maintained road designated as an MAJOR HIGHWAY and shall be improved with 38' half-width AC pavements, 8" concrete curb and gutter, sidewalk; and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determine by the Director of Transportation within the 59' half-width dedicated right-of-way in accordance with County Standard No. 93, Ordinance 461.

NOTE:

1. A 5' meandering concrete sidewalk shall be improved within the 21' parkway.
2. A transition AC pavement tapering lane shall be improved along the east project boundary on Grand Avenue per 55 m/h design speed limit.
3. Join proposed curb & gutter and sidewalks to existing curb & gutter and sidewalks to the west and as directed by the Director of Transportation.

050 - Transportation. 13 LIGHTING PLAN Not Satisfied

A separate street light plan shall be approved by the Transportation Department. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

Plan: TTM37531

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50. Prior To Map Recordation

Transportation

050 - Transportation. 13 LIGHTING PLAN (cont.) Not Satisfied

050 - Transportation. 14 MAINT DISTRICTS – SUBMIT APPLICATION Not Satisfied

Prior to map recordation, the Project shall file an application with County EDA/CSA for annexation/formation into all of respective maintenance districts, with a proposed Maintenance Exhibit and applicable fees.

050 - Transportation. 15 OFF-SITE IMPROVEMENT Not Satisfied

Brightman Avenue (off-site) from the southern project boundary to Blackwell Boulevard shall be improved with 28' asphalt concrete pavement (14' west and 14' east of the centerline), 6" concrete curb and gutter (east side), and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determine by the Director of Transportation within a 30' feet half-width dedicated right-of-way (east side of existing Survey centerline) in accordance with County Standard No. 106, Section "B", Ordinance 461. (Modified for reduced improvement from 32' to 28' AC pavement and reduced right-of-way from 50' to 30'.

Note:

1. Off-set (Shift) the centerline by 15' to the east or as approved by the Director of Transportation.
2. The project proponent is responsible to obtain the required off-site grading and temporary construction easements from the adjacent property owner(s) or as approved by the Director of Transportation.

Raley Avenue (off-site) from the southern project boundary to Blackwell Boulevard shall be improved with 32' asphalt concrete pavement (16' east and 16' west of the centerline), and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determine by the Director of Transportation within a 60' feet full-width dedicated right-of-way in accordance with County Standard No. 106, Section "A", Ordinance 461.

050 - Transportation. 16 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.

60. Prior To Grading Permit Issuance

BS-Grade

Plan: TTM37531

Parcel: 381252003

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 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 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. 5 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.

060 - BS-Grade. 6 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.

Flood

060 - Flood. 1 Encroachment Permit Required Not Satisfied

An encroachment permit shall be obtained for any work that is to be performed within the District right-of-way or involving District facilities. The encroachment permit application shall be processed

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60. Prior To Grading Permit Issuance

Flood

060 - Flood. 1 Encroachment Permit Required (cont.) Not Satisfied
and approved concurrently with the improvement plans.

060 - Flood. 2 Increased Runoff Mitigation Not Satisfied

NOTE: Only required should TR 37531 develop before the construction of Lakeland Village MPD Line H. See Flood Hazard Report for additional information.

This project shall mitigate for adverse impacts of increased runoff that will be generated by this development. Calculations supporting the design of the mitigation feature shall be submitted for review and approval prior to issuance of any permits for this project.

060 - Flood. 3 Submit Plans Not Satisfied

Submit storm drain plans, the hydrologic and hydraulic report, and reference material including but not limited to, street improvement plans, grading plans, utility plans, the approved tentative map or site plan, the final map and the environmental constraint sheet, the geotechnical soils report and environmental documents (CEQA, federal and state permits). The storm drain plans and the hydrologic and hydraulic report must receive District approval prior to the issuance of permits. All submittals shall be date stamped by the Engineer and include a Plan Check Application, Flood Control Deposit Based Fee Worksheet, found on the District's website, and a plan check fee deposit.

Planning

060 - Planning. 1 Map - Required Applications Not Satisfied

No grading permits shall be issued until Change of Zone No. 1800015 has been approved and adopted by the Board of Supervisors and has been made effective.

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) (Pechanga) 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

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60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 2 Project Archaeologist (cont.) Not Satisfied

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 15st through August 31st. If habitat or structures that support nesting birds must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted.

The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit.

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

Transportation

060 - Transportation. 1 0060-Transportation-USE – FINAL WQMP REQUIRED Not Satisfied

The project is located in the Santa Ana watershed. An approved Water Quality Management Plan (WQMP) is required prior to recordation of a final map or issuance of a grading permit. The project shall submit a single PDF on two CD/DVD copies, in accordance with the latest version of the WQMP manual, found at www.rcflood.org/npdes .): In addition, the project proponent shall ensure that the effects of increased peak flowrate for the 1, 3, 6, 24-hour storm events for the 2, 5, and 10-year return periods from the project are mitigated. . All details necessary to build BMPs per the WQMP shall be

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80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 3 ROUGH GRADE APPROVAL (cont.) Not Satisfied

080 - BS-Grade. 4 ROUGH GRADE APPROVAL Not Satisfied

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

1. Submitting a "Wet Signed" copy of the Grading Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.
2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.
3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.
4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

E Health

080 - E Health. 1 Pool Plans Not Satisfied

Prior to building permit issuance, a set of three complete plans for the swimming pool/spa must be submitted to verify compliance with the California Administrative Code, the California Health and Safety Code and the Uniform Plumbing Code.

Fire

080 - Fire. 1 Prior to permit - access Not Satisfied

Final fire and life safety conditions will be addressed when the Office of the Fire Marshal reviews building plans. These conditions will be based on occupancy, use, California Building Code (CBC), California Fire Code (CFC), and related codes, which are in effect at the time of building plan submittal.

1. Prior to issuance of the building permit for development, independent paved access to the nearest paved road, maintained by the City shall be designed and constructed by the developer within the public right of way in accordance with City Standards. (CFC 501.4)
2. Prior to building construction, dead end roadways and streets which have not been completed shall have a turnaround capable of accommodating fire apparatus. (CFC 503.2.5)
3. Prior to issuance of Building Permits, the applicant/developer shall provide the Office of the Fire Marshal with an approved site plan for Fire Lanes and signage. (CFC 501.3)
4. The Fire Department emergency vehicular access road shall be (all weather surface) capable of sustaining an imposed load of 75,000 lbs. GVW. The approved fire access road shall be in place during the time of construction. Temporary fire access roads shall be approved by the Fire Prevention Bureau. (CFC 501.4)
5. Prior to construction, all locations where structures are to be built shall have an approved Fire Department access based on street standards approved by the Office of the Fire Marshal. (CFC 501.4)

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 2 Map - Parking Spaces (cont.) Not Satisfied

Parking spaces are required in accordance with County Ordinance No. 348. All parking areas and driveways shall be surfaced with asphaltic concrete to current standards as approved by the Riverside County Department of Building and Safety.

080 - Planning. 3 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. 4 Map - School Mitigation Not Satisfied

Impacts to the Lake Elsinore Unified School District shall be mitigated in accordance with California State law.

080 - Planning. 5 Map - Trash Enclosures Not Satisfied

Prior to the construction of any trash enclosure, a building permit for said enclosure shall be obtained from the County Department of Building and Safety.

080 - Planning. 6 Map - Underground Utilities Not Satisfied

All utility extensions within a lot shall be placed underground.

Transportation

080 - Transportation. 1 0080-Transportation-IMPLEMENT WQMP Not Satisfied

The Project shall construct BMP facilities described in the approved Final County WQMP prior to the issuance of a building permit to the satisfaction of County Grading Inspection Section. The Project is responsible for performing all activities described in the County WQMP and that copies of the approved Final County WQMP are provided to future owners/occupants.

080 - Transportation. 2 080 TRANSPORTATION - Landscape Inspection Deposit Re Not Satisfied

Landscape Inspection Deposit Required

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. 3 080 TRANSPORTATION - Landscape Plot Plan/Permit Requ Not Satisfied

Landscape Plot Plan/Permit Required

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

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 3 080 TRANSPORTATION - Landscape Plot Plan/Permit Requ Not Satisfied
along with applicable deposit (plan check and inspection are DBF fees).

Provide construction level landscape plans in PDF (all sheets compiled in 1 PDF file), along with an electronic transmittal memo in PDF (include Owner contact, Developer, if not the same as the owner, Project manager, person or persons most likely to inquire about the status of the plans, Landscape Architect, Principal or LA signing the plans, Landscape Architect, Project Manager, person responsible for making the corrections, if different from above), and a current set of grading plans in PDF, and submit all three PDF files on a CD (compact Disc) with application. The landscape plans shall be prepared in a professional manner by a California Licensed/Registered Landscape Architect and signed/stamped by such.

Drawings shall be completed on County standard Transportation Department title block, plan sheet format (24" x 36"), 1:20 scale, north arrow, limit of work lines, hardscape features, graphic scale, and street names, etc. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

- 1) Landscape and irrigation working drawings "stamped" by a California certified/registered landscape architect;
- 2) Weather-based controllers and necessary components to eliminate water waste;
- 3) A copy of the "stamped" approved grading plans; and,
- 4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

- 1) Identification of all common/open space areas;
- 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP and or ALUC;
- 3) Shading plans for projects that include parking lots/areas;
- 4) The use of canopy trees (24" box or greater) within the parking areas;
- 5) Landscaping plans for slopes exceeding 3 feet in height;
- 6) Landscaping and irrigation plans associated with entry monuments. All monument locations shall be located outside of the ROW and dimensions shall be provided on the plan; and/or,
- 7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

Please reference Landscape Plan Checklists available online at RCTLMA.org.

NOTE: When the Landscaping Plot Plan is located within a special district such as LMD/CSA/CFD or Valleywide, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department, Landscape Section that the subject district has approved said plans. Water Districts such as CVWD, TVWD, and EMWD may be required to approve plans prior to County approval.

Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department, Landscape Section shall clear this condition.

080 - Transportation. 4 080 TRANSPORTATION - Landscape Project Specific Requi Not Satisfied

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 4 080 TRANSPORTATION - Landscape Project Specific Requi Not Satisfied
Landscape Project Specific Requirements

The developer/ permit holder shall:

In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific conditions shall be imposed:

- Project shall comply with the latest version of Ord. 859 ETo of .45, for commercial applications, .50 ETo for residential, or .70 ETo for recycled water uses. Project shall comply with the latest State Model Water Efficient Landscape Ordinance. Project shall comply with the local servicing water purveyor/district/company landscape requirements including those related to recycled water.
- Project proponent shall design overhead irrigation with a minimum 24" offset from non-permeable surfaces, even if that surface drains into a permeable area.
- Landscaping plans shall incorporate the use of specimen (24" box or greater) canopy trees. All trees and shrubs shall be drawn to reflect the average specimen size at 15 years of age. All trees shall be double or triple staked and secured with non-wire ties.
- Project shall prepare water use calculations as outlined in Ord 859.3.
- Trees shall be hydrozoned separately.
- Irrigation shall be designed using hydrozones by plant water type, irrigation type, and flat/sloped areas.
- The developer/ permit holder/landowner shall use the County of Riverside's California Friendly Plant List when making plant selections. Use of plant material with a "low" or "very low" water use designation is strongly encouraged.
- All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the useful plant life, and replaced with an equal or 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. Trees must be located to avoid drainage swales and drain, utility, leach, etc. lines and structures
- Landscape and irrigation plans must meet erosion control requirements of Ordinance 457.
- Project shall use 30% point source irrigation type regardless of meeting the water budget with alternative irrigation methods, except as needed within stormwater BMP areas as noted in an approved WQMP document. Point source is defined as one emitter (or two) located at each plant. In-line emitter tubing is not defined as point source for the purpose of this requirement.
- Typical Front Yard landscaping plans (construction document level package) shall be submitted to Transportation Department for approval. Front yards shall not have turf lawns.
- Common areas and open space landscaping plans (construction document level package) shall be submitted to Transportation Department for approval.
- The project proponent or current property owner shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.
- Project shall install purple/reclaimed/recycled components as deemed necessary and as determined by the County and/or water district.
- Project proponent shall provide 12" wide concrete maintenance walkway on planter islands adjacent to parking spaces. Concrete maintenance walkway shall be shown on landscape and grading plans, typical.

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Parcel: 381252003

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 PRECISE GRADE APPROVAL Not Satisfied

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1. Requesting and obtaining approval of all required grading inspections.
2. Submitting a "Wet Signed" copy of the Grading Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.
3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.
4. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

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 Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.
3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.
4. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

Planning

090 - Planning. 1 Map - Concrete Driveways Not Satisfied

The land divider/permit holder shall cause all driveways to be constructed of cement concrete.

Transportation

090 - Transportation. 1 0090-Transportation-WQMP COMPLETION Not Satisfied

Prior to Building Final Inspection, the Project is required to furnish educational materials regarding water quality to future owners/occupants, provide an engineered WQMP certification, inspection of BMPs, GPS location of BMPs, ensure that the requirements for inspection and cleaning the BMPs are established, and for businesses registering BMPs with the Transportation Department's Business Storm Water Compliance Program Section.



RIVERSIDE COUNTY PLANNING DEPARTMENT

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

DEVELOPMENT ADVISORY COMMITTEE (“DAC”) INITIAL CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE PO Box 1409 Riverside, 92502-1409

DATE: July 10, 2018

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riverside County Flood Control
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
P.D. Environmental Programs Division
Southern California Edison Co. (SCE)
Southern California Gas Co.

P.D. Geology Section
Riv. Co. Trans. Dept. – Landscape Section
P.D. Archaeology Section
Riv. Co. Surveyor
Riverside Transit Agency
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Resources Management Dept.
South Coast Air Quality Management District

Board of Supervisors - Supervisor: 1st District-
Jeffries
Planning Commissioner: 1st District- Shaffer
City of Lake Elsinore Sphere of Influence
Lake Elsinore Unified School District
Western Municipal Water District (WMWD)

CHANGE OF ZONE NO.1800015, and TENTATIVE TRACT MAP MAP NO. 37531 – CEQ180056 – Applicant: Matlock Associates – First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Community Development: Mixed Use Area (CD: MUA) – Location: Northerly of Cottrell Blvd., southerly of Grand Avenue, easterly of Maiden Lane, and westerly of Blackwell Road. – 7.05 Gross Acres – Zoning: General Commercial (C-1/C-P) – **REQUEST: The project proposes a **Change of Zone**, from General Commercial (C-1/C-P), to General Residential (R-3). The **Tentative Tract Map** proposes a Schedule B subdivision of 7.05 acres into two (2) parcels. Parcel one will be a 5.15 acre parcel, which proposes 48 condominium units, and includes 41 parking spaces. Parcel two will be a 1.90 acre remainder lot. Related Cases: CZ1800015, TTM37531. APN: 381-252-003. **BBID: 603-486-494****

DAC staff members and other listed Riverside County Agencies, Departments and Districts staff:
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Public Land Use System (PLUS) on or before the indicated DAC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and **DENY** the PLUS routing on or before the above date. This case is scheduled for a **DAC meeting on July 19, 2018**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



RIVERSIDE COUNTY PLANNING DEPARTMENT

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

July 9, 2018

Cahuilla Band of Indians
Anthony Madrigal, Cultural Director
52701 Highway 371
Anza, CA 92539

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TTM37531, CZ1800015)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by August 8, 2018 to hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, Planning asks that the request for consultation also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

Project Description:

CHANGE OF ZONE NO.1800015, and TENTATIVE TRACT MAP MAP NO. 37531 – CEQ180056 – Applicant: Matlock Associates – First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Community Development: Mixed Use Area (CD: MUA) – Location: Northerly of Cottrell Blvd., southerly of Grand Avenue, easterly of Maiden Lane, and westerly of Blackwell Road. – 7.05 Gross Acres – Zoning: General Commercial (C-1/C-P)

REQUEST: The project proposes a **Change of Zone**, from General Commercial (C-1/C-P), to General Residential (R-3). The **Tentative Tract Map** proposes a Schedule B subdivision of 7.05 acres into two (2) parcels. Parcel one will be a 5.15 acre parcel, which proposes 48 condominium units, and includes 41 parking spaces. Parcel two will be a 1.90 acre remainder lot. Related Cases: CZ1800015, TTM37531. APN: 381-252-003.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Desiree Bowdan, dbowdan@rivco.org
Attachment: Project Vicinity Map and Project Aerial

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040



RIVERSIDE COUNTY PLANNING DEPARTMENT

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

July 9, 2018

Colorado River Indian Tribes (CRIT)
Brian Etsitty, THPO
26600 Mohave Road
Parker, Arizona 85344

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TTM37531, CZ1800015)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by August 8, 2018 to hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, Planning asks that the request for consultation also indicate the following:

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RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

July 9, 2018

Pala Band of Mission Indians
Shasta C. Gaughen, THPO
PMB 50, 35008 Pala Temecula Rd.
Pala, CA 92059

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TTM37531, CZ1800015)

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RIVERSIDE COUNTY PLANNING DEPARTMENT

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

July 9, 2018

Pechanga Cultural Resources Department
Ebru Ozdil, Planning Specialist
P.O. Box 2183
Temecula, CA 92593

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TTM37531, CZ1800015)

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

July 9, 2018

Quechan Indian Nation
Keeny Escalanti, President
P.O. Box 1899
Yuma, AZ 85366

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TTM37531, CZ1800015)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by August 8, 2018 to hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, Planning asks that the request for consultation also indicate the following:

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PLANNING DEPARTMENT

Heather Thomson, Archaeologist

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

July 9, 2018

Ramona Band of Cahuilla
Joseph D. Hamilton, Chair
56310 Highway 371, Suite B
Anza, California 92539

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TTM37531, CZ1800015)

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RIVERSIDE COUNTY PLANNING DEPARTMENT

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

July 9, 2018

Rincon Band of Luiseño Indians
Destiny Colocho, Cultural Resource Manager
1 West Tribal Road
Valley Center, CA 92082

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TTM37531, CZ1800015)

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Palm Desert, California 92211
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RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

July 9, 2018

Soboba Band of Luiseño Indians
Joseph Ontiveros, Cultural Resource Director
P.O. BOX 487
San Jacinto, CA 92581

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TTM37531, CZ1800015)

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TTM37531



- Legend**
-  Parcels
 -  Blueline Streams
 -  City Areas

Notes

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



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REPORT PRINTED ON... 7/9/2018 12:25:42 PM

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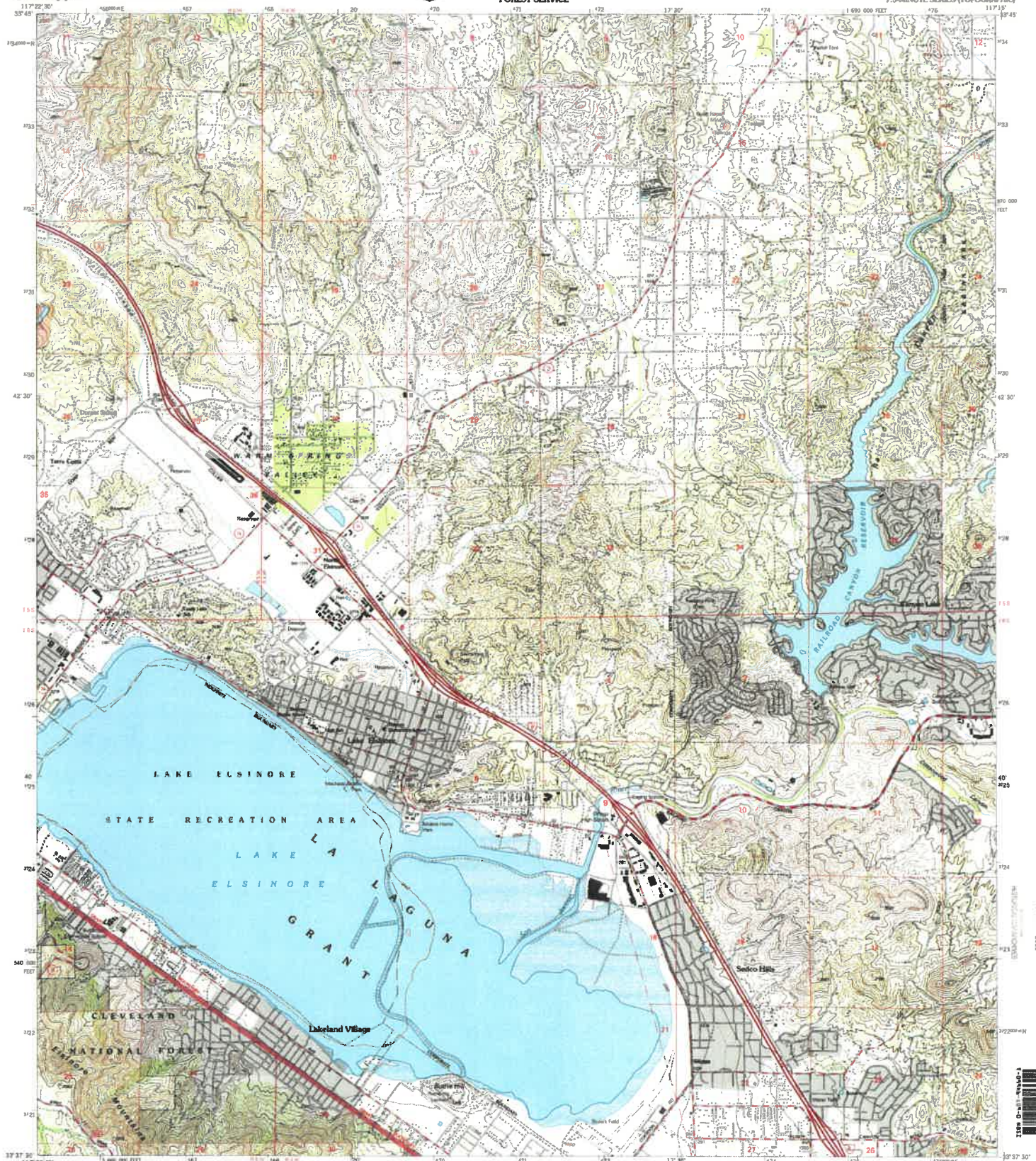


U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY

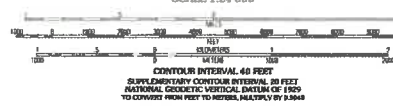
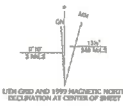


U.S. DEPARTMENT OF AGRICULTURE
FOREST SERVICE

LAKE ELSINORE QUADRANGLE
CALIFORNIA RIVERSIDE CO.
7.5-MINUTE SERIES (TOPOGRAPHIC)



Produced by the United States Geological Survey 1988
Revised by USGS Forest Service 1997
Topographic compiled 1951. Photoaerial data from imagery taken 1974 and other sources. Public Land Survey System and survey control corner as of 1972.
North American Datum of 1983 (NAD 83). Projection used 10 000 foot Lake California coordinate system, zone 9 (standard conditional zone).
Blue 1988 name Editorial Transmittal Memo 88-10, zone 13.
North American Datum of 1983 (NAD 83) is shown by dashed corner like the values of the shift between NAD 77 and NAD 83 in 7.5-minute increments are available from National Geodetic Survey NADCON software.
New National Forest Survey lands within the National Forest.
Shaded areas may occur in other National Forest reserves.
This map is not a legal land title or ownership document. Public lands are subject to change and leasing, and may have some restrictions, check with local office. Check permission before crossing private lands.



1	2	3	1 Lake Harbor
2	3	4	2 Beach Park
3	4	5	3 Forest
4	5	6	4 National
5	6	7	5 National
6	7	8	6 National
7	8	9	7 National
8	9	0	8 National

ADJOINING 7.5' QUADRANGLES

- Interstate
- U. S.
- State
- County
- National Forest, suitable for passenger cars
- National Forest, suitable for high clearance vehicles
- National Forest Trail
- Primary Highway
- Secondary Highway
- Light-duty road
- Composition: Unimproved
- Gravel
- Dirt
- Unimproved, 4 wheel drive
- Trail
- Cross Barriers

LAKE ELSINORE, CA
1997
MMA 2551 IN GEORGE 1096

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, P.O. BOX 25086, DENVER, COLORADO 80225
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

RECEIVED
FEB 3 2008





RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

TR37531

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- | | |
|---|---|
| <input checked="" type="checkbox"/> TENTATIVE TRACT MAP | <input type="checkbox"/> TENTATIVE PARCEL MAP |
| <input type="checkbox"/> REVERSION TO ACREAGE | <input type="checkbox"/> EXPIRED RECORDABLE MAP |
| <input type="checkbox"/> AMENDMENT TO FINAL MAP | <input type="checkbox"/> VESTING MAP |
| <input type="checkbox"/> MINOR CHANGE | Original Case No. _____ |
| <input type="checkbox"/> REVISED MAP | Original Case No. _____ |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Century 21 Preferred

Contact Person: Phil Williams E-Mail: Phil@PhilTheBroker.com

Mailing Address: 2505 East Lakeshore Drive
Lake Elsinore CA 92530
City State ZIP

Daytime Phone No: (951) 326-5727 Fax No: (951) 674-8493

Engineer/Representative Name: KWC Engineers

Contact Person: Victor Elia E-Mail: Victor.Elia@KWCEngineers.com

Mailing Address: 41391 Kalmia Street, Suite 320
Murrieta CA 92562
City State ZIP

Daytime Phone No: (951) 734-2130 x220 Fax No: (951) 734-9139

Property Owner Name: Highlight Investment Management, Inc.

Contact Person: Dagang Shao "Andy" E-Mail: ShaoDagang@gmail.com

Mailing Address: ~~10950 Church Street, Unit 401~~ 2125 Lupine, Rancho Cucamonga, CA 91730

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Rancho Cucamonga CA 91730
City State ZIP


Daytime Phone No: (951) 674-6943 Fax No: (951) 674-8493

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the subdivision type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the subdivision is ready for public hearing.)

Dagang Shao 
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): 381-252-003

Approximate Gross Acreage: 7.05

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of Cottrell Blvd, South of Grand Ave, East of Maiden Ln, West of Blackwell Blvd.

SUBDIVISION PROPOSAL:

Map Schedule: B Minimum Developable Lot Size: NA
Number of existing lots: 1 Number of proposed developable lots: _____
Planned Unit Development (PUD): Yes No Vesting Map: Yes No
Number of proposed non-developable lots (excluding streets): 0 Subdivision Density: 9.3 dwelling units per acre.

Is there previous development application(s) filed on the same site: Yes No

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

Initial Study (EA) No. (if known) N/A EIR No. (if applicable): N/A

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

If yes, indicate the type of report(s) and provide signed copy(ies): See Attached

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

If not known, please refer to [Riverside County's Map My County website](#) to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

- [Santa Ana River/San Jacinto Valley](#)
- [Santa Margarita River](#)
- [Whitewater River](#)

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to [Section 65962.5](#) of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: Phil Williams

Address: 302505 East Lakeshore Drive, Lake Elsinore, CA 92530

Phone number: 951-326-5727

Address of site (street name and number if available, and ZIP Code): Grand Ave between Maiden & Blackwell

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 381-252-003

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

Regulatory Identification number: _____

Date of list: _____

Applicant: Dagang shao

Date 06-01-2018

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

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1011 Subdivision Condensed Application.docx
Created: 04/08/15 Revised: 06/07/16



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

Standard Change of Zone

There are three different situations where a Planning Review Only Change of Zone will be accepted:

- Type 1: Used to legally define the boundaries of one or more Planning Areas within a Specific Plan.
- Type 2: Used to establish or change a SP zoning ordinance text within a Specific Plan.
- Type 3: Used when a Change of Zone application was conditioned for in a prior application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Century 21

Contact Person: Phil Williams E-Mail: Phil@PhilTheBroker.com

Mailing Address: 2505 East Lakeshore Drive
Lake Elsinore ^{Street} CA 92530
City State ZIP

Daytime Phone No: (951) 326-5727 Fax No: (951) 674-8493

Engineer/Representative Name: KWC Engineers

Contact Person: Victor Elia E-Mail: Victor.Elia@KWCEngineers.com

Mailing Address: 41391 Kalmnia Street, Suite 320
Murrieta ^{Street} CA 92562
City State ZIP

Daytime Phone No: (951) 734-2130 x220 Fax No: (951) 734-9139

Property Owner Name: Highlight Investment Management, Inc.

Contact Person: Dagang Shao "Andy" E-Mail: ShaoDagang@gmail.com

Mailing Address: 10950 Church Street, Unit 401
Street 2125 Lupine
Rancho Cucamonga, CA 91730

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

APPLICATION FOR CHANGE OF ZONE

Rancho Cucamonga

City

CA

State

91730

ZIP

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the property address and/or assessor's parcel number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of this application, the applicant will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be **NO** refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the subdivision is ready for public hearing.)

Dagang Shao

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 381-252-003

Approximate Gross Acreage: 7.05

General location (nearby or cross streets): North of Brightman, South of _____

APPLICATION FOR CHANGE OF ZONE

Grand Ave _____, East of Maiden Ln _____, West of Blackwell Blvd _____.

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

Existing Zoning Classification: General Commercial (C-1/C-P);

Proposed Zoning Classification: General Residential (R-3); Property is not within a Specific Plan.

Related cases filed in conjunction with this request:

PAR01533

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

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1071 CZ Condensed Application.docx
Created: 07/06/2015 Revised: 05/17/2016



**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 Phil Willaims hereafter "Applicant" and Highlight Investment Management "Property Owner".

Description of application/permit use:
Change of Zone and Tentative Tract Map

If your application is subject to Deposit-based Fee, the following applies

Section 1. Deposit-based Fees

Purpose: The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.

- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.
- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): 381-252-003

Property Location or Address:
Unincorporated area of Riverside County- Lakeland Village; Along Grand between Lillian & Blackburn

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Dagang Shao "Andy" Phone No.: _____
 Firm Name: Highlight Investment Management, Inc. Email: ShaoDagang@gmail.com
 Address: 10950 Church Street, Unit 401 2125 Lupine
Rancho Cucamonga, CA 91730

3. APPLICANT INFORMATION:

Applicant Name: Phil Williams Phone No.: 951-326-5727
 Firm Name: Phil Williams Email: Phil@PhilTheBroker.com
 Address (if different from property owner)
2505 East Lakeshore Drive
Lake Elsinore, CA 92562

4. SIGNATURES:

Signature of Applicant: Philip N. Williams Date: 6-6-15
 Print Name and Title: Philip Williams Project Manager

Signature of Property Owner: Dagang Shao Date: 06-07-2015
 Print Name and Title: Dagang Shao President

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.

Dagang Shao

01-09-2020

Property Owner(s) Signature(s) and Date

Dagang Shao

Printed Name of Owner

If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets of this page, if necessary.

If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:

- If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.*
- If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.*
- If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.*
- If the property owner is a trust, provide a copy of the trust certificate.*

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.

In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.

If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.

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:

CHANGE OF ZONE NO.1800015 and TENTATIVE TRACT MAP NO. 37531 – Intent to Adopt a Mitigated Negative Declaration – CEQ180056 – Applicant: Century 21 Preferred/Phil Williams – Representative – KWC Engineers/Victor Elia – First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Community Development: Mixed Use Area (CD-MUA) – Location: Northerly of Cottrell Boulevard, southerly of Grand Avenue, easterly of Maiden Lane, and westerly of Blackwell Road – 7.05 Gross Acres – Zoning: General Commercial (C-1/C-P) – **REQUEST: Change of Zone No. 1800015 (CZ1800015)** is a request to change the zoning classification from General Commercial (C-1/C-P), to Mixed Use (M-U). **Tentative Tract Map No. 37531 (TTM37531)** proposes a Schedule “B” subdivision of one (1) 7.05 acre parcel into two (2) parcels. Parcel one (1) proposes a 5.09 acre parcel that would be improved with 40 attached condominium units (duplexes) and six (6) detached condominium units, and 135 parking spaces, which includes, 92 covered garage spaces (2 spaces/condominium) and 43 on-street (private street) parking spaces. A recreational center, community garden, pool, tot lot, and open turf playground are proposed as amenities to the residential development. Parcel 2 (remainder parcel) is proposed for a 1.96 acre parcel to be developed under a separate application, at a later time with a commercial development.

TIME OF HEARING:	9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING:	APRIL 1, 2020
PLACE OF HEARING:	RIVERSIDE COUNTY ADMINISTRATIVE CENTER BOARD CHAMBERS, 1ST FLOOR 4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project please contact Project Planner Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org, 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 may be viewed Monday through Friday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission 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 Commission at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Deborah Bradford
P.O. Box 1409, Riverside, CA 92502-1409

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

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TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **MAY 6, 2020**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501

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 Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above 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 may be viewed Monday through Friday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission 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 Commission at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Deborah Bradford
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on November 22, 2019,

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

APN (s) or case numbers CZ1800015 / TTM37531 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

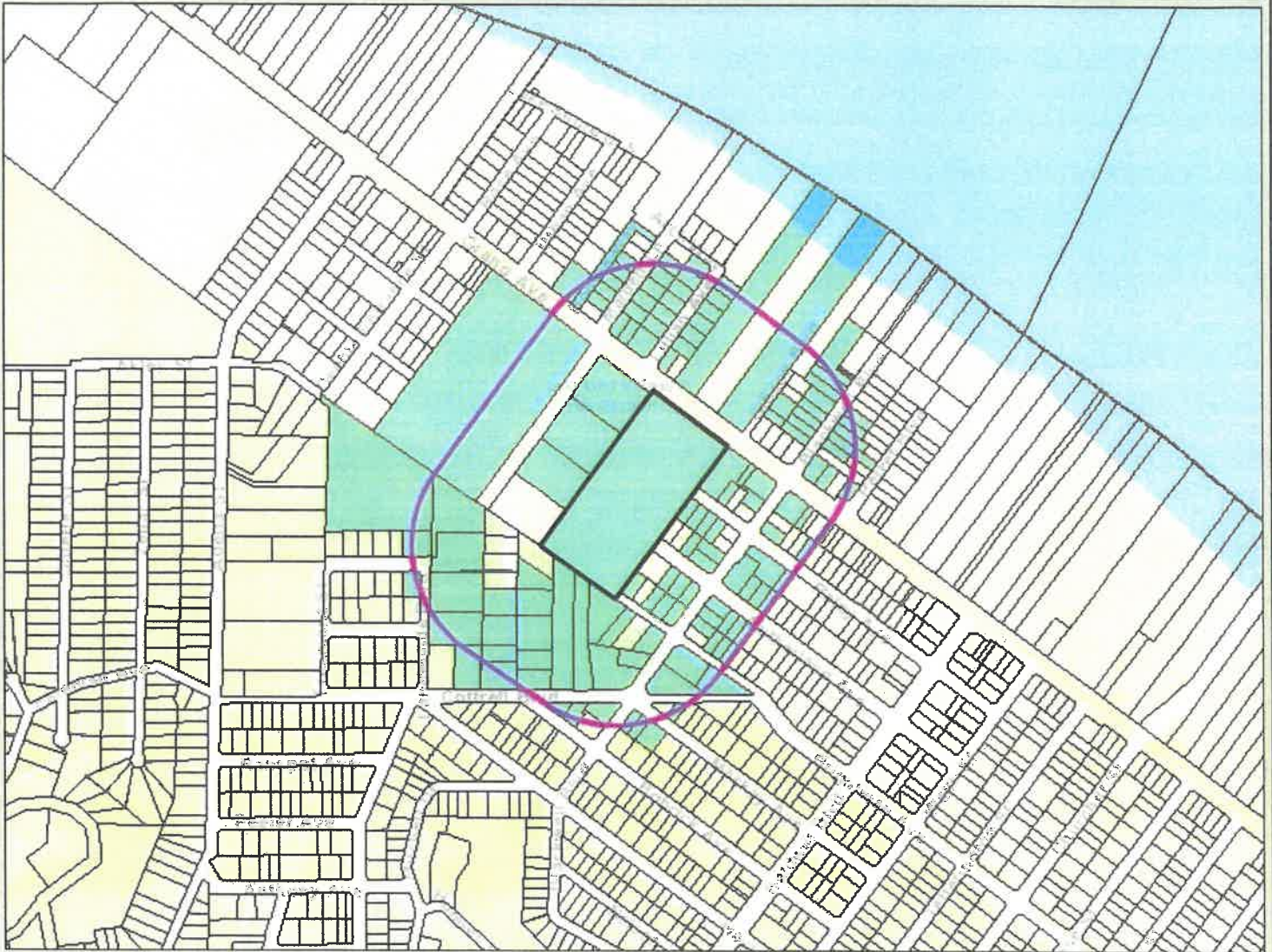
Riverside, Ca. 92502

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

Riverside County GIS Mailing Labels

CZ1800015 / TTM37531

(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... 11/22/2019 3:31:22 PM

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381241011
ANTON BARAKAT
SOUZAN J SAMOUT
10140 JACARANDA CT
RANCHO CUCAMONGA CA 91737

381174038
PUTHEAR V SOM
SREYLACK C SOM
10406 CHESTNUT ST
BELLFLOWER CA 90706

381246003
CARL PUI LAM CHOI
10618 WINCHECK RD
SAN DIEGO CA 92131

381252003
HIGHLIGHT INV MANAGEMENT INC
10950 CHURCH ST NO 4014
RANCHO CUCAMONGA CA 91730

383201020
ALBA M BUCH
1161 W GARY ST
MESA AZ 85201

381247004
JACK A BREESE
CARMEN M BREESE
11685 GLADSTONE CIR
FOUNTAIN VALLEY CA 92708

381174036
LAMSON PROP
12176 INDUSTRIAL BLV NO 1
VICTORVILLE CA 92395

383210010
REGINA F MUNN
1218 N LINWOOD AVE
SANTA ANA CA 92701

381242001
ELIASAR ROSALES
1273 S BUENA VISTA ST
HEMET CA 92543

381162008
DUNG D DUONG
GINA DUONG
12899 ROCK CREST LN
CHINO HILLS CA 91709

381174033
OSCAR MEDRANO SILVA
ELIZABETH AMBRIZ MUNOZ
1331 E KATELLA AVE UNIT 22
ANAHEIM CA 92805

381248005
DAOUD S WAHHAB
HANAN D WAHHAB
1343 WHISPERING WIND LN
CORONA CA 92881

381245004
GS STRATEGIES INC
14492 RALEY AVE
LAKE ELSINORE CA 92530

381246007
TIMOTHY JOHN SUBER
ANGELA SUBER
14790 TOFT DR
LAKE ELSINORE CA 92530

381152016
EDWARD A FUESS
SUSAN D FUESS
15006 SUTTON ST
SHERMAN OAKS CA 91403

381246004
MIGUEL LOPEZ
15073 KNOLLWOOD ST
LAKE ELSINORE CA 92530

383210030
PATRICIA A BOGGS
15538 ALLINGHAM AVE
NORWALK CA 90652

383101001
JERRY L BAKER
15819 NW FAIR ACRES DR
VANCOUVER WA 98685

381162005
LILLIAN ROAD TRUST
16331 LAKESHORE DR
LAKE ELSINORE CA 92530

381174014
ROBERT A VON ESCH
MARGARET E VON ESCH
16575 N INVESTOR LOOP APT
NAMPA ID 83687

383101006
SIGNATURE CAPITAL PROP
16738 LAKESHORE STE H-300
LAKE ELSINORE CA 92530

381174067
DOROTHY FRANCES LARUE
16950 GRAMERCY PL 72A
GARDENA CA 90247

383210039
MOISES DUENAS
JOSE JESUS BARBOSA
17480 COTTRELL BLV
LAKE ELSINORE CA. 92530

381174010
OSCAR SILVA MEDRANO
ELIZABETH MUNOZ AMBRIZ
175 S RIO VISTA NO 98
ANAHEIM CA 92806

383210009
CHRISTOPHER J HUNT
CHRISTINE A HUNT
17524 COTTRELL BLV
LAKE ELSINORE CA. 92530

381162001
JOHANNA E HOWARD
KENNETH N HOWARD
K N HOWARD

17540 GRAND AVE
LAKE ELSINORE CA 92530

381162013
JOHANNA E HOWARD
KENNETH N HOWARD
K N HOWARD

17540 GRAND AVE
LAKE ELSINORE CA. 92530

381246001
JOSEPH KELLY
PATRICIA KELLY
17559 RALEY AVE
LAKE ELSINORE CA. 92530

383101002
AMANDA LEXI RIVERA
17571 COTTRELL AVE
LAKE ELSINORE CA. 92530

383210045
EMILY BUADO FRANCISCO
17574 COTTRELL ST
LAKE ELSINORE CA. 92530

381247008
RAUL ALATORRE
TOMAS TOLENTO
ROSALBA OCHOA

383210044
LYNDA J LEWIS
17584 COTTRELL ST
LAKE ELSINORE CA. 92530

17582 BRIGHTMAN AVE
LAKE ELSINORE CA. 92530

381247007
KINGA UNILOWSKI
17586 BRIGHTMAN AVE
LAKE ELSINORE CA. 92530

381241008
EDDIE EYAD NAKSHABANDI
SEKAB ABDUL SAMAD
17586 RALEY AVE
LAKE ELSINORE CA. 92530

381247003
JESSE A CURIEL
17587 SUTHERLAND AVE
LAKE ELSINORE CA. 92530

381241003
JLZ INV
17595 GRAND AVE
LAKE ELSINORE CA 92530

381241004
JLZ INV
17595 GRAND AVE
LAKE ELSINORE CA. 92530

381247005
JERRY ANDREW TYMINSKI
17597 SUTHERLAND AVE
LAKE ELSINORE CA. 92530

381248002
MARTIN L VELASCO
MARISOL VELASCO
17603 SUTHERLAND AVE
LAKE ELSINORE CA. 92530

381248033
RANDY F TRUJILLO
17606 BRIGHTMAN AVE
LAKE ELSINORE CA. 92530

381248003
JOYCE ANN SUNDERMAN
17607 SUTHERLAND AVE
LAKE ELSINORE CA. 92530

381245033
FRANCES I SUPULVEDA
CINDY ANN CRAFT
FRANCES MARIE MCKENDRY

17608 SUTHERLAND AVE
LAKE ELSINORE CA. 92530

381242006
ERNEST CRUZ ACOSTA
17609 GRAND AVE
LAKE ELSINORE CA 92530

381245032
EDGAR LOPEZ PEDROZA
DAYANARA PEREZ LOPEZ
17610 SUTHERLAND AVE
LAKE ELSINORE CA. 92530

383104002
FRANCISCO ESTEBAN ROGEL
17611 MACKAY AVE
LAKE ELSINORE CA. 92530

383103002
WILLIAM M MAGAR
LYNN M THALER
17618 MACKAY AVE
LAKE ELSINORE CA. 92530

381248031
MICHAEL J PARKS
JULIANA PARKS
17624 BRIGHTMAN AVE
LAKE ELSINORE CA. 92530

381152027
NICOLAS BRAVO
NANCY BRAVO
1812 PESCADORES AVE
SAN PEDRO CA 90732

381248004
ANGELA L MESSENGER
1835A S CENTRE CITY PKWY
ESCONDIDO CA 92025

381248032
JOSE CHAVEZ
DORA D CHAVEZ
18468 GRAND AVE
LAKE ELSINORE CA 92530

381161001
HT PROP
19227 SAMUEL DR
LAKE ELSINORE CA 92530

381252011
COUNTY FLOOD CONTROL & WATER CONS
1995 MARKET ST
RIVERSIDE CA 92501

381174017
MARGARET GEFFERT
CHRISTINE MARIE GALVIN
20533 COOPERS HAWK
WILDOMAR CA 92595

381246009
LESLIE MICHAEL S TRUST
21048 LAGUNA RD
WILDOMAR CA 92595

381162003
WELDON ANDREW PAGE
2301 E SANTA FE APT 5
FULLERTON CA 92831

383210038
JEAN PAUL ROSA
24160 CRUISE CIRCLE DR
CANYON LAKE CA 92587

383210017
KATRINA
24571 JEREMIAH DR
DANA POINT CA 92629

383210019
MOHSEN ABBASI
ALI SAFAI
25125 EXMOOR
MISSION VIEJO CA 92692

381241005
CHE YONG HOANG
25125 VIA LAS LOMAS
MURRIETA CA 92562

381248001
DANIEL DAVID GRAYOT
CHRISTINA ANN MARSHALL
LISA GRACE BOMEN

25399 CARIZ DR
VALENCIA CA 91355

381251024
ROSALIE ROY
R ROY
RALPH DEMONTE

381161012
THOMAS EDWARD STRASSER
ANDREA CHRISTINE THIEL
2593 INDEPENDENCE WAY
CORONA CA 92882

2545 OCOTILLO AVE
SANTA MARIA CA 93455

381247010
SHERMAN V COLLIE
JEANNETTE F SISSON
JULIE L HASKINS

383104003
BARBARA A SCOTT
27127 EARLY DAWN RD
MENIFEE CA 92584

26127 FOUNTAIN BLEU DR
SUN CITY CA 92586

381246002
SEROJ NAZARIAN
VIKEN KECKECHIAN
27202 GALVEZ LN
MISSION VIEJO CA 92691

383210015
PEMBROKE MAMIE ESTATE OF
2808 BROAD ST
NEWPORT BEACH CA 92663

381152029
XIAO & SON PROP MGMT
2830 EAGLECREST PL
DIAMOND BAR CA 91765

381174066
ALEJANDRA LUA CORREA
29335 SCHOONER LN
LAKE ELSINORE CA 92530

381161016
RUSSELL ALLAN LABROUSSE
THERESA MAY LABROUSSE
30178 VIA DEL FIERRA
MENIFEE CA 92584

383104001
JOHN R SAILOR
MARLYNN K SAILOR
30569 EMPEROR DR
CANYON LAKE CA 92587

381242039
ALEX GANG LI
JOYCE CHUN LAN CHEN
3105 CAPA DR
HACIENDA HEIGHTS CA 91745

381162015
SCOTT C HADLEY
ANITA M HADLEY
31902 AVD EVITA
SAN JUAN CAPO CA 92675

381242035
SCOTT C HADLEY
ANITA M HADLEY
31902 AVENIDA EVITA
SAN JUAN CAPISTRANO CA 92675

381174004
SCOTT C HADLEY
ANITA M HADLEY
31902 AVENIDA EVITA
SAN JUAN CAPO CA 92675

381161013
SALVADOR ARREDONDO
32900 MAIDEN LN
LAKE ELSINORE CA. 92530

381161010
LEONARDO RUIZ BAUTISTA
JOSE RUIZ GONZALEZ
32915 LILLIAN RD
LAKE ELSINORE CA. 92530

381161009
SUSAN J LOVE
32925 LILLIAN RD
LAKE ELSINORE CA. 92530

381161014
HONG ROSE THI TRAN
32930 MAIDEN LN
LAKE ELSINORE CA. 92530

381174032
DENNIS DEMONTIGNY
32931 BLACKWELL BLVD
LAKE ELSINORE CA 92530

381161008
EDWARD A JOHNSON
MAUREEN JOHNSON
32935 LILLIAN AVE
LAKE ELSINORE CA 92530

381162006
WAYNE M ORRIS
TARRIE L ORRIS
32936 LILLIAN RD
LAKE ELSINORE CA. 92530

381161007
MAGDALINE HARRIS
32945 LILLIAN AVE
LAKE ELSINORE CA 92530

381161015
ANTHONY W TEMPLE
KATHLEEN TEMPLE
32950 MAIDEN LN
LAKE ELSINORE CA. 92530

381161006
DOUGLAS D SHUSTER
CHRISTINA F SHUSTER
32955 LILLIAN RD
LAKE ELSINORE CA. 92530

381152025
RUBEN CORONA
BRENDA CORONA
32959 MAIDEN LN
LAKE ELSINORE CA. 92530

381162004
DANIEL RODRIGUEZ
HERLINDA RODRIGUEZ
32960 LILLIAN RD
LAKE ELSINORE CA. 92530

381174012
PAUL RIVERO
ELVIRA ESCAMILLA
32963 BLACKWELL BLV
LAKE ELSINORE CA. 92530

381152026
KENNETH EDWARD BLEVINS
RITA FAYE BLEVINS
32965 MAIDEN LN
LAKE ELSINORE CA. 92530

381161005
JAIRO ALONSO LONDONO
JUANA LONDONO
32975 LILLIAN RD
LAKE ELSINORE CA. 92530

381174043
ADRIAN LOZA
ESTELA LOZA
32975 PERRET BLV
LAKE ELSINORE CA. 92530

383210006
MADELENE A LESLE
32976 SERENA WAY
LAKE ELSINORE CA 92530

381174035
CHUCK W PITMAN
32984 BLACKWELL BLV
LAKE ELSINORE CA. 92530

381161017
ROBERT DONAVAN
32985 LILLIAN RD
LAKE ELSINORE CA. 92530

381252010
CORRIGAN JACQUELINE S LIVING TRUST
JACKIE S CORRIGAN
33040 MAIDEN LN
LAKE ELSINORE CA. 92530

381245043
JOANNE M MORTENSEN
33086 BLACKWELL BLV
LAKE ELSINORE CA. 92530

381246008
JAMES P RAHN
33095 BLACKWELL BLV
LAKE ELSINORE CA. 92530

383201014
RONALD E MATTHEWS
BARBARA M MATTHEWS
33120 DEEBLE ENTRANCE
LAKE ELSINORE CA. 92530

381247006
JOSE ADRIAN LEDESMA
33141 BLACKWELL BLV
LAKE ELSINORE CA. 92530

383210032
ELIA ALMOYAN
ANNIE ALMOYAN
33150 MAIDEN LN
LAKE ELSINORE CA. 92530

383210033
RICHARD ROBERT DANNA
33160 LANDERVILLE BLV
LAKE ELSINORE CA. 92530

383210034
LAWRENCE P PLAVALA
33180 LANDERVILLE RD
LAKE ELSINORE CA. 92530

383210014
CHAD ROBERT KETCHUM
33200 MAIDEN LN
LAKE ELSINORE CA. 92530

383210023
AURORA A SANCHEZ
33203 BLACKWELL BLVD
LAKE ELSINORE CA 92530

383210013
DEBRA PHILPOTT SHIVELY
33208 MAIDEN LN
LAKE ELSINORE CA. 92530

383210007
DANIEL DAYUS
33209 MAIDEN LN
LAKE ELSINORE CA. 92530

383202006
DAN L GARDNER
MARGARET E CALDWELL
33218 LANDERVILLE
LAKE ELSINORE CA 92530

383210008
GARY L ALLEN
PATRICIA R ALLEN
CHRISTOPHER G ALLEN

383210027
GERALDINE SOULIOTES
33230 BLACKWELL BLV
LAKE ELSINORE CA. 92530

33225 MAIDEN LN
LAKE ELSINORE CA. 92530

383210026
KAREN L BLUM ROGERS
33240 MAIDEN LN
LAKE ELSINORE CA. 92530

381242002
THOMAS G UMBRELL
PENNY L UMBRELL
34980 MISSION TRAIL
WILDOMAR CA 92595

381174075
ARMANDO ALVAREZ
39593 VIA TEMPRANO
MURRIETA CA 92563

381152028
ALEX GANG LI
JOYCE CHUN LAN CHEN
4115 LIVE OAK LN
YORBA LINDA CA 92886

383210022
NEREIDA NEYRA
4244 HIDATSA ST
RIVERSIDE CA 92509

383210020
MAREK KURIATA
LIDIA KURIATA
44897 CORTE RODRIGUEZ
TEMECULA CA 92592

381162007
PACIFIC RENEWABLES
49525 MESCALERO CT
AGUANGA CA 92536

381161002
GILBERT S CARMONA
HENRIETTA H CARMONA
5286 NORCRIS LN
YORBA LINDA CA 92886

381174011
SALIM AHMED PATEL
BILKIS SALIM PATEL
630 N SEPULVEDA NO 9A-516
EL SEGUNDO CA 90245

381174009
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KONRAD HSU ASCHENBACH
KONLEY HSU ASCHENBACH

8311 HONEY HILL RD
LAUREL MD 20723

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KONRAD HSU ASCHENBACH
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381248034
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381252009
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381245038
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381152021
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CRESTLINE CA 92325

381174003
HIGINIO DELATORRE
SOCORRO DELATORRE
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383210046
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LORENA ARREOLA AMAYA
PO BOX 538
WILDOMAR CA 92545

381245031
H&R RENTALS
ROYAL MAUIAN UNIT 210
KIHEI HI 96753

Century 21 Preferred
Atten: Phil Williams
2505 East Lakeshore Dr.
Lake Elsinore, CA 92530

Century 21 Preferred
Atten: Phil Williams
2505 East Lakeshore Dr.
Lake Elsinore, CA 92530

KWC Engineers
Atten: Victor Elia
41391 Kalmia St., Suite 320
Murrieta, CA 92562

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Atten: Victor Elia
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Murrieta, CA 92562

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Dagang Shao "Andy"
2125 Lupine
Rancho Cucamonga, CA 91730

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2125 Lupine
Rancho Cucamonga, CA 91730

Southern California Edison
Attention: Jeff Clark
P.O Box 800
Rosemead, CA 91770

Southern California Edison
Attention: Jeff Clark
P.O Box 800
Rosemead, CA 91770

Western Municipal Water District
14205 Meridian Pkwy.
Riverside, CA 92518

Western Municipal Water District
14205 Meridian Pkwy.
Riverside, CA 92518

Riverside Transit Agency
1825 Third Street
P.O. Box 59968
Riverside, CA 92517-1968

Riverside Transit Agency
1825 Third Street
P.O. Box 59968
Riverside, CA 92517-1968

Pechanga Band of Luiseno Indians
Attention: Ebru Ozdil
P.O. Box 2183
Temecula, California 92593

Pechanga Band of Luiseno Indians
Attention: Ebru Ozdil
P.O. Box 2183
Temecula, California 92593

Southern California Edison
Attention: Jeff Clark
P.O Box 800
Rosemead, CA 91770

Southern California Edison
Attention: Jeff Clark
P.O Box 800
Rosemead, CA 91770

Southern California Gas Co.
4495 Howard Ave.
Riverside, CA 92507

Southern California Gas Co.
4495 Howard Ave.
Riverside, CA 92507.

City of Lake Elsinore
Community Development Department
130 S. Main Street
Lake Elsinore, CA 92530

City of Lake Elsinore
Community Development Department
130 S. Main Street
Lake Elsinore, CA 92530

Lake Elsinore Unified School Dist.
Atten: Facilities and Operations
Building B, 545 Cheney Street
Lake Elsinore, CA 92530

Lake Elsinore Unified School Dist.
Atten: Facilities and Operations
Building B, 545 Cheney Street
Lake Elsinore, CA 92530

Alexander Solonin
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Lake Elsinore, CA 92530

Kirkland West
Habitat Defense Council
PO Box 7821
Laguna Niguel, Ca, 92607-7821

Soboba Band of Luiseño Indians
Atten: Joseph Ontiveros
P.O. Box 487
San Jacinto, CA 92581

Soboba Band of Luiseño Indians
Atten: Joseph Ontiveros
P.O. Box 487
San Jacinto, CA 92581

Richard Drury
Komalpreet Toor
Lozeau Drury, LLP
1939 Harrison Street, Suite 150
Oakland, CA 94612



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

TTM37531, CZ1800015, and CEQ180056

Project Title/Case Numbers

Deborah Bradford, Project Planner

County Contact Person

(951) 955-6646

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Century 21 Preferred, Phil Williams.

Project Applicant

2505 East Lakeshore Drive, Lake Elsinore, CA 92530

Address

North of Contrell Blvd., South of Grand Ave., East of Maiden Ln., and West of Blackwell Blvd.

Project Location

Change of Zone No. 1800015 (CZ1800015) is a request to change the zoning classification from General Commercial (C-1/C-P), to Mixed Use (M-U). The Tentative Tract Map proposes a Schedule B subdivision of 7.05 gross acres into two (2) parcels. Parcel one will be a 5.09 acre parcel, which proposes 40 duplex condominium units, six (6) single-family residences. Parcel two is comprised of 1.96 acres and will be developed in the future with a hotel and restaurant.

Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on _____, 2020, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

Project Planner
Title

Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: CEQ180088

FOR COUNTY CLERK'S USE ONLY



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4 . 4

Planning Commission Hearing: May 6, 2020

PROPOSED PROJECT

Case Number(s): GPA190002, CZ1800023, and TPM37667

EA No.: Addendum to Mitigated Negative Declaration for EA39682

Area Plan: Southwest

Zoning Area/District: Rancho California Area


Supervisory District: Third District

Project Planner: Deborah Bradford

Project APN(s): 943-060-012, 943-070-003, and 943-260-027

Applicant(s): Sirah Vineyard Develop. Corporation

Representative(s): Gregg Linhoff



Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

General Plan Amendment No. 190002 (Technical Amendment) is a proposal to modify the Circulation Element to change the current General Plan road designation of La Serena Way from a Secondary Highway to a Collector.

Change of Zone No. 1800023 is a proposal to change the site's zoning classification from Citrus/Vineyard, 5-acre lot minimum (C/V-5), to Wine Country – Winery (WC-W). This change of zone will allow the applicant to pursue development that is consistent with the Temecula Valley Wine Country Policy Area – Winery District.

Tentative Parcel Map No. 37667 is a proposal for a Schedule 'I' subdivision of approximately 290 acres into 14 parcels with a minimum lot size of 20 acres. The Schedule 'I' subdivision is for the division of land only. Future land uses on the Project site will occur on a parcel by parcel basis and be consistent with the Wine Country – Winery permitted land uses.

The above mentioned entitlements shall herein be referred to as the "Project".

The Project site is located north of Rancho California Road, south and west of La Serena Way, and east of Butterfield Stage Road. (Figure 1)

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION:

ADOPT PLANNING COMMISSION RESOLUTION NO. 2020-003 recommending adoption of General Plan Amendment No. 190002 as shown on revised Figure 7 of the Southwest Area Plan to the Board of Supervisors; and,

THAT THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

CONSIDER an **ADDENDUM** to **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39682** based on the findings and conclusions incorporated in the Addendum that the Project will not have a significant effect on the environment and that none of the conditions described in State CEQA Guidelines section 15162 exist;

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 190002, modifying the Circulation Element to change the current road designation of La Serena Way from a Secondary Highway designation to a Collector designation as shown on Figure 7 of the Southwest Area Plan, attached hereto, based on the findings and conclusions incorporated in the staff report, pending adoption of the General Plan Amendment resolution by the Board of Supervisors;

TENTATIVELY APPROVE CHANGE OF ZONE NO. 1800023, changing the zoning classification for the subject property from the C/V-5 Zone to WC-W Zone, in accordance with Exhibit No. 3, based upon the findings and conclusions incorporated in the staff report, pending final adoption of the Zoning Ordinance by the Board of Supervisors; and,

APPROVE TENTATIVE PARCEL MAP NO. 37667, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions incorporated into the staff report, and subject to the Board of Supervisors' subsequent adoption of the resolution for General Plan Amendment No. 190002 and the subsequent adoption of the zoning ordinance for Change of Zone No. 1800023.

PROJECT DATA	
Land Use and Zoning:	
Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Agriculture
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Agriculture
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Temecula Valley Wine Country Policy Area – Winery District
Surrounding General Plan Land Uses	
North:	Rural Community: Estate Density Residential (RC: EDR) and Agriculture: Agriculture (AG: AG)

East:	Agriculture: Agriculture (AG: AG)
South:	Agriculture: Agriculture (AG: AG)
West:	City of Temecula
Existing Zoning Classification:	Citrus/Vineyard, 5-acre minimum (CV-5)
Proposed Zoning Classification:	Wine Country – Winery (WC-W)
Surrounding Zoning Classifications	
North:	Residential Agricultural, 5-acre lot minimum (R-A-5) and Wine Country – Winery (WC-W)
East:	Wine Country – Winery (WC-W)
South:	Citrus/Vineyard, 20-acre minimum (CV-20) and Wine Country – Equestrian (WC-E)
West:	City of Temecula
Existing Use:	Vacant Land
Surrounding Uses	
North:	Agricultural Uses
South:	Residential and Agricultural Uses
East:	Vacant Land and Agricultural Uses
West:	Residential Development

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	290 gross acres	

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – Wine Country #149 – Road Maintenance
Special Flood Hazard Zone:	No
Agricultural Preserve:	Yes – Rancho California No. 3 Map 930 and Rancho California No. 35 Map No. 929.
Liquefaction Area:	No
Subsidence Area:	Yes – Susceptible
Fault Zone:	No

Fire Zone:	Yes – High/Moderate and in a State Responsibility Area.
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat (“SKR”) Fee Area:	Yes
Airport Influence Area (“AIA”):	No

PROJECT LOCATION MAP

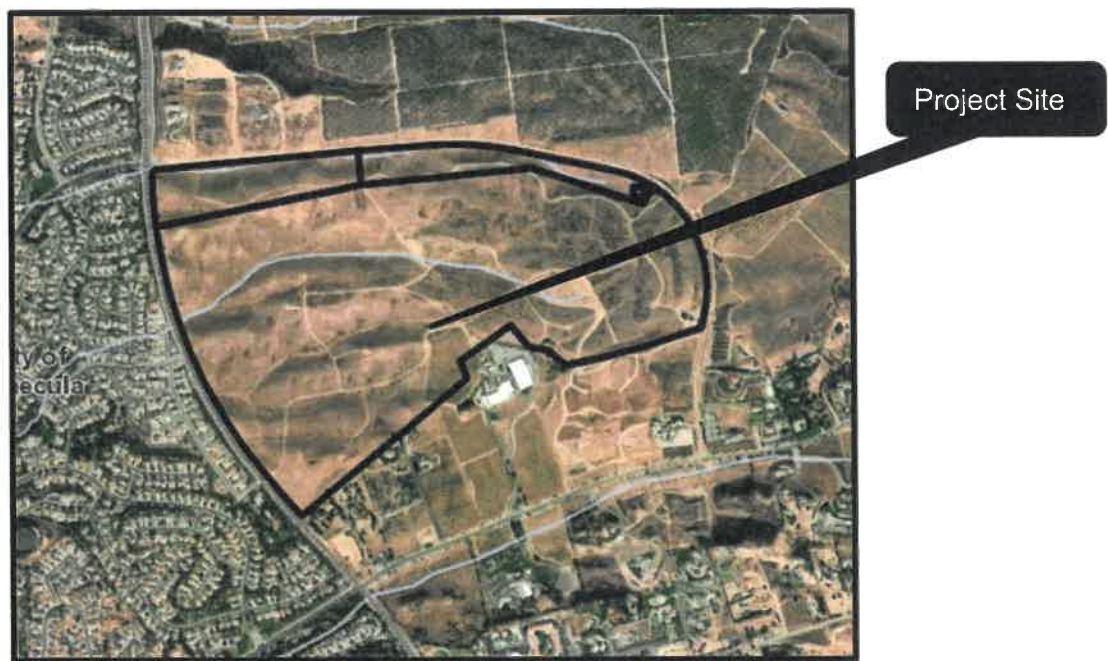


Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

Prior to the Project’s current proposal, Tentative Tract Map No. 32594 and Change of Zone No. 7005 was adopted by the Board of Supervisors on May 8, 2007. Tentative Tract Map No. 32594 was approved for the subdivision of approximately 290 acres into 58 residential lots, and five vineyard production lots (Figure 2). The applicant proposed to develop the site in three phases. Change of Zone No. 7005 modified the site’s zoning from Citrus/Vineyard 10-Acre Minimum (C/V-10) and Citrus/Vineyard 20-Acre Minimum (C/V-20) to Citrus/Vineyard 5-acre minimum (C/V-5). The Agricultural Preserve diminishment and cancelation was a part of this previously considered project. The applicant had paid the assessed fee to remove the Agricultural Preserve; however, the applicant decided to reinstate portions of the Agricultural Preserve and approximately 126 acres remain in Agricultural Preserve No.3 and No. 35 currently.



Figure 2. – TR32594 Lotting Study

TR32594 is still active at this time and has not yet expired. The applicant obtained their second Extension of Time on January 17, 2018 and that map will expire on May 8, 2021 if not further extended. If the current proposed Tentative Parcel Map No. 37667 is approved, it is the intent of the applicant to allow TR32594 to expire on its own and pursue recordation of Tentative Parcel Map No. 37667.

On November 26, 2018 the applicant submitted to the County a Change of Zone application to amend the zoning classification for the subject property from the Citrus/Vineyard, 5-acre minimum (C/V-5) Zone to the Wine Country- Winery (WC-W) Zone. On December 4, 2018 the applicant submitted an application for Tentative Parcel Map No. 37667, a Schedule 'I' subdivision of approximately 290 acres into 14 parcels (Figure 3). The parcels will range in size from 20.02 gross acres to 26.20 gross acres. On March 27, 2019 the applicant submitted a General Plan Amendment No 190002 to modify the Circulation Element to change the current road designation of La Serena Way from a Secondary Highway designation to a Collector designation (Figure 4.). This General Plan Amendment is considered a Technical Amendment and is subject to the findings as stated in Section 2.4 of Ordinance No. 348 and discussed in detail in the findings section of this staff report.

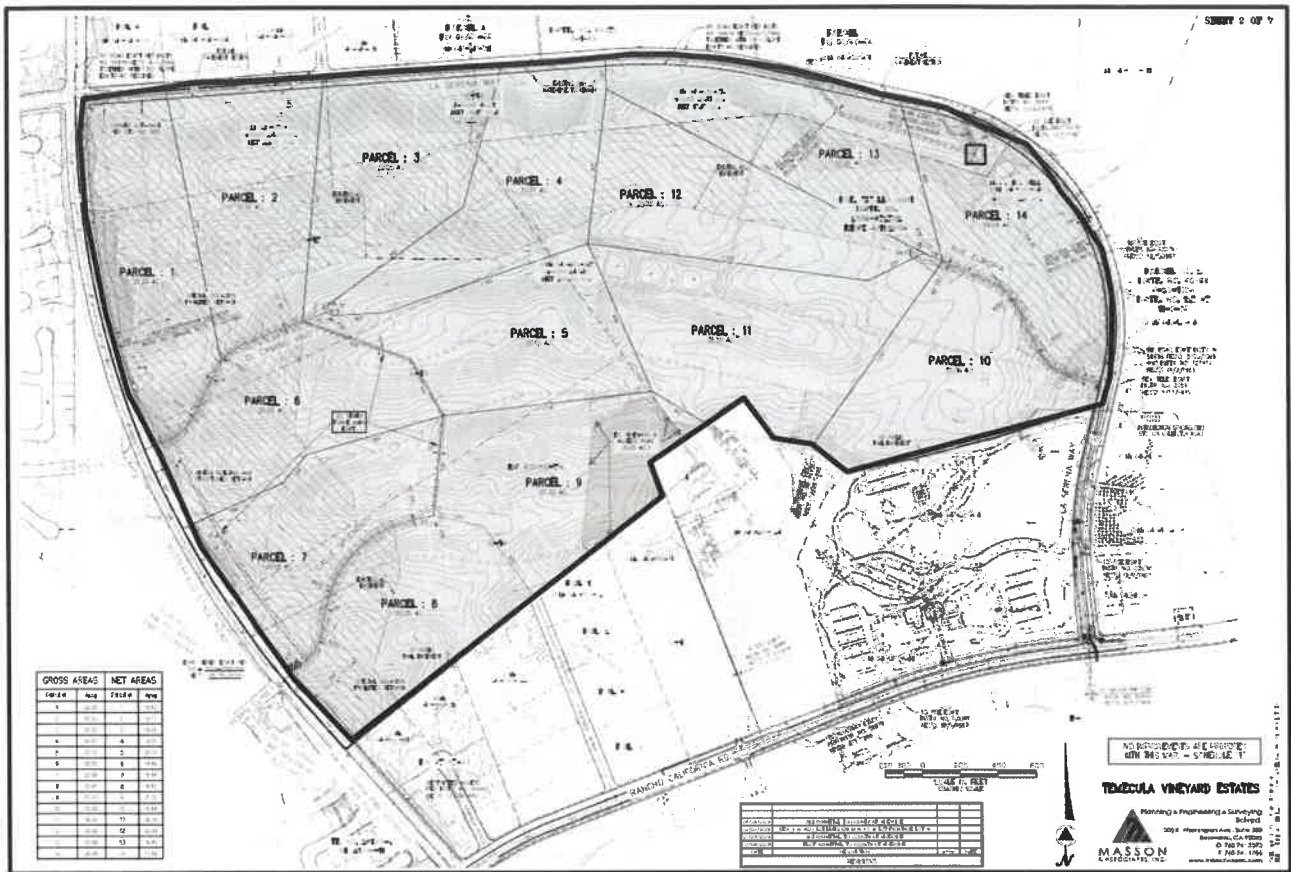


Figure 3: Tentative Parcel Map No. 37667

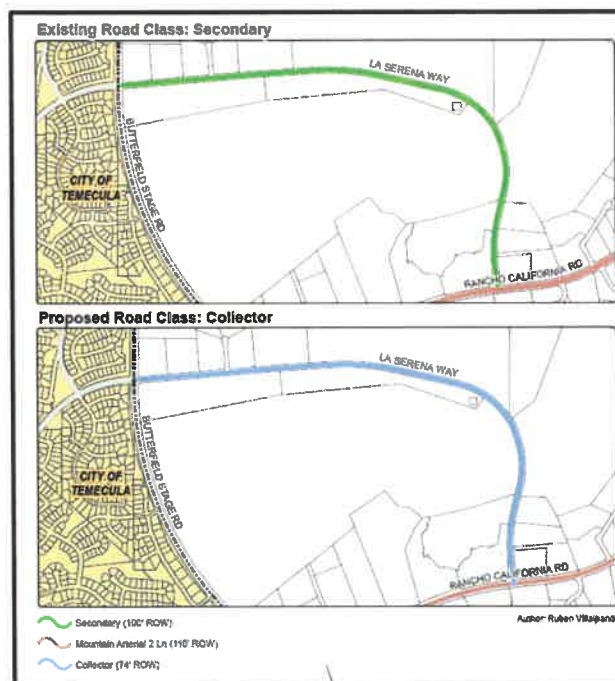


Figure 4. La Serena Way – Existing and Proposed GPA Road Classification

Agricultural Preserve:

Portions of the Project site are located within Agricultural Preserve No.3, Map No. 930 and Agricultural Preserve No. 35, Map No. 929. As illustrated below in Figure 5 approximately 126 acres of the 290 gross acre Project site remain within these preserves at this time. Although, a development proposal has not been provided as a part of Tentative Parcel Map No. 37667 for the proposed 14 parcels, the proposed subdivision, if approved, would potentially allow greater development with a greater number of parcels, which may conflict with the provisions of the Williamson Act and Subdivision Map Act. Due to this, the Project area is required to be removed entirely from the Agricultural Preserves prior to approval of the Tentative Parcel Map.

The applicant submitted to the County on January 14, 2020 applications for the diminishment and disestablishment of approximately 126 acres of the Project site located within Agricultural Preserve Nos. 3 and 35 and on February 11, 2020 applications were provided for the cancelation of the Williamson Act Contracts as they relate to those Agricultural Preserves (Figure 5). These cases were reviewed by the Comprehensive Agricultural Preserve Technical Advisory Committee (CAPTAC) on February 26, 2020 and CAPTAC found the request acceptable and recommended that the Board of Supervisors approve Agricultural Preserve Diminishment No. 200001 (APD200001) and Agricultural Preserve Disestablishment No. 200002 (APD200002).

The Agricultural Preserve Diminishment and Disestablishment are not subject to the review and consideration of the Planning Commission, but they do remain a component of the whole Project being considered in the proposed Addendum; furthermore, the Agricultural Preserve Diminishment and Disestablishment would be considered as part of the entire Project by the Board of Supervisors.

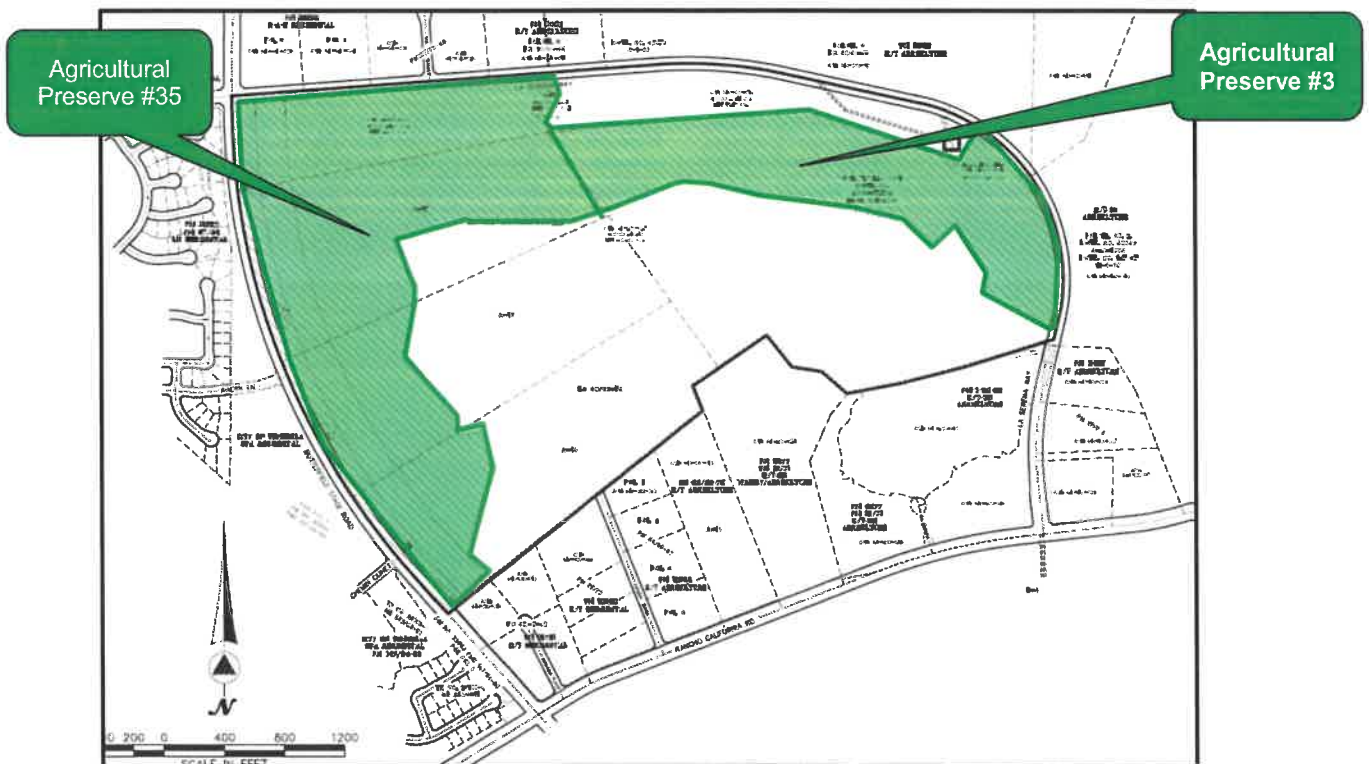


Figure 5: Agricultural Preserves

General Plan Consistency: The Project as proposed is consistent with the land use pattern in the Project area which is bordered by existing single-family residential developments to the west and rural residential homes and agriculture, primarily highly-maintained orchards and vineyards with wine producing, storage, and tasting facilities to the north, east, and south. A new residential development is being built approximately one mile to the north of the site. Natural open space areas also exist intermixed amongst these land uses.

The Project site has a General Plan Foundation Component and Land Use Designation of Agriculture and is within the Temecula Valley Wine-Country Policy Area – Winery District. The policy area encompasses one of the most important agricultural lands in the County and was established to ensure the long-term viability of the wine industry while protecting the community's equestrian rural lifestyle. The Tentative Parcel Map, Change of Zone and General Plan Amendment are consistent with the policies of the Temecula Valley Wine Country Policy Area which encourages small-scale cottage inns or cottage industries and agricultural operations (SWAP 1.6). Density of 1 dwelling unit per ten (10) acres is required to promote viticulture potential of the region and for residential tract and parcel maps (SWAP 1.5). Parcels would be able to be developed with uses encouraged within the Policy Area and with those allowed in the Wine Country – Winery zoning classification which would include Class II wineries. The 20 acre minimum parcels could also allow for the potential development of Class V wineries.

La Serena Way is currently designated as a Secondary Highway, which would make it one of two roads (the other is Anza Road) that would be classified for more than two-lanes. This level of road is not necessary to accommodate the traffic anticipated on La Serena Way and is not in keeping with the atmosphere of the Wine Country area, which generally has smaller, two-lane roads. Details on this are included in the findings for the General Plan Amendment within this staff report. The proposed Project is consistent with all applicable General Plan policies with consideration of the General Plan Amendment for the road designation.

Ordinance No. 348 Consistency: The Project proposes to modify the site's zoning from Citrus/Vineyard, 5-acre lot minimum (C/V-5), to Wine Country – Winery (WC-W) to be consistent with the Temecula Valley Wine Country Policy Area – Winery District. Although development of the proposed parcels is not a part of this Tentative Parcel Map, future development would be allowed subject to the permitted uses as provided in Ordinance No. 348 which primarily includes Cottage Inns, Class I, II, and V wineries and the appurtenant and incidental commercial uses that go along with them. The Tentative Parcel Map that is proposed currently meets all applicable standards of the proposed WC-W zone for lot size and dimensions and would be able to accommodate the variety of uses that are allowed on 20-acre parcels.

Off-Site Improvements: Since the Tentative Parcel Map is a Schedule 'I' subdivision and is not located within a specific plan, off-site improvements would not be required except for a center-line study. However, because the proposed 14 parcels are to be sold individually, the applicant has agreed to provide certain improvements as stated in the Conditions of Approval which requires that Street Improvement plans be approved prior to recordation of the map. The Project shall provide the following improvements:

La Serena Way along the Project boundary shall be improved with 32 feet full-width of AC pavement within 88 feet full-width dedicated right-of-way in accordance with County Standard No. 106, Section "A". Ordinance No. 461. (Modified for increased right-of-way from 60' to 88').

Note:

1. A 6" AC Dike shall be constructed as directed by the Director of Transportation.
2. If AC Dike is not warranted based on the finding of drainage report, additional 4' of graded section on each side of the edge of pavement shall be graded as directed by the Director of Transportation.
3. An 8' DG trail along La Serena Way shall be constructed. The location of the trail shall be set behind vineyard landscaping adjacent to the road as shown in the Temecula Valley Wine Country Design Guidelines.
4. A left turn pocket shall be improved with AC pavement on La Serena Way at the intersection of Rue Europa within the existing 88' full width right-of-way.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

State CEQA Guidelines Section 15164 states that a lead agency or a responsible agency shall prepare an Addendum to a previously certified EIR or MND if some changes or additions are necessary but none of the conditions in Section 15162 described below have occurred:

1. Substantial changes are proposed that would require major revisions to the EIR or negative declaration.

TPM 37667 would subdivide the approximate 290 gross acre site into fourteen (14) parcels with a minimum lot size of 20 acres. The adopted MND for the Project site was analyzed for a subdivision that included 58 clustered residential lots, 5 wineries and 3 vineyard lots. Impacts in regards to Tentative Parcel Map No. 37667 will be substantially reduced in terms of traffic, air quality, noise, and biological resources. Change of Zone No. 1800023 is to change the site's zoning from Citrus/Vineyard, 5-acre lot minimum (CV-5), to Wine Country – Winery (WC-W), 10-acre lot minimum. General Plan Amendment No. 190002 proposes to modify the Circulation Element to change the current road designation of La Serena Way from a Secondary Highway designation to a Collector designation due to traffic levels not at a capacity that requires a 4 lane Secondary Highway and is more in keeping with the 2 lane development pattern of roads in the Wine Country. Therefore, the changes would not require major revisions to the prior MND.

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.

No new significant environmental effects or a substantial increase in the severity of previously identified significant effects would occur in that the Project site as proposed is comprised of the same project boundary as analyzed in the adopted MND and ultimate development would allow for residential, agricultural and winery uses. These proposed changes do not require major revision to the prior MND.

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.

The 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 updated in 2019, includes Measure R2-CE1 which requires renewable energy generation by projects of a certain size which includes any tentative tract map, plot plan, or conditional use permit that proposes to add more than 75 new dwelling units of residential development or one or more new buildings totaling more than 100,000 gross square feet of commercial, office, industrial or manufacturing development. Since Tentative Parcel Map No. 37667 is for the subdivision of approximately 290 acres into 14 parcels this measure is not required at this time.

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 and Land Use Designation of Agriculture. The Project site is located within the Southwest Area Plan's Temecula Valley Wine Country Policy Area, which was created by the adoption of the Wine Country Community Plan (Plan) in 2014. The Plan's objectives include the preserving and enhancing of the area's viticulture potential, encouraging agricultural operations, rural lifestyle and equestrian activities as well as coordinating growth to avoid future land use conflicts. The proposed Project complies with the objectives of the plan by creating a large lot subdivision which will enhance the rural lifestyle, promote the viticulture possibilities and be consistent with the development pattern in the area.
2. The existing Zoning Classification for the subject site is Citrus/Vineyard, 5-acre lot minimum (C/V-5 Zone). The proposed Zoning Classification for the subject site is Wine Country – Winery (WC-W Zone), 10-acre lot minimum. This change of zone will allow the applicant to pursue development that is consistent with the Temecula Valley Wine Country Policy Area – Winery District of the General Plan. Uses encouraged in this policy area include, single-family detached residences with a density of ten (10) acre minimum for tentative approval of parcel maps, wineries, and incidental commercial uses. The overall Project density would be a minimum of 1 dwelling unit per 20 acres which is in compliance with the General Plan's density of 1 dwelling units per 10 acres for both the Agriculture land use designation and the Wine Country – Winery district. However, because each lot will be developed on

a parcel by parcel basis and, dependent upon what use will be proposed, will determine the overall density. Therefore, the proposed Change of Zone is consistent with the General Plan's land use designation and the Wine Country Policy Area. The proposed Project is consistent with the required lot area dimensions and standards as set forth in the Development Standards of the WC-W zoning classification. All lots will be a minimum of twenty (20) gross acres and all lots exceed the minimum average width and depth of 200 feet. Ultimate development of the site has not been determined at this time. The parcels will be sold and developed on a parcel by parcel basis. A minimum of 14 single-family residences would be constructed. However, additional uses allowed subject to plot plan approval would be Class I, II, and V wineries including the allowable appurtenant and incidental commercial uses. Compliance with these standards as they relate to setbacks, site layouts, and height, will be addressed during the development stage for each individual parcel. The proposed Project conforms to the development standards of the WC-W Zoning Classification and all other applicable provisions of Ordinance No. 348.

General Plan Technical Amendment:

For a Technical General Plan Amendment, the following findings are required to be made:

The first finding is required to be made for all Technical GPAs and a least one additional finding is also required. The additional finding selected is noted as number 2 below is finding (d) for the additional findings pursuant to Ordinance No. 348. They are as follows:

1. *The proposed amendment would not change any policy direction or intent of the General Plan.*

The Project site is located within the Temecula Valley Wine Country Policy Area – Winery District. The proposed General Plan Amendment would not change any policy direction or intent of the General Plan, in that the amendment is for a reclassification of La Serena Way from a Secondary Highway (100' right-of-way) to a Collector Road (74' ROW). Policies applicable to the Winery District still apply to the overall development of the Project site. The road right-of-way will be maintained with the reclassification; however, the road would have two travel lanes as a Collector versus four as a Secondary.

The proposed amendment to the Circulation Element in regards to the reclassification of La Serena Way from a Secondary Highway to a Collector Road is in keeping with the policy direction of the County that road classifications in the General Plan are anticipated to provide for adequate capacity for projected traffic. The General Plan Buildout traffic capacity for La Serena Way is approximately 5% above the Level of Service D capacity that the reclassification to a Collector Road would provide. However, with the installation of a traffic signal at the intersection of La Serena Way and Butterfield Stage Road and a roundabout at La Serena Way and Rancho California Road that are planned improvements, these improvements would assist in the traffic flow being adequately served by the reclassification of La Serena Way to a Collector Road.

Additionally, the County had already identified the classification of La Serena Way as a Secondary Highway within the Wine Country area, leaving Anza Road as the lone 4-lane road designated in the area. However, Anza Road is a more critical primary thoroughfare compared to La Serena Way. The desire for the Wine Country area is to maintain a more rural road standard by limiting the number of lanes on roads where possible. Due to this prior identification of La Serena Way being designated for more lanes than necessary or appropriate, the County was already planning to update the Circulation Element as is proposed by this Project; however, since the applicant's proposal occurred before the

update, the technical amendment is now required. The amendment is in keeping with the intent of the General Plan.

2. *A point of clarification is needed to more accurately express the General Plan's meaning or eliminate a source of confusion.*

The reclassification of La Serena Way from a Secondary Highway to a Collector Road has to do with the Temecula Valley Wine Country Policy Area's policies that are included in the Southwest Area Plan of the General Plan, which are provided to ensure long term viability of the wine industry while protecting the community's equestrian and rural lifestyle. With that comes a vision of rural roads and trails, with vehicles and pedestrians passing by wineries, farms, vineyards and inns. La Serena Way as a four lane secondary highway would not be in keeping with the Wine Country's intention of protecting the rural nature of the area. This results in a source of confusion on the intended vision and aesthetics of a generally rural area and urban level roads in the Wine Country area. To this purpose, all roads that are in Wine Country are two lane roads with the exception of Anza Road.

Additionally, from an ability to support the planned traffic in the area adequately, the reclassification of La Serena Way would more appropriately serve the anticipated traffic. The General Plan Buildout traffic capacity for La Serena Road is approximately 5% above the Level of Service D capacity that the reclassification to a Collector Road would provide. However, with the installation of a traffic signal at the intersection of La Serena Way and Butterfield Stage Road and a roundabout at La Serena Way and Rancho California Road that are already planned improvements, these improvements would assist in the traffic flow being adequately served by the reclassification of La Serena Way to a Collector Road and the classification as a Secondary Highway is no longer required.

Change of Zone

1. Change of Zone No. 1800023 is a proposal to change the site zoning classification from Citrus/Vineyard, 5-acre lot minimum (CV-5), to Wine Country – Winery (WC-W), 10-acre lot minimum. This change of zone will allow the applicant to pursue development that is consistent with the Temecula Valley Wine Country Policy Area – Winery District of the General Plan. Uses encouraged in this policy area include, single-family detached residences with a density of ten (10) acre minimum for tentative approval of parcel maps, wineries, and incidental commercial uses. The Project's density is approximately 21 acres/lot; which is in compliance with the General Plan's minimum of 10 acres/lot for parcel maps within the Agriculture land use designation and the Wine Country – Winery District. Therefore, the proposed Change of Zone will be consistent with the General Plan's land use designation and the Wine Country Policy Area.

Tentative Parcel Map Findings:

Tentative Parcel No. 37667 is a proposal to subdivide 290 acres into fourteen (14) parcels. The findings required to approve a Map, pursuant to the provisions of Riverside County's "Regulating the Division of Land of the County of Riverside" Ordinance No. 460, are as follows:

1. The proposed map, subdivision design and improvements are consistent with the General Plan, and with all applicable requirements of State law and the ordinances of Riverside County, as discussed herein. The Project is consistent with the policies of the Southwest Area Plan and specific policies of the Temecula Valley Wine Country Policy Area – Winery District. These policies encourages Class II Wineries with limited commercial uses on minimum lot sizes of ten (10) acres to promote viticulture

potential of the region. As designed the parcels will be subdivided with a minimum parcel size of 20 acres, which is in compliance with SWAP 1.5 which states that a density of 10 acre minimum for residential tracts and parcel maps shall be required which will provide adequate area for individual property owners to establish boutique wineries (Class II) with also enough area to allow for small scale cottage inns or cottage industries as stated in SWAP 1.6. The Schedule 'I' map is not attached to any development and is primarily for financing purposes. Development of the site would be implemented by future Plot Plans, or Conditional Use Permits submitted by individual property owners. The Tentative Parcel Map is intended to allow individuals to develop their 20 acres in a manner that will be consistent with the land use designation and the development standards of Ordinance No. 348.

2. The site of the proposed land division is physically suitable for the type of development and density, in that the Project site will be subdivided into minimum 20 acre parcels which will have adequate access and infrastructure to accommodate future residential uses, wineries, and incidental commercial uses associated with proposed wineries. While there is varying topography on the property, the lot sizes proposed and how the access roads and lot lines are proposed respect this natural variation. No improvements are required for a Schedule 'I' Map when it is not associated with a Specific Plan; however, the applicant has agreed to provide road improvements, such as installation of curb and gutter, sidewalk and resurfacing of existing pavement along Butterfield Stage Road and improvements such as paving, and installation of an 8' DG trail along La Serena Way.. No construction will be a part of this subdivision, in that ultimate development will occur with individual property owners when they submit development plans. All future development will be designed and based on the policies of Temecula Valley Wine-Country Policy Area – Winery and development standards of the Wine Country - Winery zoning classification.
3. The design of the proposed map is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat in that the previously adopted MND and subsequent Addendum addressed these issues and provided mitigation measures that would still be applicable to ultimate development of the Project site. Additionally, because the proposed Project is a Schedule 'I' Map and is for conveyance purposes with limited development allowed under the Tentative Parcel Map, no impacts would result to fish or wildlife or their habitat.
4. The design of the proposed land division or the type of improvements are not likely to cause serious public health problems in that the previously adopted MND and subsequent Addendum addressed issues in regards to health and safety and determined that no significant impacts would occur that would result in public health issues due to project implementation. However, because the proposed Project is a Schedule 'I' Map is for conveyance/financing purposes, no physical changes will occur as a result of this Tentative Parcel Map.
5. The design of the proposed land division will not conflict with easements acquired by the public at large, for access through, or use of property within the proposed land division in that the subdivision is a financing and conveyance map and does not include specific plans for the ultimate development of the property or construction purposes. Development will occur on a parcel by parcel basis and each individual development plan through project design will ensure that there will be no conflict with providing accessibility.
6. As indicated in the included Project conditions of approval, the proposed land division includes the type of improvements as required by the Riverside County Land Division Ordinance No. 460 for a Schedule "I" Map. Which states, that if no Specific Plan has been filed on the land to be divided, no

improvements will be required. Only a centerline study profile of the proposed street dedications shall be prepared for Transportation Department review and approval.

Ordinance No. 460 Schedule 'I' Findings:

The minimum improvements required for a Schedule 'I' Parcel Map provided for in Section 10.14 of Ordinance No. 460 are the following:

1. Streets - If no Specific Plan has been filed on the land to be divided, no improvements will be required. Only a centerline study profile of the proposed street dedications shall be prepared for Transportation Department review and approval. However, the applicant has agreed to provide some street improvements to ensure that the overall circulation is in place and not left to the responsibility of individual property owners. Advisory Notification Document (AND) Transportation. 1., which includes but is not limited to a signing and striping plan, corner cutbacks, centerline intersections, and street improvement plans. Conditions of Approval (COA) 050- Transportation. 1 and 2 require that Butterfield Stage Road along the project boundary be improved with concrete curb and gutter, curbed landscaped median, side walk and match up asphalt concrete paving, reconstruction or resurfacing of existing paving as determined by the Transportation Department. La Serena Way along the Project boundary shall be improved with 32 feet full-width of AC pavement within 88 feet full-width dedicated right-of-way as required by COA 050 – Transportation. 2. Given that the applicant will be providing more than the minimum requirements in terms of street improvements the requirements of Section 10.14 A., has been met.
2. Agricultural Lands – The applicant is in the process of complying with the requirements for the diminishment, disestablishment and cancelation of the portions of the Project site located within Agricultural Preserves Nos 3 and 35. Schedule 'I' subdivisions that are located within in an establish agricultural preserves formed pursuant to the California Land Conservation Act and Riverside County Ordinance No. 509 are exempt from all improvement requirements specified in this section. However, as stated above the applicant will be providing some street improvements which is beyond what is required for the Schedule 'I' map; therefore, the requirements of Section 10.14 B., has been met.
3. Exceptions – A particular Exception is applied for a Schedule I Parcel Map that is located within a community services district. This Exception is intended for any street design of the subdivision to comply with the street standards of the community services district, provided the Transportation Department has previously approved such standards. The Project site is located within County Service Area – Wine Country #149 which does not have alternative street standards from what is being required of the Project. Therefore, this Exception is not applicable.

Development Standards Findings:

1. The lots as shown on the Tentative Parcel Map are consistent with Ordinance No. 348, in particular with the development standards of Wine County – Winery (WC-W) Zone as stated in Section 14.93 as detailed below:
 - A. General Standards
 - 1) *Lot Size: Except for Wine Country clustered Subdivisions, the minimum lot size for subdivisions shall be 10 gross acres. On flag lots, the minimum lot size shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site. The*

minimum lot sizes for the proposed Project range in size from 20 gross acres to 26 gross acres. The Project complies with this development standard.

- 2) *Lot Width: Except for Wine Country Clustered Subdivisions, the minimum average lot width shall be two hundred feet (200').* The 14 parcels proposed are irregular in shape; however the minimum average width for all parcels exceed 200'. Parcel 4 had the narrowest width of 375'. The Project complies with this development standard.
- 3) *Lot Depth: Except for Wine Country Clustered Subdivisions, the minimum average lot depth shall be two hundred feet (200').* All 14 parcels exceed the lot depth of 200'. The Project will comply with this development standard.
- 4) *Setbacks:*
 - a. *The minimum front setback for buildings and structures shall be fifty feet (50') from the property line.* Given that this is a Schedule 'I' Map, no development plans have been submitted at this time to compare to this setback requirement. However, since the minimum parcel size for all parcels is 20 gross acres there will be ample developable area to meet the required front setback for all parcels within the subdivision. The Project will comply with this development standard.
 - b. *The minimum side setback for buildings and structures shall be thirty feet (30') from the property line.* Given that this is a Schedule 'I' Map, no development plans have been submitted at this time to compare to this setback requirement. However, since the minimum parcel size for all parcels is 20 gross acres there will be ample developable area to meet the required side setback for all parcels within the subdivision. The Project will comply with this development standard.
 - c. *The minimum rear setback for building and structures shall be thirty feet (30') from the property line.* Given that this is a Schedule 'I' Map, no development plans have been submitted at this time to compare to this setback requirement. However, since the minimum parcel size for all parcels is 20 gross acres there will be ample developable area to meet the required rear setback for all parcels within the subdivision. The Project will comply with this development standard.
 - d. *The minimum road right of way setback for buildings and structures shall be fifty feet (50'), except when the site is located next to Rancho California Road, Monte De Oro Road, Anza Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck Road, Borel Road, Butterfield Stage Road, Calle Contento Road, Camino Del Vino Road, and Highway 79 South where the minimum road right of way setback shall be one hundred feet (100')* *The minimum one hundred foot (100') setback requirement does not apply when it makes a single lot undevelopable for a one family dwelling. In such an event, the minimum fifty foot (50') setback requirement shall apply to the lot.* Parcels 1, 6, 7 and 8 are located next to Butterfield Stage Road and will be required to be setback 100' from the road right-of-way. Given that this is a Schedule 'I' Map, no development plans have been submitted at this time to compare to this setback requirement. However, since the minimum parcel size for all parcels is 20 gross acres and the required width and depth of the parcels exceed the required 200 feet it can be determined that there would be ample developable area to meet

the required right-of-way setback for these parcels. The Project would comply with this development standard.

- e. *The minimum road right of way setback for permanent buildings and structures used in conjunction with drying, processing, and packing operations shall be fifty feet (50'), except when the site is located next to Rancho California Road, Monte De Oro Road, Anza Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck Road, Borel Road, Butterfield Stage Road, Calle Contento Road, Camino Del Vino Road, and Highway 79 South where the minimum setback requirement shall be one hundred feet (100')*. Parcels 1, 6, 7 and 8 are located next to Butterfield Stage Road and would be required to be setback 100' from the road right-of-way. Given that this is a Schedule 'I' Map, no development plans have been submitted at this time to compare to this setback requirement. However, since the minimum parcel size for all parcels is 20 gross acres and the required width and depth of the parcels exceed the required 200 feet it can be determined that there would be ample developable area to meet the required right-of-way setback for these parcels.
 - f. *The minimum road right of way setback for all Special Occasion Facility buildings and structures shall be one hundred feet (100'), except when the site is located next to Rancho California Road, Monte De Oro Road, Anza Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck Road, Borel Road, Butterfield Stage Road, Calle Contento Road, Camino Del Vino Road, and Highway 79 South where the minimum setback requirement shall be three hundred feet (300')*. Parcels 1, 6, 7 and 8 are located next to Butterfield Stage Road and will be required to be setback 300' from the road right-of-way. Given that this is a Schedule 'I' Map, no development plans have been submitted at this time to compare to this setback requirement. However, since the minimum parcel size for all parcels is 20 gross acres and the required width and depth of the parcels exceed the required 200 feet it can be determined that there will be ample developable area to meet the required right-of-way setback for these parcels.
 - g. *The minimum road right of way setback for all winery buildings and structures shall be fifty feet (50'), except when the site is located next to Rancho California Road, Monte De Oro Road, Anza Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck Road, Borel Road, Butterfield Stage Road, Calle Contento Road, Camino Del Vino Road, and Highway 79 South where the minimum setback requirement shall be one hundred feet (100')*. Parcels 1, 6, 7 and 8 are located next to Butterfield Stage Road and will be required to be setback 100' from the road right-of-way. Given that this is a Schedule 'I' Map, no development plans have been submitted at this time to compare to this setback requirement. However, since the minimum parcel size for all parcels is 20 gross acres and the width and depth of the parcels exceed the required minimum it can be determined that there will be ample developable area to meet the required right-of-way setback for these parcels.
- 5) *Habitable Stories: The number of habitable stories above a building's lowest above ground finished floor shall not exceed two (2). One (1) additional habitable story for a total of three (3) habitable stories may be permitted if specific criteria is met if located along Rancho California Road, Monte De Oro Road, Anza Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck Road, Borel Road, Butterfield Stage Road, Calle Contento Road, Camino Del Vino Road, and Highway 79 South. Parcels 1, 6, 7 and 8 are located next to Butterfield Stage Road Prior to submitting*

development plans, the individual property owners will need to determine what they can build on their land other than a single family residence and would be required to meet this criteria if a three story hotel or resort was proposed. However, since the minimum parcel size for all parcels is 20 gross acres and the required width and depth of the parcels exceed the required 200 feet it can be determined that there will be ample developable area to meet the required criteria should a property owner propose a three story hotel or resort.

6) *Height:*

- a. *The maximum height for a building shall not exceed forty feet (40'). Architectural elements such as spires, minarets, chimneys or similar structures may exceed the prescribed height limits where such structures do not provide additional floor space.* Given that this is a Schedule 'I' Map, no development plans have been submitted at this time to compare to this height requirement. However, when individual development plans have been submitted the applicant's proposal would be required to comply with this development standard.
 - b. *The maximum height for a structure shall not exceed fifty feet (50'), unless a greater height is approved pursuant to Section 18.34 of Ordinance No. 348. In no event, however, shall a structure exceed seventy-five feet (75') in height, unless a variance is approved pursuant to Section 18.27 of Ordinance No. 348.* Given that this is a Schedule 'I' Map, no development plans have been submitted at this time to compare to this height requirement. However, when individual development plans have been submitted the applicant's proposal would be required to comply with this development standard.
- 7) *Site layouts and building designs shall minimize noise impacts on surrounding properties and comply with Ordinance No. 847.* Given that this is a Schedule 'I' Map, no development plans have been submitted at this time to evaluate noise impacts. However, when individual development plans have been submitted the applicant's proposal would be required to comply with this development standard.
- 8) *Drainage channels shall be constructed to avoid undermining or eroding the roadbed.* Given that this is a Schedule 'I' Map, no development plans have been submitted at this time. However, when individual development plans have been submitted the applicant's proposal would be required to comply with this development standard.
- 9) *Curbs, gutters and streetlights shall be constructed in accordance with Temecula Valley Wine Country Design Guidelines.* The Project site is located within the County Service Area #149 and Condition of Approval 050 – Transportation. 1., requires that along Butterfield Stage Road it shall be improved with 8" concrete curb and gutter, 8" curbed landscape median, concrete sidewalk. .
- 10) *Site layout and design shall be consistent with existing and planned recreational trails and bike paths set forth in the Riverside County General Plan and the Temecula Valley Wine Country Design Guidelines.* Condition of Approval 050 Transportation. 2., requires that an 8 foot decomposed granite trail along La Serena Way be constructed and that it complies with the Temecula Valley Wine Country Design Guidelines. The Project complies with this development standard.

- 11) *All utilities shall be installed underground except electrical lines rated at 33kV or greater which may be installed above ground.* Given that this is a Schedule 'I' Map, no development plans have been submitted at this time. However, when individual development plans have been submitted the applicant's shall comply with Condition of Approval 080 – Planning. 1., which states that utility extensions within a lot shall be placed underground except for electrical lines rated at 33kV or greater.
- 12) *All exterior lighting shall comply with applicable requirements of Ordinance Nos. 655 and 915.* Given that this is a Schedule 'I' Map, no development plans have been submitted at this time. However, when individual development plans have been submitted the applicant's proposal would be required to comply with this development standard.
- 13) *All exterior lighting, including spotlights, floodlights, electric reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading, and similar areas, shall be focused, directed and arranged to prevent glare and direct illumination of streets or adjoining property.* Given that this is a Schedule 'I' Map, no development plans have been submitted at this time. However, when individual development plans have been submitted the applicant's proposal would be required to comply with this development standard and the applicable ordinances that apply to the exterior lighting.
- 14) *On-site advertising signs shall be consistent with Temecula Valley Wine Country Design Guidelines and comply with all applicable County signage requirements.* Given that this is a Schedule 'I' Map, no development plans have been submitted at this time. However, when individual development plans have been submitted the applicant's proposal would be required to comply with this development standard and the applicable ordinances that apply to the exterior lighting.
- 15) *All residential developments shall record a Right-to-Farm covenant, pursuant to Ordinance No. 625 to protect the vineyard uses from residential encroachment and conflicting land uses.* Given, that this is a Schedule 'I' map no development plans have been submitted at this time. However to ensure protection of vineyard/agricultural uses already in operation and in good standing shall not be considered a nuisance a standard condition of approval regarding the "Right to Farm" has been added to ensure protection of the continued operation of these agricultural uses.

B. Wine Country Clustered Subdivision Development Standards:

As stated above the proposed Project is for a Schedule 'I' subdivision and no development plans have been submitted at this time. Development will occur on a parcel by parcel basis and dependent upon what type of development is proposed would determine which development standards that would be applicable. Given, that each parcel within this subdivision has a minimum lot size of 20 gross acres, a Clustered Subdivision would be an option. However, at this time though related to this subdivision, the development standards of this section are not applicable.

C. Special Occasion Facility Standards:

As stated above the proposed Project is for a Schedule 'I' Parcel Map and no development plans have been submitted at this time. Development will occur on a parcel by parcel basis and dependent upon what type of development is proposed would determine which development standards that would be applicable. Given, that each parcel within this subdivision has a minimum lot size of 20 gross acres, a Special Occasion Facility would be an option. However, at this time though related to this subdivision, the development standards of this section are not applicable.

D. Lodging Facility Standard:

As stated above the proposed Project is for a Schedule 'I' Parcel Map and no development plans have been submitted at this time. Development will occur on a parcel by parcel basis and dependent upon what type of development is proposed would determine which development standards that would be applicable. Given that each parcel within this subdivision has a minimum lot size of 20 gross acres, a Lodging Facility would be an option. However, at this time though related to this subdivision, the development standards of this section are not applicable.

E. Winery Standards:

As stated above the proposed Project is for a Schedule 'I' Parcel Map and no development plans have been submitted at this time. Development will occur on a parcel by parcel basis and dependent upon what type of development is proposed would determine which development standards that would be applicable. Given, that each parcel within this subdivision has a minimum lot size of 20 gross acres, a Winery would be an option. However, at this time though related to this subdivision, the development standards of this section are not applicable.

Other Findings:

1. The Project site is not located within an Airport Influence Area (AIA) boundary and is therefore not subject to the Airport Land Use Commission (ALUC) review.
2. The Project was previously evaluated as an MND which was adopted for a subdivision within the same project boundaries. As discussed prior, based on the minor project changes and the impact evaluation completed for those changes, the appropriate CEQA document is an Addendum. Since the Mitigated Negative Declaration was adopted in 2006 prior to the requirement of AB52 no notifications were sent out to the tribes. The approved MND did evaluate cultural and archaeological resources and was determined through a cultural assessment that no resources were recorded on or adjacent to the project site and no impact would occur. The Project at hand, which includes General Plan Amendment No. 190002, requires notification pursuant to SB18. This Senate Bill also includes notification of tribes but is required only for General Plan and Specific Plan Amendments. SB18 notifications were sent out on May 8, 2019 and the Tribes were given 90 days to request consultation. The 90 days concluded on August 8, 2019 and no Tribes requested consultation. However, should any cultural resources be encountered during ground moving activities the Advisory Notification Document (AND) and standard conditions of approval have been incorporated to ensure that if any human remains are found or unanticipated cultural resources are discovered specific procedures and protocol will be required to ensure protection of these resources.
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 the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("KRHCP). 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 in a Cal Fire State Responsibility Area (SRA), within a High/Moderate Fire Hazard Area. Since, the Project site is designated as High/Moderate Fire Hazard Area, Section 3.2 of Ordinance No. 460 states that to assure adequate evacuation times, when lots proposed in a land division are located more than 660 feet from a publicly maintained circulatory road, alternate or secondary access is required to be provided. If a project is not located within a high fire hazard area lots proposed in a land division shall be located not more than 1,320 feet, from a publicly maintained circulatory road without an alternate or secondary access.

The applicant is proposing three cul-de-sacs to serve the 14 parcels, each exceeding the 660 feet requirement for High Fire Hazard Areas. The applicant stated that since only a very small area along the periphery of the Project site is within the high fire hazard area, and the majority is in the moderate fire hazard area that the distance requirement of 1,320 feet should apply. However, because the Project site is located within a State Responsibility Area it was recommended that a fire protection analysis be prepared. The analysis prepared by, Dudek & Associates was based on the review of the California Fire Code, and the County Fire Code applicable sections for consistency with Tentative Parcel Map No. 37667 Site Plan, review and provide recommendations to resolve access, based on location within or adjacent to State Responsibility Area (SRA) High Fire Hazard Severity Zone, and prepare a preliminary fire protection analysis summary letter. The report concurred with the applicant and Riverside County's Map My County that the majority of the Project site (approximately 97%) is located within the Moderate Fire Hazard Area and less than 3% of the site is located within the High Fire Hazard Area (Figure 6).

Fire hazard designations are based on topography, vegetation, unmaintained fuels/vegetation, and wildland urban interface locations. Ultimately, the Project site will be converting the existing vegetation to more fire resistive ornamental plants and/ or highly-maintained vineyards. In addition, a good portion of the fuel types within the areas designated as high fire hazard will be converted to paved road and irrigated, slope landscaping as part of the Butterfield Stage Road widening improvements. Future homes / buildings will be constructed with building materials that are resistant to ignitions from direct flames, heat, and embers. And creating a minimum 100 feet of defensible space around the home or building resulting in low risk of ignition. The report concluded that the Project's dead-end road lengths (proposed cul-de-sacs) can be resolved based on application of current ignition resistant construction materials and methods, the Butterfield State Road widening improvements, and ongoing fuel modification maintenance.

As a part of being within an SRA, the Director of the Department of Forestry and Fire Protection or his/her designee must be notified of applications for building permits, tentative tract/parcel maps, and use permits for construction or development within an SRA. Riverside County Ordinance No. 787 states that the Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the Board of Supervisors. As designated, the Riverside County Assistant Fire Marshall shall have the authority to enforce all applicable State fire laws that the notification requirement of Title 14 has been met. The following additional findings are required to be met:

- a. This land division has been designed so that each lot, and the subdivision as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by requiring that prior to issuance of a grading permit, the developer shall prepare and submit to the Fire Department for approval a fire protection/vegetation management plan and water system plans. The ECS map must include notes that states gate access will be equipped with a rapid entry system, emergency vehicle access shall be provided in accordance with the California Fire Code and Riverside County Fire Department standards, the required water system including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot.
- b. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
- c. The Project meets the regulations regarding road standards for fire equipment access adopted pursuant to **Section 4290 of the Public Resources Code** and Riverside County Ordinance No. 787 by road standards for fire equipment access – state which standards, such as road width etc., standards for signs identifying streets, roads and buildings – state which standards are being used such as roof addressing, blue dot reflectors, etc., minimum private water supply reserves for emergency fire use – state the size and number of tanks, fuel brakes and green belts – state the size in square feet, number of breaks, and general location, and other.

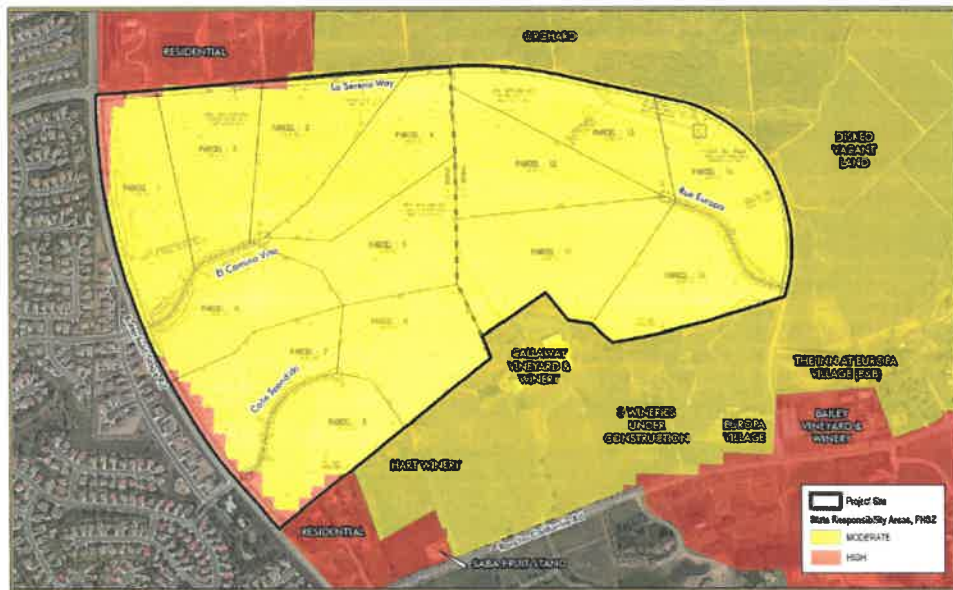


Figure 6: Project Site - Fire Hazard Map.

SOURCE: BING MAPPING SERVICE 2018, CAL FIRE FRAP 2007, AUGUST 2018 Update, MASSON & ASSOCIATES 2018

Conclusion:

For the reasons discussed above, as well as the information provided in Mitigated Negative Declaration for Environmental Assessment No.39682, the proposed Project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed Project would not be detrimental to the health, safety or general welfare of the community.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 600 feet of the project site. As of the writing of this report, Planning Staff has/has not received written communication/phone calls indicating support/opposition to the proposed Project.

RESOLUTION 2020-003
RECOMMENDING ADOPTION OF
GENERAL PLAN AMENDMENT NO. 190002

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 May 6, 2020 to consider the above-referenced matter; and,

WHEREAS, all the procedures of the California Environmental Quality Act and the Riverside County Additional Procedures to Implement the California Environmental Quality Act have been satisfied and the recommendation to consider AN Addendum to Mitigated Negative Declaration for Environmental Assessment No. 39682 pursuant to State CEQA Guidelines Section 15162 and has 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,

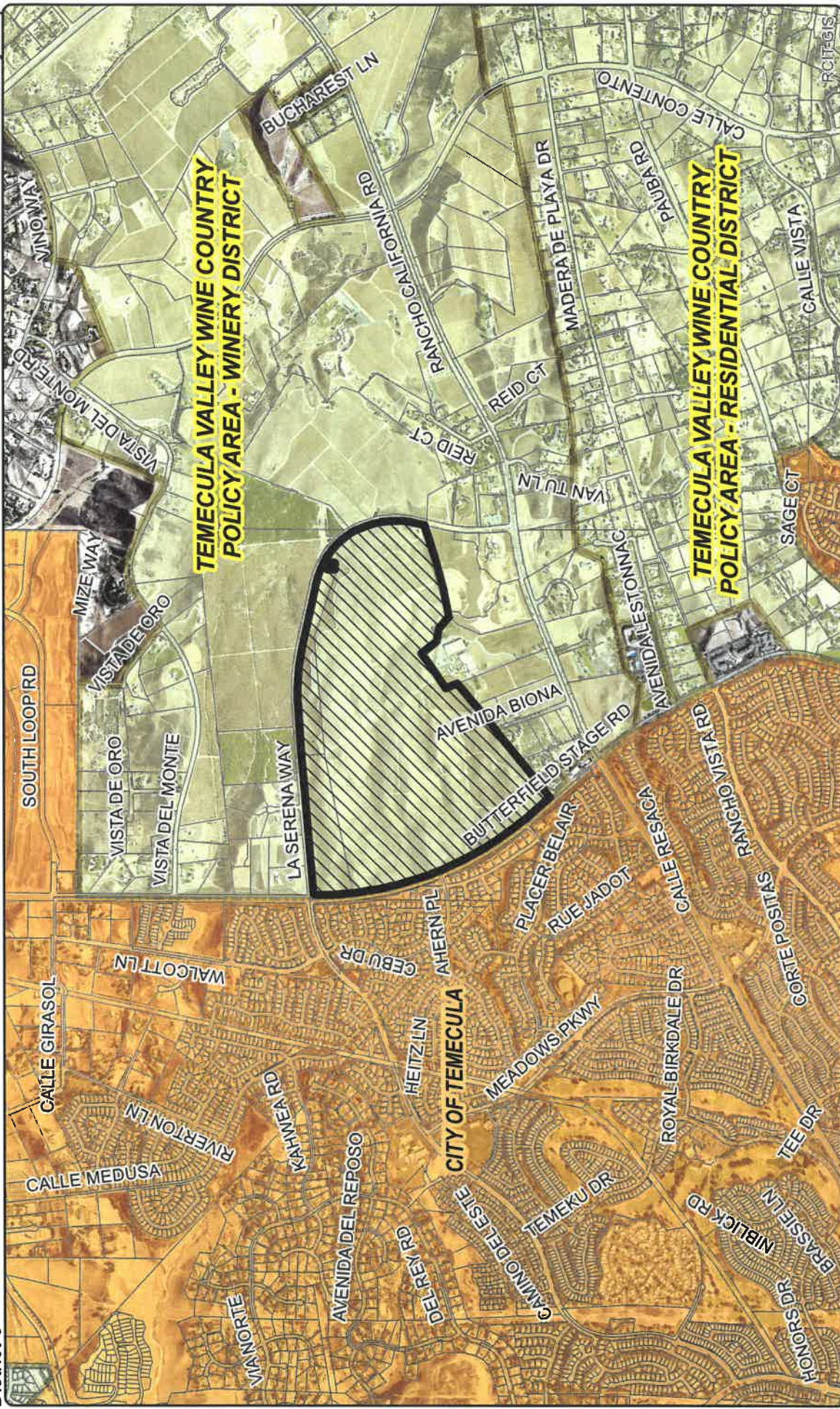
BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED by the Planning Commission of the County of Riverside, in regular session assembled on May 6, 2020, considered an Addendum to Mitigated Negative Declaration for Environmental Assessment No. 39682 pursuant to State CEQA Guidelines Section 15162 and recommends the following based on the staff report and the findings and conclusions stated therein:

APPROVAL of GENERAL PLAN AMENDMENT NO. 190002.

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ1800023 GPA190002 TPM37667
VICINITY/POLICY AREAS

Supervisor: Washington
 District 3

Date Drawn: 06/05/2019
 Vicinity Map



Zoning Area: Rancho California

Author: Vinnie Nguyen

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County. This map was prepared for informational purposes only and does not constitute a final decision for under existing zoning. For further information, please contact the Riverside County Planning Department office in Riverside at (951)945-3200 (Western County) or in Palm Desert at (760)945-2777 (Eastern County) or website: <http://www.riverside.ca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT

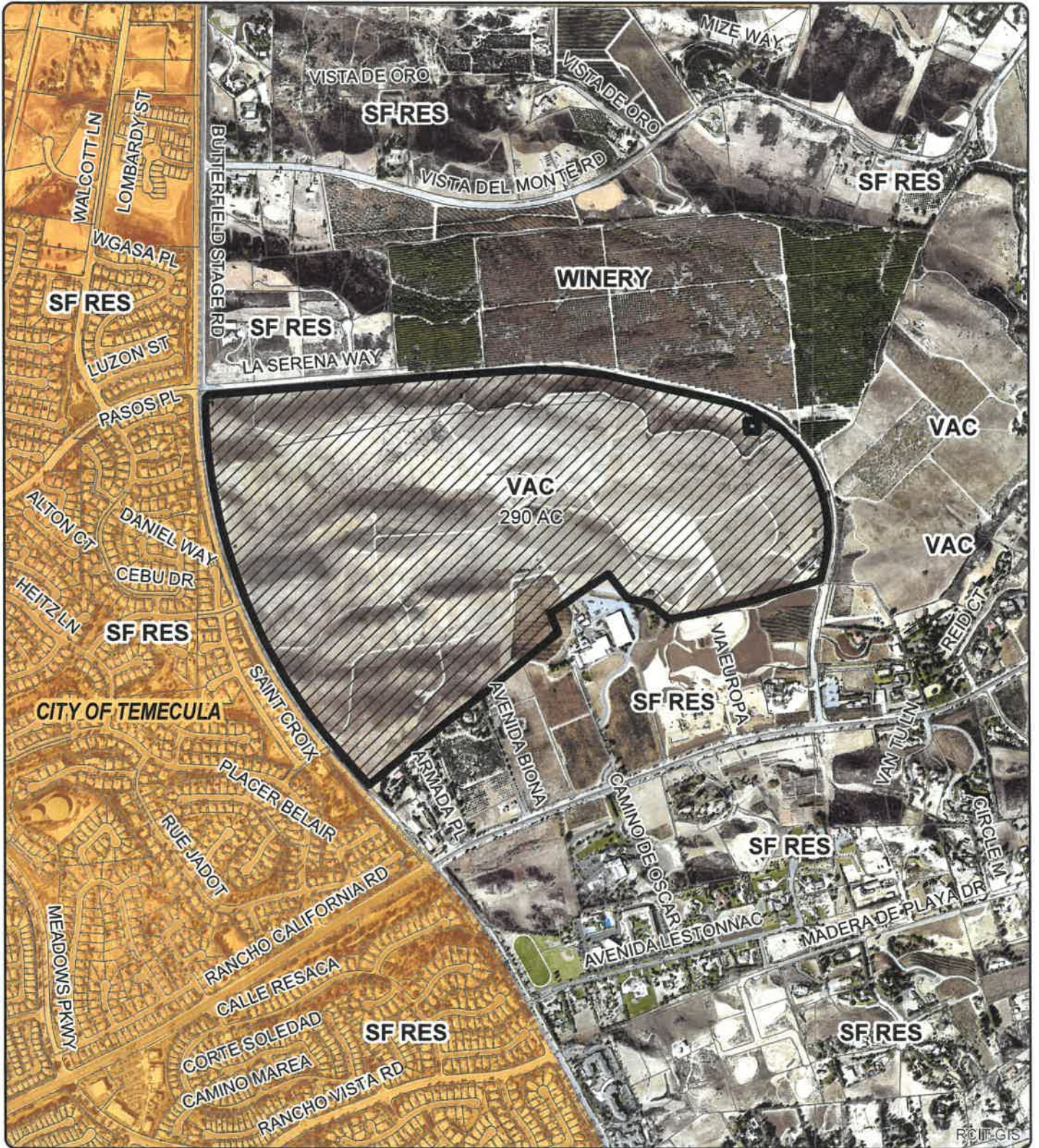
CZ1800023 GPA190002 TPM37667

Supervisor: Washington
District 3

Date Drawn: 06/05/2019

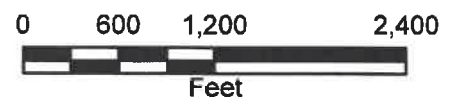
LAND USE

Exhibit 1



Zoning Area: Rancho California

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

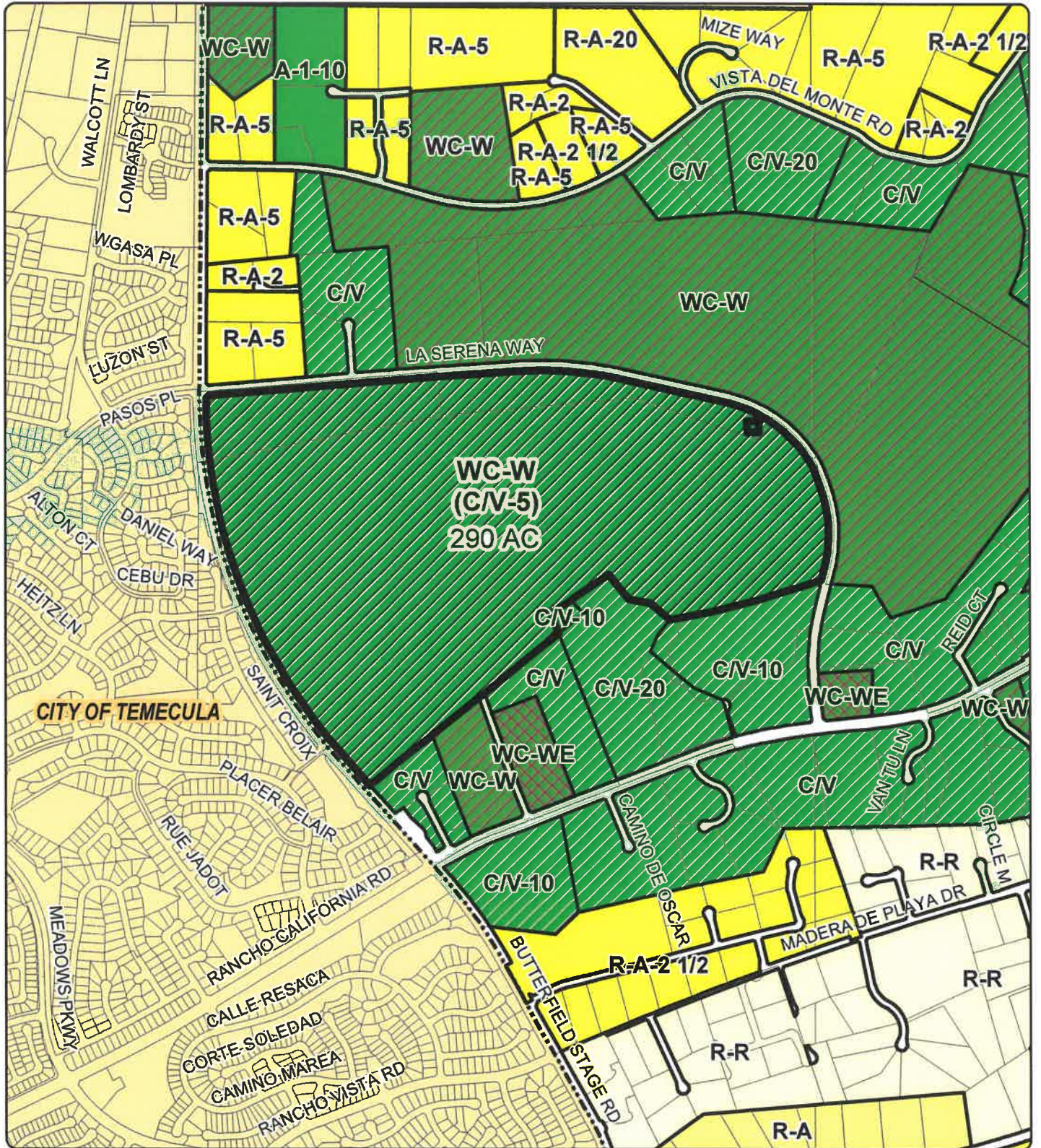
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Supervisor: Washington
District 3

Date Drawn: 06/05/2019

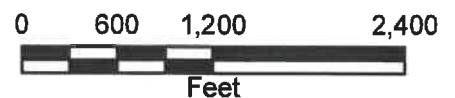
Exhibit 3

PROPOSED ZONING



Zoning Area: Rancho California

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

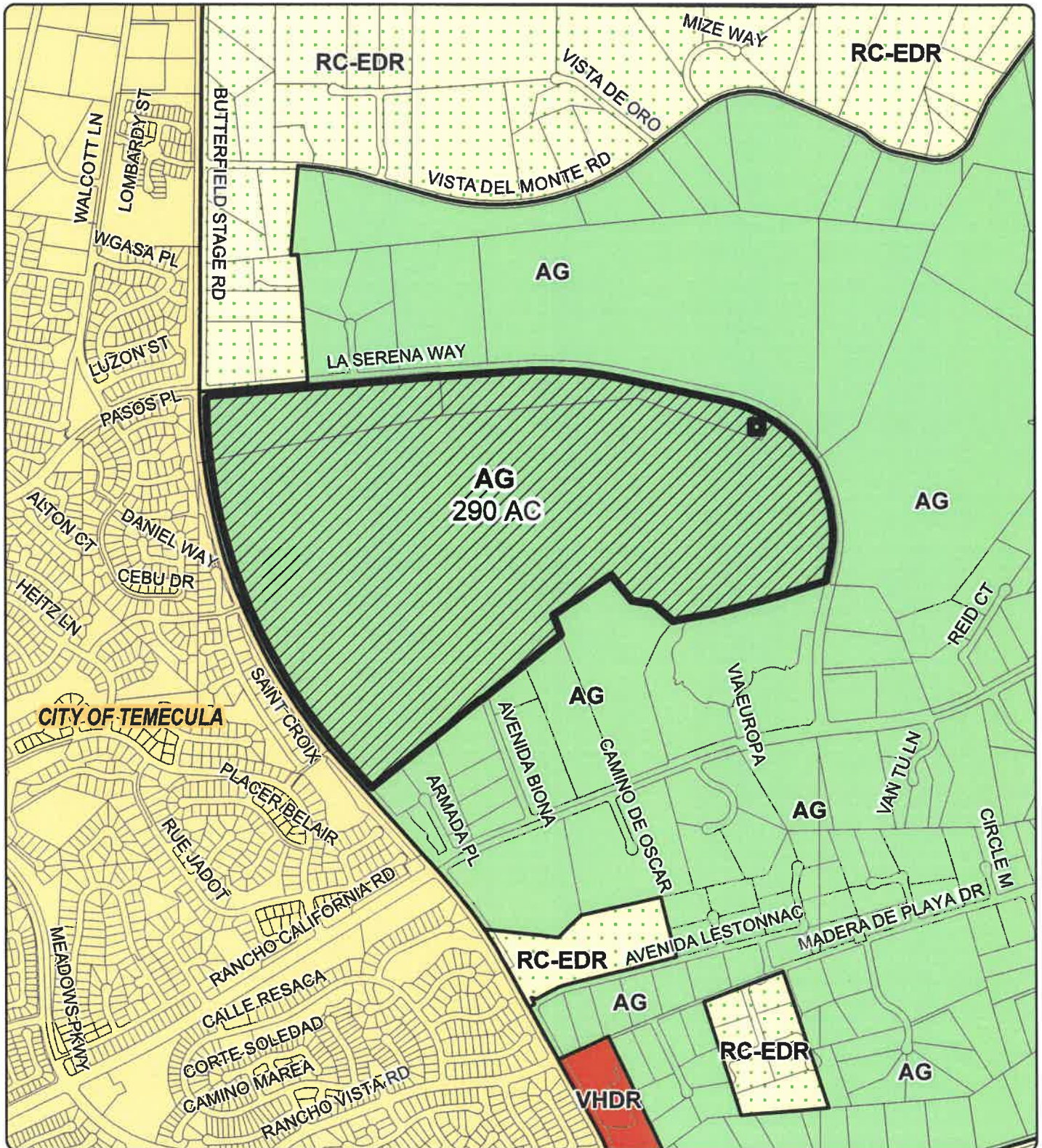
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Supervisor: Washington
District 3

Date Drawn: 06/05/2019

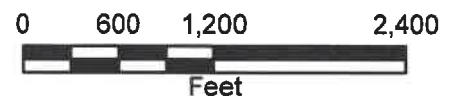
Exhibit 5

EXISTING GENERAL PLAN



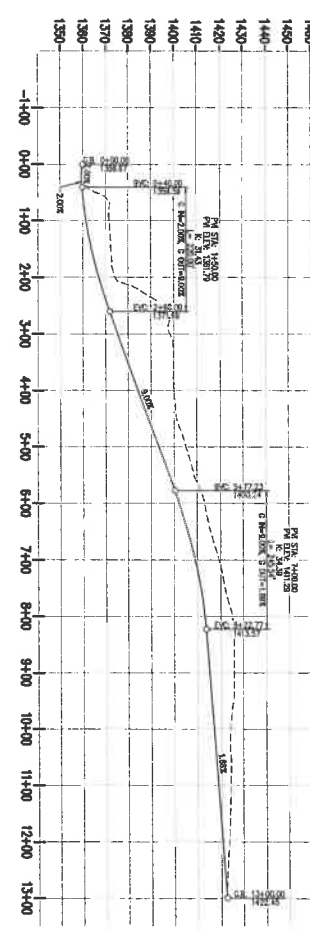
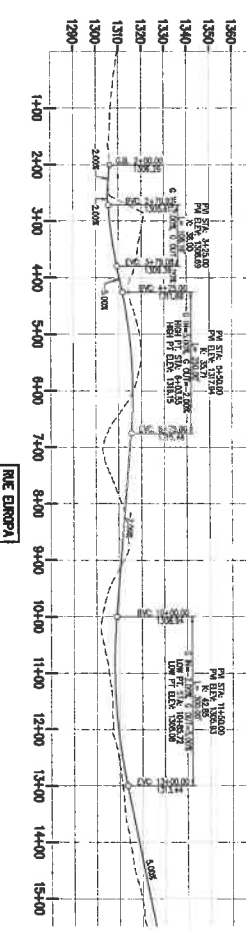
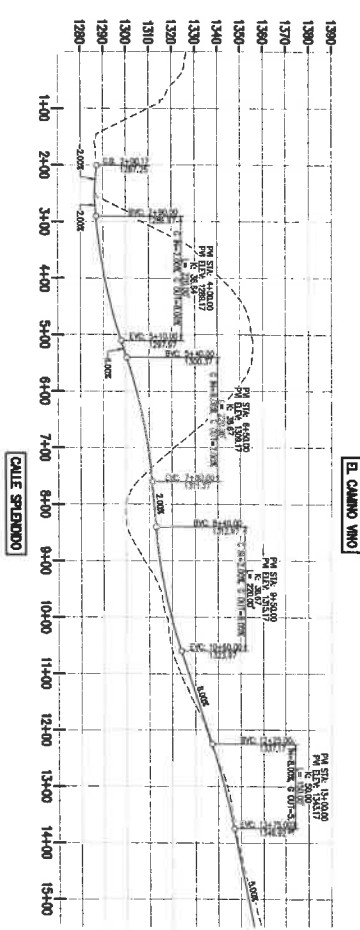
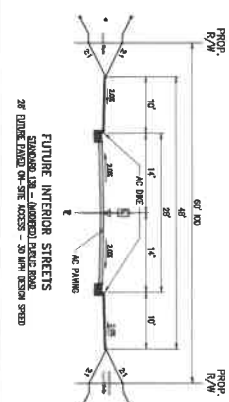
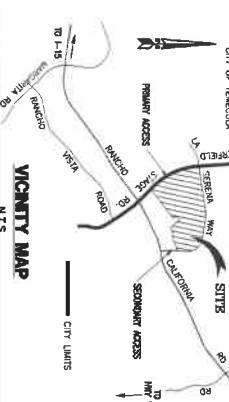
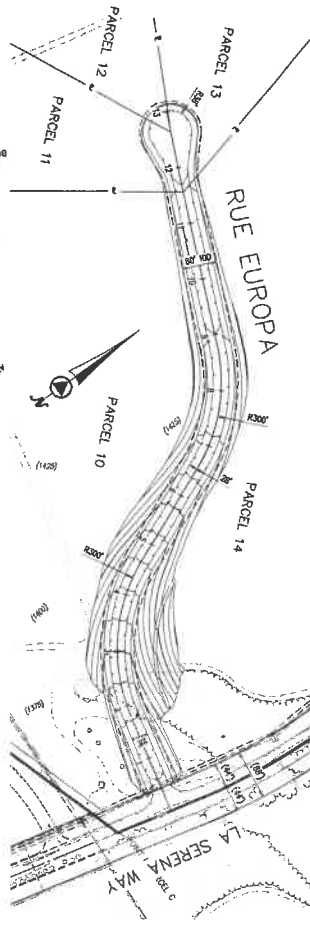
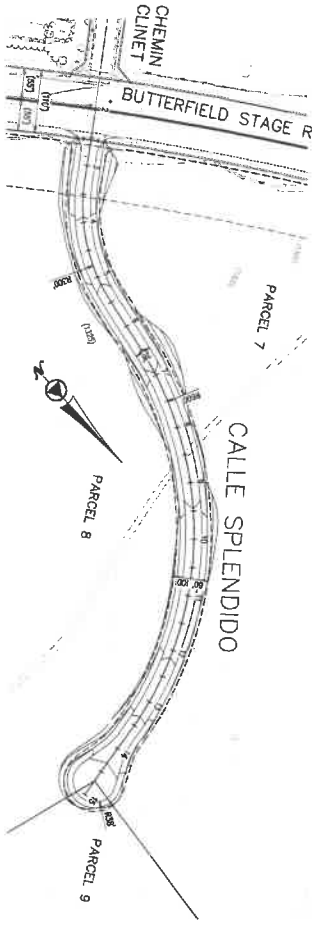
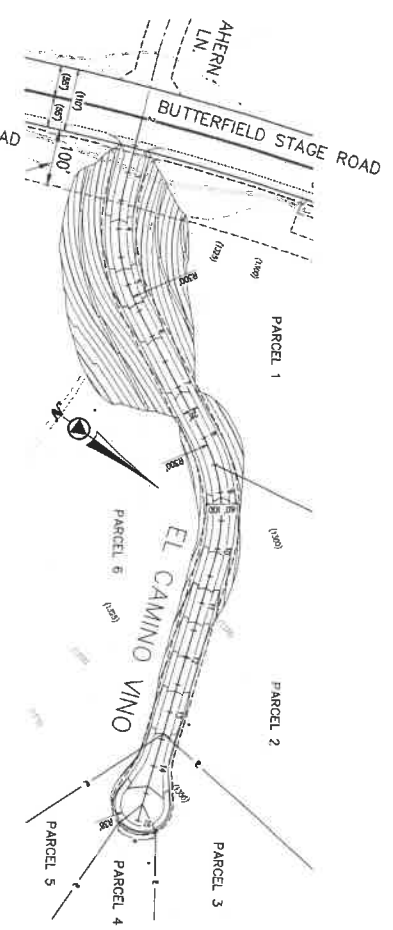
Zoning Area: Rancho California

Author: Vinnie Nguyen



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CENTERLINE STUDY TENTATIVE PARCEL MAP NO. 37667



100 50 0 100 200 300
SCALE IN FEET
GRAPHIC SCALE

CENTERLINE STUDY ONLY. NO IMPROVEMENTS ARE PROPOSED WITH THIS MAP.
SCHEDULE "1"

DATE	DESCRIPTION	BY	DATE
02/11/2010	FINAL SUBMITTAL FOR APPROVAL TO COUNTY OF RIVERSIDE	ROBERT D'AMARO	02/11/2010
02/04/2010	3RD SUBMITTAL TO COUNTY OF RIVERSIDE	ROBERT D'AMARO	02/04/2010
12/04/2009	2ND SUBMITTAL TO COUNTY OF RIVERSIDE	ROBERT D'AMARO	12/04/2009
12/04/2009	1ST SUBMITTAL TO COUNTY OF RIVERSIDE	ROBERT D'AMARO	12/04/2009

ENGINEER OF RECORD:
I HEREBY STATE THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION AND THAT THE OWNER OF RECORD HAS KNOWLEDGE OF AND CONSENTS TO THE FILING OF THIS MAP.

ROBERT D'AMARO
RCE 0081696
DATE: 03/31/20

MASSON
Planning & Engineering & Surveying
300 E. Washington Ave., Suite 200
San Diego, CA 92101
Tel: 619.594.1378
Fax: 619.594.1379
www.massonsurvey.com

DATE: 03/31/2010 11:17 AM BY: RDM
FILE: 1371713.DWG - PARCEL MAP - CENTERLINE STUDY

APPROVED AS TO COMPLIANCE WITH APPLICABLE STANDARDS AND PRACTICES.



NOTE:
 WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ADEQUATE EROSION CONTROL PLAN HAS BEEN SUBMITTED AND APPROVED BY THE COUNTY ENGINEER.
 THE PROJECT ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES.
 ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING BOARD'S SPECIFICATIONS FOR THE CONSTRUCTION OF HIGHWAYS AND BRIDGES.

NO.	DATE	REVISIONS

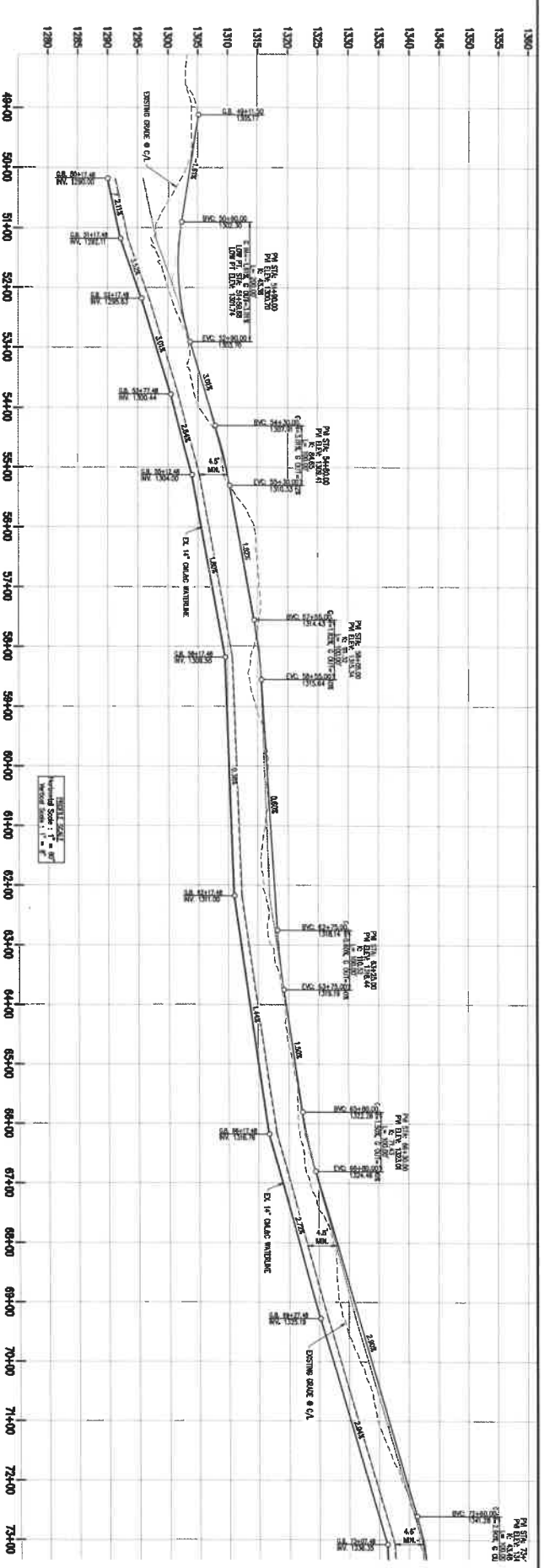
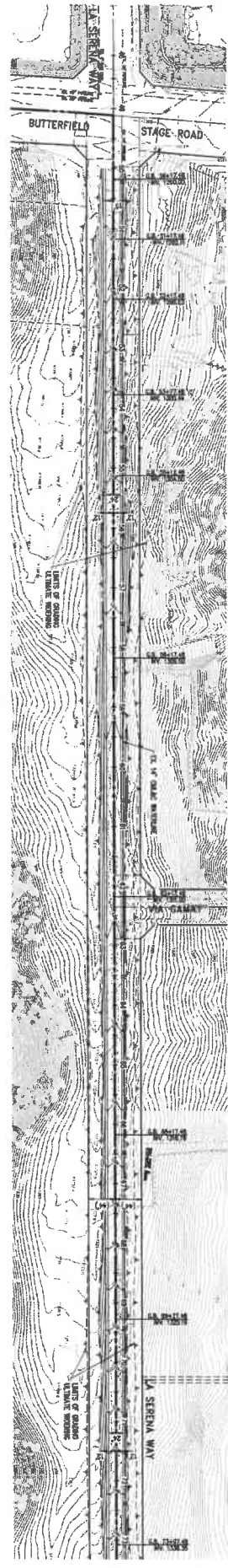
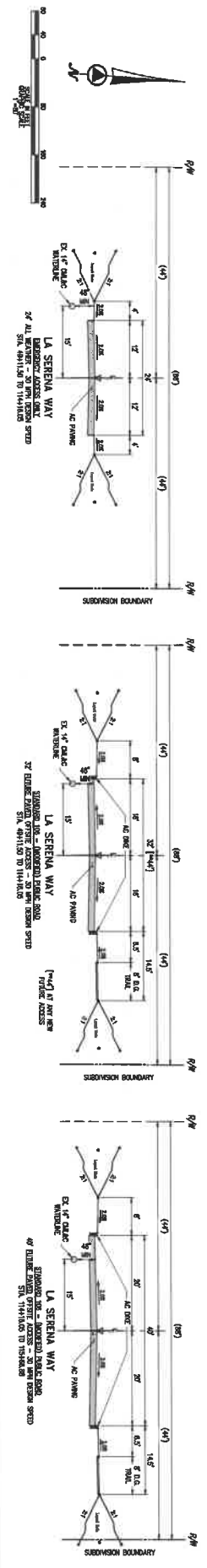
SCALE	DATE	COUNTY



MASSON
 PREPARED BY: ROBERT D'AMICO
 201 E. Woodbridge Ave., Suite 205
 Orange, CA 92667
 (714) 771-1188
 FAX: (714) 771-1188

REMARKS:
 EXISTING GRADE SHOWN ON THESE PLANS ON RECORD AS TO 2'-1/2" BRASS TACK IN CONCRETE CURB, 2' WEST OF PROFILE.
 ELEVATION = 1291.562

TPM 37667
 COUNTY OF RIVERSIDE
 LA SERENA CENTERLINE STUDY
 PROFILE / GRADING
 SHEET NO. 5 OF 7



RECORD COUNTY OVERSITE ENGINEER REGISTRATION DATE SIGNED

APPROVED AS TO COMPLIANCE WITH APPLICABLE STANDARDS AND PRACTICES.



NOTE:
 WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ADEQUATE PERMIT HAS BEEN OBTAINED FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THAT ALL APPLICABLE REGULATIONS AND ORDINANCES HAVE BEEN FULLY COMPLIED WITH. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THAT ALL APPLICABLE REGULATIONS AND ORDINANCES HAVE BEEN FULLY COMPLIED WITH.

DATE: 07/11/2018
 DRAWN BY: [Name]
 CHECKED BY: [Name]

REVISIONS

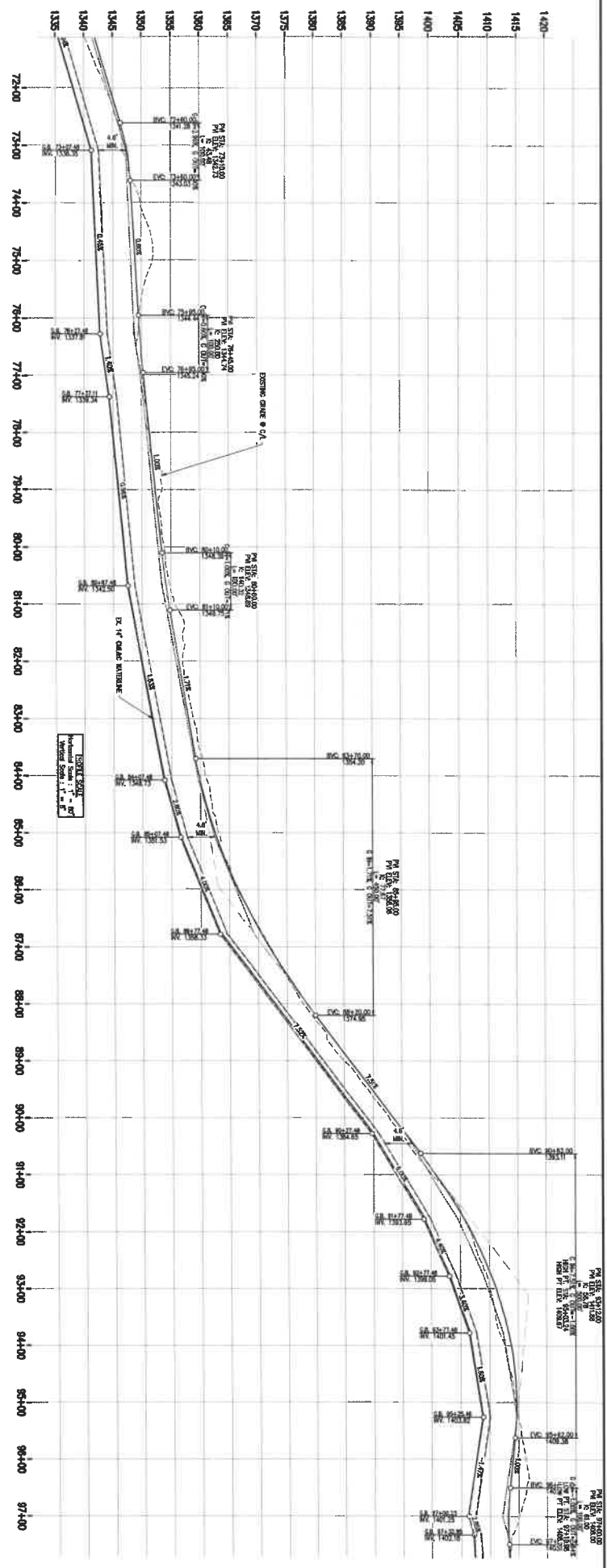
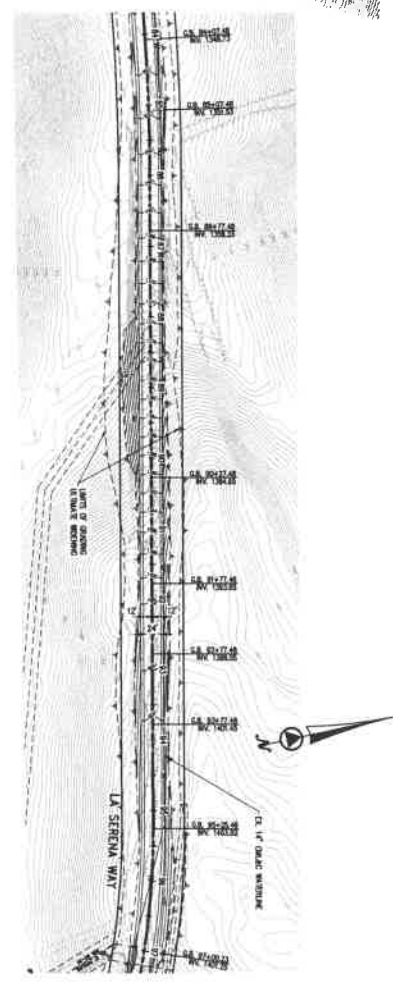
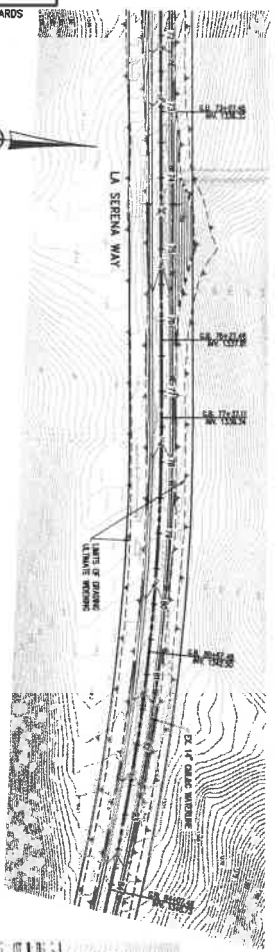
APPROVAL DATE

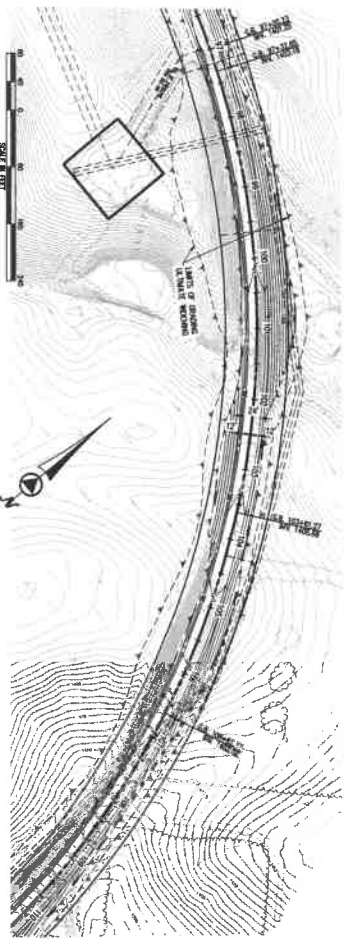
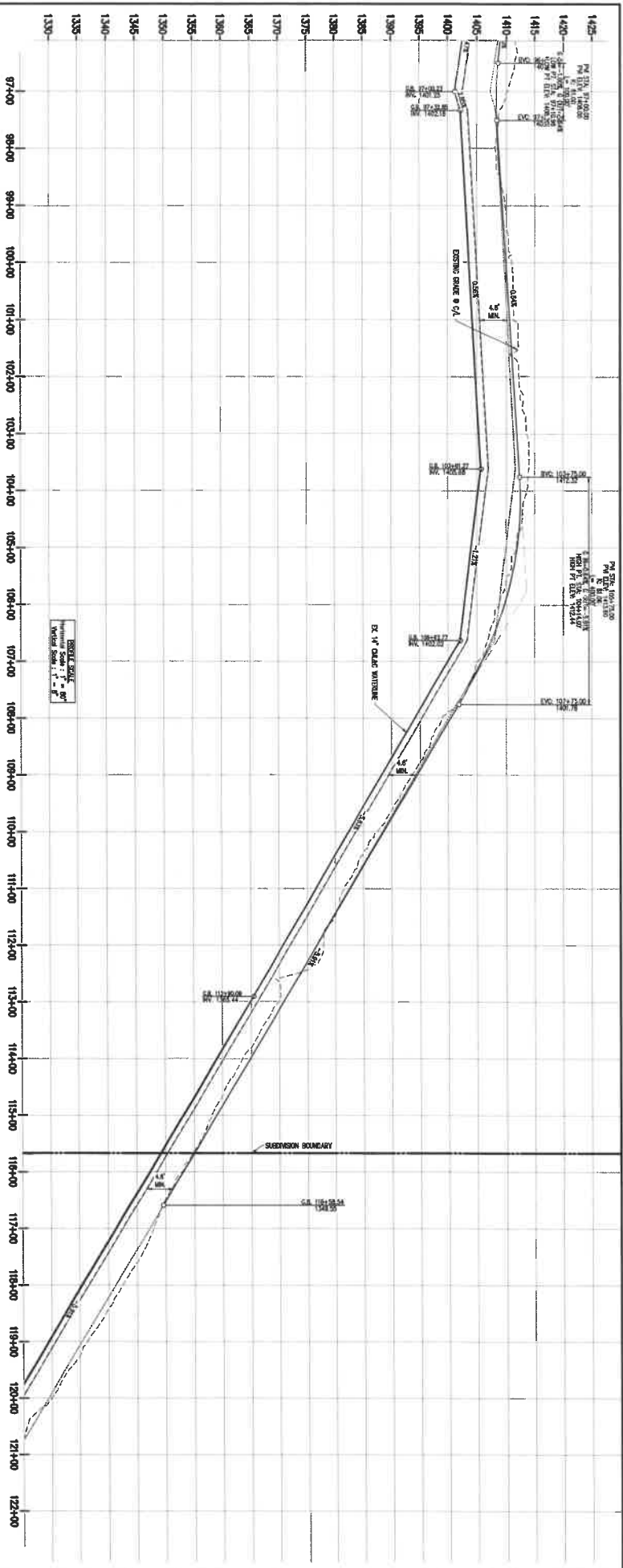


MASSON
 ENGINEERING & SURVEYING
 200 S. WASHINGTON AVE., SUITE 200
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 P: (951) 241-1794
 F: (951) 241-1794
 FAX: (951) 241-1794
 WWW.MASSONENGINEERING.COM

BENCHMARK: COUNTY JUNCTION, JCT. PASADENA
 PROPOSED AS: 2-1/2" BRASS INSET
 IN CONCRETE CURB/CHAMBER, 2' WEST OF
 CENTERLINE = 1238.582

TPM: 37657
 COUNTY OF RIVERSIDE
 LA SERENA CENTERLINE STUDY
 PROFILE / GRADING
 SHEET NO. 6 OF 7





REC'D COUNTY OVERSITE ENGINEER REGISTRATION DATE SIGNED

APPROVED AS TO COMPLIANCE WITH APPLICABLE STANDARDS AND PRACTICES.



NOTE:
 WORK SHOWN CONTAINED WITHIN THESE PLANS SHALL NOT BE CONSIDERED VALID UNLESS THE DRAWING PERMIT HAS BEEN ISSUED.
 The project engineer shall remain responsible for ensuring the accuracy and consistency of the data shown. In the event of discrepancies between the data shown and the field conditions, the data shown shall prevail.

NO.	REV.	DATE	REVISIONS



MASSON
 Robert D. Masson
 200 E. Washington Ave.
 Encinitas, CA 92024
 (760) 941-1100
 www.massonsurveying.com

BENCHMARK:
 ELEVATIONS SHOWN HEREON ARE BASED ON BENCHMARKS AS SHOWN ON THE PLAN. BENCHMARKS ARE RECORDED AS PER 2-1/2" BRASS NICKEL PENNY/SHILLING.
 ELEVATION = 1291.862
 AS SHOWN

TP# 37667
 COUNTY OF RIVERSIDE
 LA SERENA CENTERLINE STUDY
 PROFILE / GRADING
 SHEET NO. 7
 OF 7 SHEETS

ADDENDUM TO THE ADOPTED MITIGATED NEGATIVE DECLARATION FOR ENVIRONMENTAL ASSESSMENT No. 39682

On October 4, 2006 the Planning Commission adopted a Mitigated Negative Declaration for Environmental Assessment No. 39682 (“EA No. 39682”) and tentatively approved Change of Zone No. 7005 from the Citrus Vineyard, 10-Acre Minimum (C/V-10) and Citrus Vineyard – 20 Acre Minimum (C/V-20) to Citrus Vineyard, 5-Acre Minimum (C/V-5) and Tentative Tract Map No. 32594 (TR32594) a Schedule D subdivision of 290.7 acres into 58 residential lots, 5 vineyard production lots (in three phases), and a density yield of one dwelling unit for every 5 gross acres. (**Figure 1.**) Phase I would subdivide 92.9 acres into 31 residential lots, with a minimum lot size of 2.5 gross acres, which includes two 10-acre residential/vineyard lots. Phase II would subdivide 54.2 acres into 21 residential lots, with a minimum lot size of 2.5 gross acres. Phase III would subdivide 143.6 acres into five production lots with a minimum lot size of 25 acres, including 2-acre pads for future commercial winery facilities for each lot. Phase III also includes five residential lots, with a minimum lot size of 1-acre, and one 10-acre vineyard/residential lot.



Figure 1 – Lotting Plan for TR32594

On November 26, 2018 the applicant submitted an application for Change of Zone No. 1800023 to amend the zoning classification of the subject property from the Citrus/Vineyard, 5-acre minimum (C/V-5) Zone to the Wine Country- Winery (WC-W) Zone. On December 4, 2018 the applicant submitted an application for Tentative Parcel Map No. 37667 (TPM 37667), a Schedule 'I' subdivision of approximately 290 acres into 14 parcels (Figure 2). The parcels will range in size from 20.02 gross acres to 26.20 gross acres. On March 27, 2019 the applicant submitted a General Plan Amendment No 190002 to modify the Circulation Element to change the current road designation of La Serena Way from a Secondary Highway designation to a Collector designation (Figure 3).

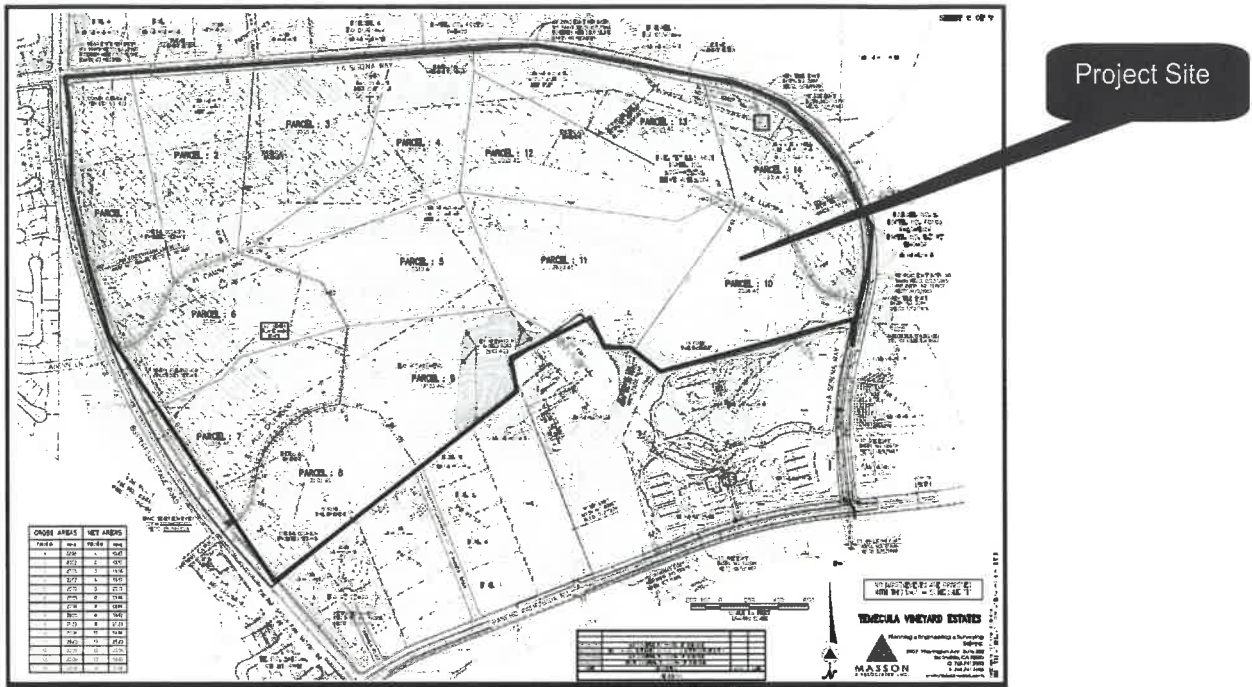


Figure 2: Tentative Parcel Map No. 37667

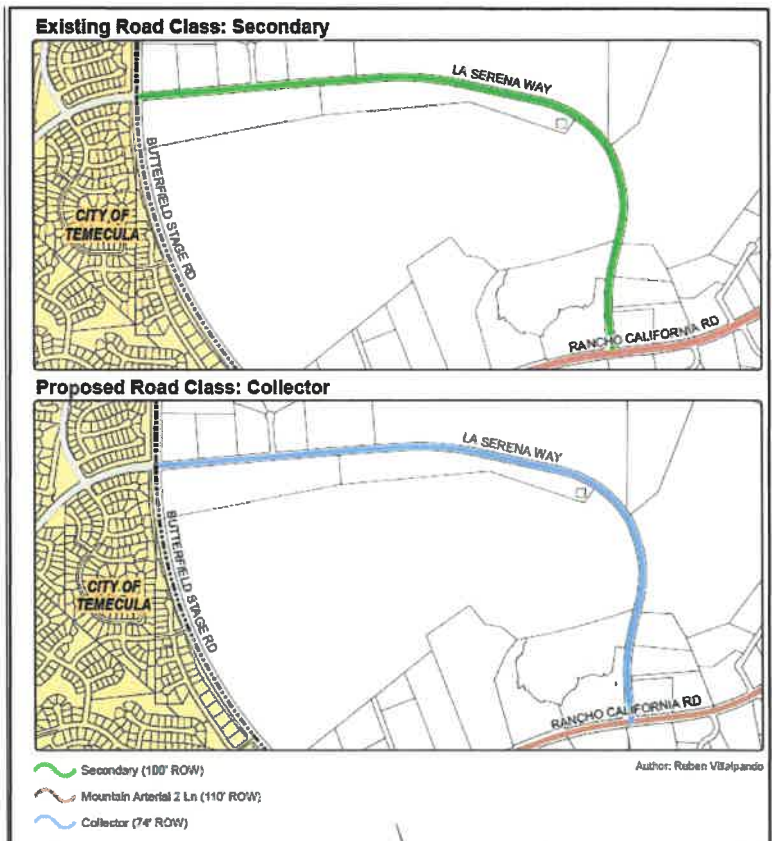


Figure 3. La Serena Way – Existing and Proposed GPA Road Classification

Section 15164 of the State CEQA Guidelines states that an Addendum to an EIR or a Negative Declaration shall be prepared "if some changes or additions are necessary, but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred:

- (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvements of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (3) New information of substantial importance, which was not known and could not have been know with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:
 - (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

The potential environmental effects of the proposed Project (TPM37667) were fully studied in EA No. 39682. The modifications to the original TR 32594 to the current proposal TPM 37667 for the subdivision of the 290 acre site into 14 parcels will not result in any new significant environmental effects not identified in EA No. 32594, nor will it substantially increase the severity of the environmental effects identified in EA No. 32594. In addition, no different mitigation measures have been identified and no mitigation measures found infeasible have become feasible. The table below compares the density, lot sizes and number of lots/parcels for the Original Tentative Tract Map and for Revised Tentative Parcel Map No. 37667.

SITE TABULATION:	REVISED TPM (TPM37667)	ORIGINAL TR (TR32594)
	TOTAL AREA- 290 acres	TOTAL AREA- 290 acres
Map Schedule	Schedule 'I'	Schedule 'D'
Lots	14 parcels	58 residential lots 5 vineyard production Total – 63 Lots
Lot Size	14 – 20-26 acre lots	51 – 2.5 acre lots 5 – 1 acre lots 2 – 10 acre lots Total – 58 residential lots.
Density	1-agricultural use / 20 acre parcel (May include incidental uses, single-family residential, or winery)	0.18 d.u.'s / acre
Phases	No	Yes – 3 phases Phase I – subdivide 92.9 acres into 31 residential lots. Phase II – subdivide 54.2 acres 21 residential lots. Phase III subdivide 143.6 acres into 5 production lots, 5 residential lots, and 1 vineyard/residential lot

As illustrated above in Figure 2 the Revised Tentative Parcel Map is a substantial change from what was originally proposed, however, it will result in reductions to identified impacts due to the reduced density, number of parcels, and no proposed development. While the original project envisioned a more robust amount of development for these parcels, the updated project description at this time only includes the 14 20-acre parcels. And while future uses of those 14 parcels may include residential uses or wineries, at this time any such development is entirely speculative. Overall, the revised project description envisions a greatly reduced density of development for the subject parcels than what was originally evaluated, resulting in almost across-the-board reductions in the level of physical environmental impacts that may occur as discussed in the subsequent analysis. Furthermore, as those parcels develop in the future, additional CEQA would be required at that time for any direct, indirect, or cumulative impacts that may occur. The revised project also includes a Change of Zone from Citrus Vineyard, 5 acre minimum to Wine Country – Winery, 10-acre lot minimum (WC-W). The General Plan Amendment No. 190002 is for a change in the road classification of La Serena Way from a Secondary Highway to a Collector. In addition applications for the Agricultural Preserve Diminishment for Agricultural Preserve No. 3 and Disestablishment for Agricultural Preserve No. 35 are included as a part of this Project which will result in the removal of approximately 126 acres of the Project site from these Preserves. The proposed Project will not result in any of the findings as described in Section 15162 calling for preparation of a subsequent EIR.

Environmental Assessment No. 39682 evaluated each of the Environmental Factors listed in the Appendix G checklist and found the vast majority of potential environmental impacts of the original Tentative Tract Map (Figure 1.) would have no impacts or less than significant impacts. The proposed Project was reviewed as well in regards to each of these Environmental Factors and was determined that no new significant impacts would result due to the new Project proposal due to the reduction in number of lots, density, and no development as a part of the Project and no new mitigation measures were identified. Therefore, the conclusions stated in EA39682 would not result in more significant impacts due to no development being proposed. However, many of these conclusions regarding environmental factors such as; forest land,

biology resources, geology and soils and mineral resources would remain identical between the original project and the proposed Project due to being within the same geographical footprint.

The checklist below was in effect at the time of the project approval in October 2006. Since that time additional environmental factors have been added or revised to the initial study checklist. The added environmental factors that were not addressed in EA 39682 include Energy, Tribal Cultural Resources, and Wildfire.

- | | | |
|---|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards / Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Agriculture and 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"/> Biology Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | |
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Population / Housing | |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services | |

EA No. 39682 found that seven environmental factors had the potential to result in less than significant impacts with mitigation incorporated. These were: Agricultural Resources, Biological Resources, Paleontological Resources, Soils, Erosions, Hazards and Hazardous Material, and Sewer. These seven environmental factors and the three environmental factors not addressed in EA No. 39682 will be discussed below in regards to the proposed Tentative Parcel Map.

The following Mitigation Measures and Conditions of Approval were adopted as part of the original TR32594 approvals:

Agricultural Resources (a-d) – Less than Significant with Mitigation Incorporated

Mitigation: The Board of Supervisors shall have issued a Certificate of Final Cancellation for the proposed project, located within Rancho California Agriculture Preserve No's 3 and 35 prior to final map recordation and grading permits. The project shall be conditioned to notify all initial and future purchasers of dwelling units within the project of the existence of agricultural uses within the vicinity of the property and the potential impacts resulting from those uses. In addition, agricultural uses within 300 feet of the project will maintain the right to farm. (50.PLANNING.14, 50.PLANNING.28, 50.PLANNING.30, 60.PLANNING.18)

The applicant of the original tentative tract map filed a Notice of Non-Renewal on October 9, 2003 to request cancellation of the Rancho California Agricultural Preserve #35 and #3. On September 4, 2008 adoption of resolution 2008-360 Certificate of Final Cancellation of Land Conservation Contracts & Diminishments of Rancho California Ag Preserve #35 and diminishment of Rancho California Agricultural preserve #3. Approximately, 164.70 acres of the agricultural preserve were removed; however, the applicant applied to re-enter portions of the affected Agricultural Preserve and approximately 126 acres remain in contract.

Although, a development proposal has not been provided as a part of TPM37667 for the proposed 14 parcels, it was determined that given the development pattern in the area future development proposals would be inhibited due to the existing Agricultural Preserve. Therefore, the applicant submitted to the County on January 14, 2020 applications for the diminishment and disestablishment of approximately 126 acres of the Project site located within Agricultural Preserve No's 3 and 35 and on February 11, 2020 applications were provided for the cancelation of the Williamson Act Contracts as they relate to those Agricultural Preserves (Figure 4). These cases were reviewed by the Comprehensive Agricultural Preserve Technical Advisory Committee (CAPTAC) on February 26, 2020 and CAPTAC found the request

acceptable and recommended that the Board of Supervisors approve Agricultural Preserve Diminishment No. 200001 (APD200001) and Agricultural Preserve Disestablishment No. 200002 (APD200002)

Given that the adopted MND analyzed the original project based on the removal of the Agricultural Preserves no new conditions or mitigation measures are warranted for the revised project. Therefore, less than significant impacts would occur in regards to this issue area and would not result in new mitigation or the need for a subsequent EIR.

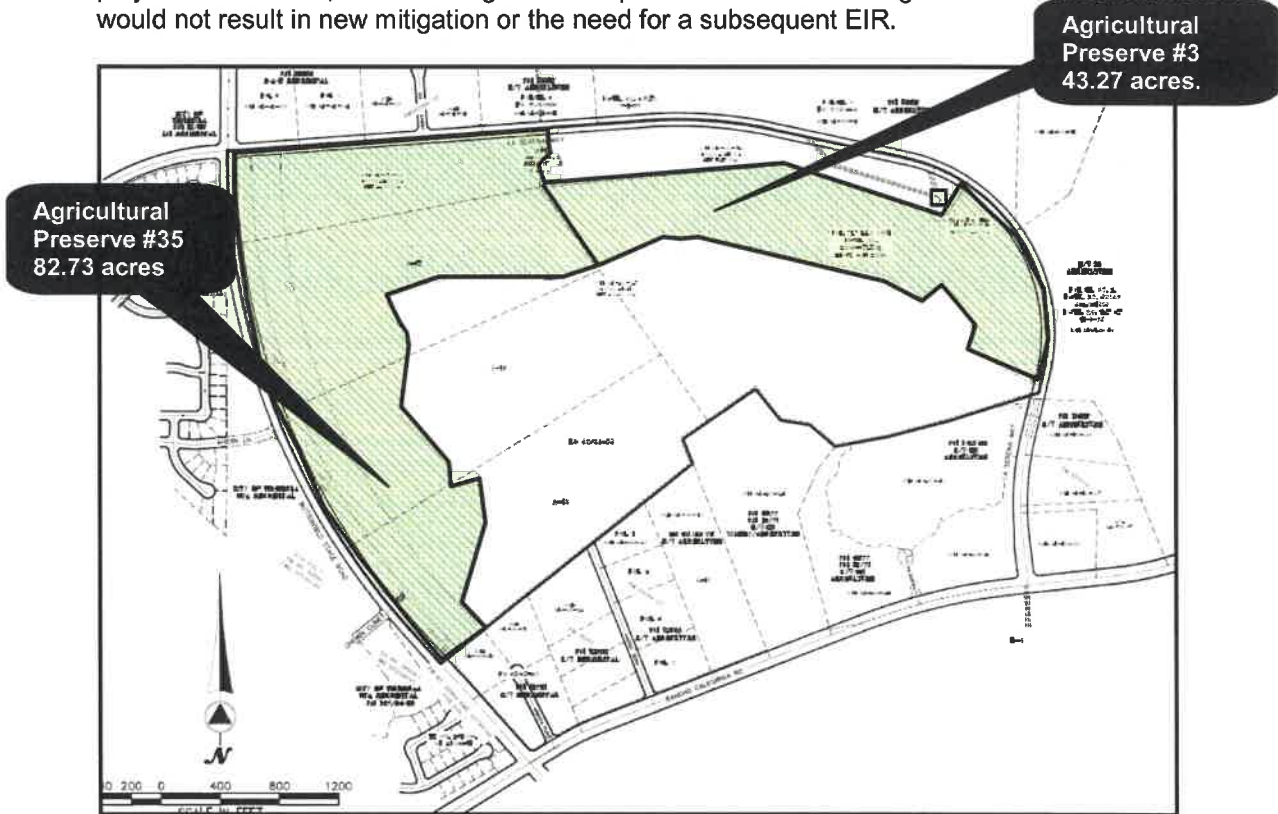


Figure 4: Agricultural Preserves #3 and #35 .

Biological Resources (b) Less than Significant with Mitigation Incorporated

Mitigation: A burrowing owl survey shall be completed 30 days prior to the commencement of grading activities. (COA 60.EPD.1)

EA 39682 stated that the General Biological Resource Assessment prepared for the original project concluded that no sensitive species exist on the site and no adverse impacts on MSHCP-listed plant or animal species would result. No natural watercourses were present on the site nor were CDFG jurisdictional waters, wetlands or streambeds are present on the site. Lastly, no burrowing owls or suitable primary or secondary habitat for the burrowing owl was identified on the project site. However, it was stated that long and short term impacts to wildlife species would occur as a result of construction activities and the conversion of the proposed project site to a residential development. In conclusion, it was determined that no species of animal or plant listed as endangered or threatened were observed or expected on-site and no impacts related to sensitive wildlife species were anticipated. With that environmental factor (b) was determined to have less than significant impacts with the incorporation of the mitigation measure requiring a burrowing owl survey.

Since, the revised Project does not include development as a part of the subdivision, the EPD department has not conditioned the project to complete a burrowing owl survey. In recent years

it has been determined that requiring a Burrowing Owl Survey to see if any habitat or species exists is not considered mitigation, but rather standard conditions of approval. The EPD Department will require that when these parcel are sold off they will be subject to MSHCP Consistency prior to approval/development of any discretionary project. Therefore, less than significant impacts would occur in regards to this issue area and would not result in a need for a subsequent EIR.

Paleontological Resources (a) Less than Significant with Mitigation Incorporated

Mitigation: The developer shall retain a qualified paleontologist for consultation and comment of the proposed grading with respect to potential impacts to sub-surface cultural resources. The paleontologist or representative shall have the authority to monitor all project grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of fossil remains. (60.PLANNING.6)

EA 39682 stated that no paleontological resource assessment was conducted for the proposed project; however because the project site is designated as "High Sensitivity" which suggests the potential for unearthing paleontological resources as high. With that determination a mitigation measure was included to retain a qualified paleontologist for consultation and comment and monitoring of all grading and construction activity should any fossil remains be found. Given that the revised Project is within the same boundaries as the original project and is still designated as 'High Sensitivity', the mitigation measure and condition of approval will continue to be applicable and would not result in a need for a subsequent EIR.

Geology and Soils - Soils (a) Less than Significant with Mitigation Incorporated

Mitigation: The project shall incorporate county grading standards, best management practices, a NOI, and a SWPPP to eliminate significant erosion hazards. (60.BS GRADE.12)

EA 39682 stated that the development of the project site may have the potential to result in soil erosion during grading and construction; therefore, with incorporation of the mitigation measure impacts would be reduced to less than significant. Since, the revised subdivision is only for the division of land into 14 parcels and development is not a part of this Project, impacts in this regard would not occur. However, if future development of these parcels occur the incorporation of County grading standards, best management practices, an NOI, and a SWPPP would be required in that these are considered standard conditions of approval for construction sites larger than one acre. Therefore, this mitigation measure will continue to be applicable and would not result in a need for a subsequent EIR.

Geology and Soils - Erosion (a) Less than Significant with Mitigation Incorporated

Mitigation: The project shall incorporate county grading standards, best management practices, and a SWPPP to eliminate significant erosion hazards. In addition, prior to grading activities, an erosion control plan shall be submitted to the Building and Safety Department. (60.BS GRADE.2, 60.BS GRADE.14)

EA 39682 stated that the project may temporarily change deposition, siltation, or erosion on or off site and that with the incorporation of the mitigation measure impacts would be reduced to less than significant. Since, the revised subdivision is only for the division of land into 14 parcels and development is not a part of this Project impacts in this regard would not occur. However, if future development of these parcels occur the incorporation of County grading standards, best management practices, an NOI, and a SWPPP would be required in that these are considered standard conditions of approval for construction sites larger than one acre. Therefore, this mitigation measure will continue to be applicable and would not result in a need for a subsequent EIR.

Hazards and Hazardous Materials (b) Less than Significant with Mitigation Incorporated

Mitigation: A Phase II Environmental Assessment shall be submitted for review and approval prior to map recordation. (50.E HEALTH.3).

EA 39682 stated that the project site was previously utilized for vineyard cultivation and could have the potential to contain hazardous materials. Although, the revised Project is only for the subdivision of land into parcels and no development is proposed, the Environmental Health Department required that prior to moving this case to public hearing a Phase II Environmental Assessment be prepared. The Phase II Environmental Assessment dated May 23, 2019 was submitted to the Riverside County Department of Environmental Health – Environmental Cleanup Program and concluded that no further environmental assessment is required for this Project. Therefore, this mitigation measure is no longer applicable.

Utility and Service Systems - Sewer (a) Less than Significant with Mitigation Incorporated

Mitigation: Prior to issuance of grading permit, the following information shall be addressed where Subsurface Septic Sewage Disposal is intended: 1) the proposed cuts and/or fills in area of the sewage disposal systems; 2) The primary sewage disposal system and its 100% expansion area; 3) the elevation of the individual building pads in reference to the elevation of the sewage disposal system; 4) the original title line to be installed and all required expansion are shall be located in an original (natural) undisturbed soil at the depth of the percolation tests performed; and 5) the appropriateness of the grading plan with regard to the soils percolation engineer's report. These plans are to be submitted to the Department of Environmental Health for approval. The size of the septic tank and effluent disposal area shall be determined based upon the occupancy of each individual lot or the plumbing fixture count. (COA: 60.E HEALTH.1, 60.E HEALTH.2)

EA 39682 stated that the project would require the construction of a domestic sewage disposal system and with the incorporation of the mitigation measure impacts would be less than significant. Given that the revised Project will obtain sanitary sewer service from Eastern Municipal Water District (EMWD) this mitigation measure is no longer applicable.

Checklist Items Not Addressed in EA39682:

Energy- Would the project:

- a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?
- b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?

The revised Project is for the subdivision of approximately 290 acres into 14 parcels. Parcels will range in size from 20 to 27.67 gross acres. No development is associated with this Parcel Map. The Parcels will be sold on a parcel by parcel basis. However, compliance with development standards, building codes, conditions of approval and the County's Climate Action Plan would ensure that future development on any of these parcels would be developed in a manner that would be in compliance with existing policies and ordinances in regards to energy resources. Therefore, less than significant impacts would occur in regards to this issue area and would not result in a need for a subsequent EIR.

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:

- 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.)

EA 39682 did address Cultural Resources and found that no impact would occur in regards to the alteration or destruction of an historic site and found that no cultural resources had been identified or record on or adjacent to the project site as stated in the Historical / Archaeological Resources Survey Report, dated September 21, 2004. However, the revised Project has incorporated standard conditions of approval that ensure protection of Native American Cultural Resources, Human Remains, and Unanticipated Resources. Therefore, less than significant impacts would occur in regards to this issue area and would not result in a need for a subsequent EIR.

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:

- a) Substantially impair an adopted emergency response plan or emergency evacuation plan?
- 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?
- 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?
- 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?
- e) Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?

EA 39682 had as one of the environmental factors, “Hazardous Fire Areas” but found that no impact would occur in that the project site was not located within a high fire area. Since the time of adoption of the Mitigated Negative Declaration in 2006, the Project site has become designated as a moderate/high fire hazard area and is within a State Responsibility Area (SRA).

Since the revised Project is located within an SRA, the Director of the Department of Forestry and Fire Protection or his/her designee must be notified of applications for building permits, tentative tract/parcel maps, and use permits for construction or development within an SRA. Riverside County Code Section 8.32.050 (C) (2) states that the Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the Board of Supervisors. As designated, the Riverside County Assistant Fire Marshall shall have the authority to enforce all applicable State fire laws that the notification requirement of Title 14 has been met. The following additional findings are required to be met:

- a. This land division has been designed so that each lot, and the subdivision as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by requiring that prior to issuance of a grading permit, the developer shall prepare and submit to the Fire Department for approval a fire protection/vegetation management plan and water system plans. The ECS map must include notes that states gate access will be

equipped with a rapid entry system, emergency vehicle access shall be provided in accordance with the California Fire Code and Riverside County Fire Department standards, the required water system including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot.

- b. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
- c. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to **Section 4290 of the Public Resources Code** and Riverside County Ordinance No. 787 by road standards for fire equipment access – state which standards, such as road width etc., standards for signs identifying streets, roads and buildings – state which standards are being used such as roof addressing, blue dot reflectors, etc., minimum private water supply reserves for emergency fire use – state the size and number of tanks, fuel brakes and green belts – state the size in square feet, number of breaks, and general location, and other.

Although wildfires were not specifically addressed in EA 39682 the revised Project has incorporated standard conditions of approval that ensure protection of people and property should a wildfire occur. Therefore, less than significant impacts would occur in regards to this issue area and would not result in a need for a subsequent EIR.

Checklist Items analyzed in EA39682 Found To Have Less than Significant Impacts / No Impacts:

Aesthetics (a) No Impact. (b) Less than Significant Impact:

The revised Project is located within the same boundaries as the original project and would not result in an increased effect upon existing scenic resources or upon a scenic highway corridor. The revised Project would not result in a new impact.

Mt. Palomar Observatory (a) Less than Significant Impact:

The revised Project is located with the same boundaries as the original project. As evaluated in EA39682 the Project site is still located in Zone B of the Mt. Palomar Observatory. The revised Project would not result in a new impact.

Other Lighting Issues (a) Less than Significant Impact, (b) No Impact:

The revised Project is for the subdivision of 290 acres into 16 parcels. The minimum lot size is 20 acres. The revised Project will result in reductions to lighting impacts from what was originally proposed due to the reduced density and number of parcels. Therefore, the revised Project would not result in new impacts in regards to lighting.

Air Quality (a), (c), and (d) Less than Significant Impact, (b), (e), and, (f) No Impact:

The revised Project due to the reduced density and number of parcels proposed would not result in new impacts in regards to Air Quality. In fact the lower intensity of development under the proposed project would be considerably less than what was previously evaluated.

Cultural Resources (a) and (b) No Impact:

The revised Project is located within the same boundaries as the original project and with the incorporation of standard Advisory Notification Document statements and Conditions of Approval, no new impacts would occur in regards to Cultural Resources.

Archaeological Resources (a), (b), (c), and (d) No Impact:

The revised Project is located within the same boundaries as the original project and with the incorporation of standard Advisory Notification Document statements and Conditions of

Approval, no new impacts would occur in regards to Archaeological Resources from what was previously evaluated in the prior EA.

GEOLOGY AND SOILS:

- Fault Zone or County Fault Hazard Zones (a) and (b) No Impact:
- Liquefaction Potential (a) No Impact:
- Ground-Shaking Zone (a) Less than Significant:
- Landslide Risk (a) No Impact:
- Ground Subsidence (a) Less than Significant:
- Other Geological Hazards (a) No Impact:
- Slopes (a) Less than Significant, (b) and (c) No Impact:
- Wind Erosion and Blowsand for Project either on or off-site (a) Less than Significant:

The revised Project is located within the same boundaries as the original project. Compliance with standard conditions of approval and applicable State and County Ordinances will ensure that no new impacts related to geology and soils will occur due to the revised Project.

Hazards and Hazardous Material (a), (c), (d), and (e) No Impact:

The revised Project will not result in the development of the uses that would require the transportation of hazardous material other than those associated with residential and light agricultural uses. The revised Project will not result in any new impacts.

Airports (a), (b), (c), and (d) No Impact:

The revised Project is located within the same boundaries as the original project and is not within the vicinity of a public or private airport. The revised Project will not result in any new impacts.

Hazardous Fire Area (a) No Impact:

The revised Project is located within the same boundaries as the original project. However, since that time the Project site has become designated as a moderate/high fire hazard area and is within a State Responsibility Area (SRA) (see prior analysis above under Wildfire impacts). The revised Project has incorporated standard conditions of approval that ensure protection of people and property should a wildfire occur. Therefore, a less than significant impact new impact would occur in regards to this issue area and would not result in a need for a subsequent EIR.

Hydrology and Water Quality (a) and (d) Less than Significant Impact, (b, c, e, f, g, and, h) No Impact:

The revised Project is located within the same boundaries as the original project. The incorporation of best management practices, standard conditions of approval in regards to the protection of downstream properties and payment of appropriate fees will ensure that no new impacts will occur in regards to Hydrology and Water Quality. In fact, the lower intensity of development under the proposed project would be considerably less than what was previously evaluated as it relates to hydrology.

Floodplains (a) and (b) Less than Significant Impact and (c) and (d) No Impact:

The revised Project is located within the same boundaries as the original project. Given, that the revised Project is proposed at a lower density and fewer parcels than originally proposed, no new impacts will occur in regards to this issue area.

LAND USE/PLANNING:

- Land Use (a) and (b) No Impact
- Planning (a, b, c, and d) Less than Significant Impact, (e) No Impact

Since the time of the adoption of the original project the Wine Country Community Plan was adopted in 2014. The Wine Country Community Plan resulted in the creation of three districts, the Temecula Valley Wine Country Policy Area – Winery District, Equestrian District and Residential District. With the adoption of the Wine Country Community Plan the Project site is located in the Winery District. To ensure consistency with the General Plan, the revised Project includes a Change of Zone from Citrus/Vineyard 5-acre minimum to Wine Country-Winery. The revised project will not result in any new impacts in regards to land use and planning.

Mineral Resources (a, b, c, and d) No Impact:

The revised Project is located within the same boundaries as the original project. No mineral deposits are still unlikely to exist and no abandoned, existing or proposed quarries or mines are located within the project vicinity. No new impact will occur.

NOISE:

- Airport Noise (a) and (b) No Impact
- Railroad Noise (a) No Impact
- Highway Noise (a) No Impact
- Other Noise (a) No Impact

The revised Project is located within the same boundaries as the original project. No changes have occurred in the area in terms of airport, railroad, highway or other noise. Therefore, no new impacts will occur.

Noise Effects on or by the Project (a) and (b) Less than Significant Impact (c) and (d) No Impacts:

The revised Project is located within the same boundaries as the original project. Given, that the revised Project is proposed at a much lower density and fewer parcels than originally proposed, no new impacts in regards to noise will occur and noise impacts are likely substantively less than what was previously evaluated.

Population and Housing (a, b, c, d, and e) No Impact, (f) Less than Significant Impact:

The revised Project is located within the same boundaries as the original project. Given, that the revised Project is proposed at a lower density and fewer parcels than originally proposed, no new impacts in regards to population and housing will occur.

PUBLIC SERVICES:

- Fire Services – Less than Significant
- Sheriff Services – Less than Significant
- Schools – Less than Significant
- Libraries – Less than Significant
- Health Services – Less than Significant

The revised Project is located within the same boundaries as the original project. Given, that the revised Project is proposed at a lower density and fewer parcels than originally proposed, no greater demand to services will result; therefore, no new impact will occur.

Recreation (a) and (b) No Impact, (c) Less than Significant Impact:

The revised Project is located within the same boundaries as the original project. Given, that the revised Project is proposed at a lower density and fewer parcels than originally proposed, no greater demand to recreation facilities will result; therefore, no new impact will occur.

Recreational Trails – No Impact:

With revised Project site is located within the same boundaries as the original project. No new impact will occur in regards to recreational trails.

Transportation/Traffic (a, d, g, and h) Less than Significant Impact, (b, d, e, f, i, and j) No Impact:

The revised Project is located within the same boundaries as the original project. Given, that the revised Project is proposed at a much lower density and intensity of use and fewer parcels than was originally proposed, no greater demand to transportation and traffic will result; therefore, no new impact will occur. The creation of these 14 parcels will have no significant impact on traffic.

Bike Trails – No Impact

The revised Project is located within the same boundaries as the original project no new impact will occur in regards to bike trails.

UTILITIES AND SERVICE SYSTEMS:

- Water (a) Less than Significant Impact, (b) No Impact
- Sewer (b) No Impact
- Solid Waste (a) Less than Significant Impact, (b) No Impact
- Electricity – Less than Significant Impact
- Natural Gas – Less than Significant Impact
- Communication Systems – Less than Significant Impact
- Storm Water Drainage – Less than Significant Impact
- Street Lighting – Less than Significant Impact
- Maintenance of Public Facilities, including roads — Less than Significant Impact
- Other Governmental Services – Less than Significant Impact
- Conflict with adopted Energy Conservation Plans – Less than Significant Impact

The revised Project is located within the same boundaries as the original project. Given, that the revised Project is proposed at a lower density and fewer parcels than originally proposed, no greater demand to utilities and service systems will result; therefore, no new impact will occur.

Mandatory Findings of Significance – Less than Significant Impact:

The revised Project is located within the same boundaries as the original project. Given, that the revised Project is proposed at a lower density and fewer parcels than originally proposed, no new impacts will occur in regards to creating greater impacts to the Mandatory Findings of Significance.

Conclusion

On the basis of the findings of EA 39682, the provisions of the State CEQA Guidelines, the staff report, and the information above, the Project as revised will result in no new or substantially increased significant impacts, and no supplemental or subsequent Mitigated Negative Declaration or EIR is required to review Tentative Parcel Map No. 37667, General Plan Amendment 190002, and Change of Zone No. 1800023.



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

Juan C. Perez
Agency Director



04/22/20, 3:50 pm

TPM37667

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TPM37667. 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 (TPM37667) 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. 37667 is a Schedule 'I' Map which proposes a subdivision of 290 gross acres into fourteen (14) parcels ranging in size from 20.01 to 27.67 gross acres.

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
 - Temecula Valley Wine Country (Adopted 3/11/2014)

Advisory Notification. 4 AND - EIR Mitigation Measures

Incorporation of all adopted Mitigated Negative Declaration Mitigation Measures for Environmental Assessment No. 39682.

Advisory Notification. 5 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED TENTATIVE PARCEL MAP NO. 37667 and EXHIBIT(S)

Exhibit A , Tentative Parcel Map, No. 37667, dated October 10, 2019.

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)

3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations)

 - Ord. No. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
 - Ord. No. 460 (Division of Land)
 - Ord. No. 461 (Road Improvement Standards)
 - Ord. No. 484 (Control of Blowing Sand)
 - Ord. No. 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. 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)

E Health

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 1

Gen - Fire (cont.)

Riverside County Fire Department Information Bulletin #08-05. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

Flood

Flood. 1

Flood - Flood Hazard Report

1/21/2020

Parcel Map (PM) 37667 is a Schedule "I" subdivision of 290 gross acres into fourteen (14) parcels ranging in size from 20.01 to 27 gross acres. The project site is located in the Rancho California Area north of Rancho California Road, south of La Serena Way, east of Butterfield Stage Road, and west of La Serena Way (Serena Way borders the northern and eastern boundary). Submittal #2 (A1) revised lot lines on Lot 9, 11, and lot frontage of Lot 4. PM 37667 is being treated as a finance map.

The proposed subdivision is subject to runoff from a tributary drainage area of approximately 50 acres from the east / north east. There is a lack of drainage infrastructure in the area to provide flood protection to the site from this tributary stormwater runoff. The site is located within the Murrieta Creek Master Drainage Plan (MDP) however there are no facilities planned to convey the aforementioned runoff. The development in this subdivision must be protected from the one-percent annual chance (100-year) tributary flows and shall mitigate its water quality impacts. The construction of all necessary improvements along with easements and/or permission from affected property owners to safely discharge the concentrated or diverted one-percent annual chance (100-year) tributary flows shall be required prior to the issuance of permits for each parcel.

Storm drain facilities are not required for Schedule "I" subdivisions, however The District's Temecula Valley – Leigh Court Storm Drain (Drawing No. 7-0314) will serve as an outlet for future development. It should be noted that although it serves as an outlet for the project area, the District's increased runoff criteria will still be required due to non-engineered watercourses downstream of the Temecula Valley – Leigh Court Storm Drain.

The site is located within the bounds of both the Murrieta Creek / Santa Gertrudis Valley and the Murrieta Creek / Temecula Valley Area Drainage Plans (ADP) for which drainage fees have been established by the Board of Supervisors. The Applicable ADP fees for PM 37667 have been paid under TR 32594.

Questions pertaining to the review of this project may be directed to Han Yang at 951.955.1348 or hyang@RIVCO.org

Planning

Planning. 1

Gen - Hold Harmless

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 1

Gen - Hold Harmless (cont.)

the COUNTY, its advisory agencies, appeal boards, or legislative body concerning Tentative Parcel Map No. 37667 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. 37667, 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. 2

Gen - Map - Expiration Date

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside Board of Supervisors' original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the FINAL MAP, or any phase thereof, no recordation of the FINAL MAP, or any phase thereof, shall be permitted.

Planning. 3

Gen - Map - Zoning Compliance

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 2

Unanticipated Resources (cont.)

Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis.

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

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

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

Transportation

Transportation. 1

RCTD - General Conditions

1. Alterations to natural drainage patterns shall require protecting downstream properties by means approved by the Transportation Department.

2. 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.

3. The Project shall install street name sign(s) in accordance with County Standard No. 816 and as directed by the Transportation Department.

4. 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.

5. All centerline intersections shall be at 90 degrees, plus or minus 5 degrees.

6. 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.

7. Road design shall provide adequate sight distance.

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.

Plan: TPM37667

Parcel: 943060012

50. Prior To Map Recordation

Fire

050 - Fire. 5 Prior to recordation (cont.) Not Satisfied

Plans shall be signed by a registered civil engineer, containing a Fire Department approval signature block, and shall conform to hydrant type, location, spacing and minimum fire flow. Once plans are signed by the local water company, the originals shall be presented to the Fire Department for signature.

050 - Fire. 6 Prior to recordation Not Satisfied

3. Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30' pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

050 - Fire. 7 Prior to recordation Not Satisfied

9. Ecs map must be stamped by the Riverside County Surveyor with the following note: Emergency vehicle access shall be provided in accordance with the California Fire Code and Riverside County Fire Department standards.

050 - Fire. 8 Prior to recordation Not Satisfied

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

Flood

050 - Flood. 1 Show Floodplain on ECS Not Satisfied

A copy of the Environmental Constraint Sheet and the Final Map shall be submitted to the District for review and approval. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

The one-percent annual chance (100-year) floodplain limits through the property shall be delineated on an Environmental Constraint Sheet to accompany the final map.

Calculations and the pertinent data used to determine these limits shall be submitted to the District for review and approval. The area within the delineated floodplain limits shall be labeled "floodplain" on the Environmental Constraint Sheet. A note shall be placed on the Environmental Constraint Sheet stating:

Plan: TPM37667

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50. Prior To Map Recordation

Flood

050 - Flood. 1	Show Floodplain on ECS (cont.)	Not Satisfied
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"Floodplains and watercourses must be kept free of all buildings and obstructions until flood control facilities have been constructed. Any fencing shall be corral style rail and post. Chain-link fencing shall not be allowed."

Planning

050 - Planning. 1	Planning - Final Map Preparer	Not Satisfied
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The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

050 - Planning. 2	Planning - Map - ECS Note Mt. Palomar Light	Not Satisfied
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The following Environmental Constraint Note shall be placed on the ECS:

"This property is subject to lighting restrictions as required by County Ordinance No. 655, which are intended to reduce the effects of night lighting on the Mount Palomar Observatory. All proposed outdoor lighting systems shall be in conformance with County Ordinance No. 655."

050 - Planning. 3	Planning - Map - ECS NOTE RIGHT-TO-FARM	Not Satisfied
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"Lot Nos. 1 - 14, as shown on this map, are located partly or wholly within, or within 300 feet of, land zoned for primarily agricultural purposes by the County of Riverside. It is the declared policy of the County of Riverside that no agricultural activity, operation, or facility, or appurtenance thereof, conducted or maintained for commercial purposes in the unincorporated area of the County, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after the same has been in operation for more than three (3) years, if it wasn't a nuisance at the time it began. The term "agricultural activity, operation or facility, or appurtenances thereof" includes, but is not limited to, the cultivation and tillage of the soil, dairying, the production, cultivation, growing and harvesting of any apiculture, or horticulture, the raising of livestock, fur bearing animals, fish or poultry, and any practices performed by a farmer or on a farm as incident to, or in conjunction with, such farming operations, including preparation for market, delivery to storage or to market, or to carriers for transportation to market." In the event the number of lots, or the configuration of lots, of the FINAL MAP differs from that shown on the approved TENTATIVE MAP, the actual language used above shall reflect those lots which are partly or wholly within 300 feet of agriculturally zoned (A-1, A-2, A-P, A-D, C/V, WC-W, WC-WE, WC-E)) properties.

050 - Planning. 4	Planning - Map - ECS Shall Be Prepared	Not Satisfied
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The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E. & F. of County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

050 - Planning. 5	Planning - Map - Fee Balance	Not Satisfied
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Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE MAP are in a negative balance. so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

Plan: TPM37667

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50. Prior To Map Recordation

Planning

050 - Planning. 5 Planning - Map - Fee Balance (cont.) Not Satisfied

050 - Planning. 6 Planning - Map - Quimby Fees Not Satisfied

For any residential development the land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the Recreation and Parks Valley Wide 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. 7 Planning - Required Applications Not Satisfied

No FINAL MAP shall record until General Plan Amendment No.190002, Change of Zone No.1800023 have been approved and adopted by the Board of Supervisors and have been made effective. This land division shall conform with the development standards of the designations and zoning ultimately applied to the property.

Planning-EPD

050 - Planning-EPD. 1 0050-EPD-MAP – ECS SHALL BE PREPARED-MSHCP REV Not Satisfied

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2 E. & F. of County Ordinance No. 460, which shall be submitted as part of the final exhibit for recordation.

Prior to a grading permit being issued, any public hearing or entitlement approval on this property, a Consistency Analysis Document must be submitted to EPD and must be conducted by a qualified biologist holding an MOU with Riverside County. This report must address current site conditions and show that the project is consistent with Riverside County’s MSHCP. This will cover Sections 6.1.2, 6.1.3, 6.1.4, and 6.3.2 among other information.

An ECS note will also be required at recordation to reflect this parcel must show that the proposed project is consistent with Riverside County’s MSHCP.

050 - Planning-EPD. 2 0050-EPD-MSHCP Review Not Satisfied

When these parcels are sold off they are still subject to MSHCP Consistency prior to approval/development of any discretionary project.

Prior to a grading permit being issued, any public hearing or entitlement approval on this property, a Consistency Analysis Document must be submitted and approved to EPD and must be conducted by a qualified biologist holding an MOU with Riverside County. This report must address current site conditions and show that the project is consistent with Riverside County’s MSHCP. This will cover Sections 6.1.2, 6.1.3, 6.1.4, and 6.3.2 among other information.

Survey

050 - Survey. 1 RCTD - DEDICATION Not Satisfied

1. Sufficient public street right of way along El Camino Vino, Calle Splendido, and Rue Europa shall be conveyed for public use to provide for a 60 foot full width right of way per Standard No. 106, Section "A", Ordinance 461.

Plan: TPM37667

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50. Prior To Map Recordation

Survey

050 - Survey. 1 RCTD - DEDICATION (cont.) Not Satisfied

2. Sufficient public street right of way along Butterfield Stage Road shall be conveyed for public use to provide for a 64 foot half width right of way per Standard No. 92, Ordinance 461.

050 - Survey. 2 RCTD - FINAL MAP REQUIREMENTS Not Satisfied

The final map shall comply with the following requirements, as approved by the County Survey 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. The Project shall install survey monumentation as directed by the Transportation Department, or bond and enter into an agreement with the Transportation Department.
3. Lot access shall be restricted on Butterfield Stage and so noted on the final map.

Transportation

050 - Transportation. 1 RCTD - EXISTING MAINTAINED Not Satisfied

Butterfield Stage Road along project boundary is a paved County maintained road designated as Arterial Highway and shall be improved with 8" concrete curb and gutter located 43' from centerline to curb line, 8" curbed landscape median, concrete sidewalk, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 64' half-width dedicated right-of-way in accordance with County Standard No. 92, Ordinance 461.

NOTE:

1. A 5' sidewalk shall be constructed as directed by the Director of Transportation within the 21' parkway per Standard No. 404, Ordinance 461.
2. Construct acceleration/deceleration AC pavement lanes to the north and south project boundaries per the design speed limit of 60 mph.

050 - Transportation. 2 RCTD - IMPROVEMENT Not Satisfied

Subsequent CUP/PPT applications shall be conditioned to provide the following improvements on La Serena Way where it is needed for secondary access by the future projects.

La Serena Way along project boundary shall be improved with 32 feet full-width of AC pavement within 88 feet full-width dedicated right-of-way in accordance with County Standard No. 106, Section "A", Ordinance 461. (Modified for increased right-of-way from 60' to 88')

Note:

1. A 6" AC Dike shall be constructed as directed by the Director of Transportation.
2. If AC Dike is not warranted based on the finding of drainage report additional 4' of graded section on each side of the edge of pavement shall be graded as directed by the Director of Transportation.
3. A left turn pocket shall be improved with AC pavement on LA Serena Way at the intersection of Rue

Plan: TPM37667

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50. Prior To Map Recordation

Transportation

050 - Transportation. 2 RCTD - IMPROVEMENT (cont.) Not Satisfied

Europa within the existing 88' full width right-of-way as follows:

- a. The left turn pocket shall be 12' wide (6' west and 6' east of the centerline) minimum, AC pavement and 100 feet long with a 120 foot reverse curve transition tapering.
- b. Provide 180 foot AC pavement transition taper, minimum, on each side of the left turn pocket.
- c. Provide acceleration and deceleration AC pavement lane at Rue Europa located per County Standard No. 803, Ordinance 461.
- d. Edge of pavement return at Rue Europa shall be 35' radius.

050 - Transportation. 3 RCTD - STREET IMPROVEMENT PLANS Not Satisfied

The Project shall obtain approval of street improvement plans from the Transportation Department. Street Improvement Plans shall comply with Ordinance 460, 461, Riverside County Improvement Plan Check Policies and Guidelines, which can be found online <http://rctlma.org/trans>.

050 - Transportation. 4 RCTD - UTILITY INSTALL Not Satisfied

If electrical power, telephone, communication, and cable television lines are in conflict with the proposed street improvements, it shall be relocated 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 as directed by the Director of Transportation.

050 - Transportation. 5 RCTD - UTILITY PLAN Not Satisfied

If electrical power, telephone, communication, and cable television lines are in conflict with the proposed street improvements, it shall be designed to be relocated 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:

NOTE:

- 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 or as directed by the Director of Transportation.

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.

Plan: TPM37667

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 EASEMENTS/PERMISSION (cont.) Not Satisfied

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.

060 - BS-Grade. 4 NO GRADING PERMITS Not Satisfied

Tentative Parcel Map No. 37667 does not propose any grading as part of this subdivision and is required to submit for a Land Use Permit for each parcel of the map as they are developed. A grading permit will not to be issued for any lot of this subdivision unless an appropriate Land Use Permit has been issued and approved, by the Planning Department, for that same Parcel(s).

Planning

060 - Planning. 1 Planning - Map - Fee Balance Not Satisfied

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

060 - Planning. 2 Planning - Map - Required Applications Not Satisfied

No grading permits shall be issued until General Plan Amendment No.190002 and Change of Zone No. 1800023 have been approved and adopted by the Board of Supervisors and have been made effective.

Planning-PAL

060 - Planning-PAL. 1 PRIMP REQUIRED Not Satisfied

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1. The applicant shall retain a qualified paleontologist approved by the County to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

Plan: TPM37667

Parcel: 943060012

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1 **CONDITIONAL WQMP REQUIREMENTS (cont.)** Not Satisfied
checklist, found on <http://rcflood.org/npdes/>, if your project proposes adding 5,000 sq.ft. of impervious area, or disturbing more than 1 acre. If a WQMP is required, submit a single file PDF on two CD/DVD copies to the Transportation Department for review and approval.

060 - Transportation. 2 **RCTD - SUBMIT GRADING PLANS** Not Satisfied

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

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 **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).

Planning

080 - Planning. 1 **080 - Planning - Utilities Underground** Not Satisfied

All utility extensions within a lot shall be placed underground except electrical lines rated at 33kV or greater which may be installed above ground.

080 - Planning. 2 **Planning - Map - School Mitigation** Not Satisfied

Impacts to the Temecula Unified School District shall be mitigated in accordance with California State law.

080 - Planning. 3 **Planning - Map - Underground Utilities** Not Satisfied

All utility extensions within a lot shall be placed underground.

Transportation

080 - Transportation. 1 **SUBMIT WQMP IF REQUIRED** Not Satisfied

This condition applies if a grading permit is not required.
An approved WQMP is required prior to any grading or building permit, if the development of the parcel meets or exceeds any of the thresholds for a WQMP. Submit the applicable WQMP applicability checklist, found on <http://rcflood.org/npdes/>, if your project proposes adding 5,000 sq.ft. of impervious area, or disturbing more than 1 acre. If a WQMP is required, submit a single file PDF on two CD/DVD copies to the Transportation Department for review and approval.

90. Prior to Building Final Inspection

Plan: TPM37667

Parcel: 943060012

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 THE APPROPRIATE LAND USE PERMIT, FOR THAT SAME PARCEL(S).

Planning

090 - Planning. 1 Payment of Quimby Fees Not Satisfied

Provided that residential development is proposed, the land divider/permit holder shall present certification to the Riverside County Planning Department that payment of Valley Wide District Parks and Recreation fees for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place.

Transportation

090 - Transportation. 1 RCTD - FEE PAYMENT Not Satisfied

Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the Project shall pay Transportation Uniform Mitigation Fees (TUMF) fees in accordance with the fee schedule in effect at the time of payment.

090 - Transportation. 2 WQMP COMPLETION IF REQUIRED Not Satisfied

If a WQMP is required, the project shall acceptably install all structural BMPs described in the Project-Specific WQMP, provide an Engineer WQMP certification, GPS location of all 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.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

DEVELOPMENT ADVISORY COMMITTEE (“DAC”)
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE
PO Box 1409
Riverside, 92502-1409

DATE: December 17, 2018

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riverside County Flood Control
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Riv. Co. Regional Parks & Open Space
P.D. Environmental Programs Division

P.D. Geology Section
P.D. Archaeology Section
Riv. Co. Surveyor
Riv. Co. Waste Resources Management Dept.
County Service Area No. 149 c/o EDA
Board of Supervisors - Supervisor: Washington
Planning Commissioner: Ruthanne Taylor-Berger

Temecula Valley Unified School District
Eastern Municipal Water District (EMWD)
Southern California Edison Co. (SCE)
Southern California Gas Co.

CHANGE OF ZONE NO. 1800023 AND TENTATIVE PARCEL MAP NO. 37667 – CEQ180117 – Applicant: Sirah Vineyard Development Corp., Gregg Linhoff – Engineer/Representative: Masson and Associates, Rob D’Amaro – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agriculture: Agriculture (AG: AG); Temecula Valley Wine Country Policy Area: Winery District – Location: North of Rancho California Road, south of La Serena Way, east of Butterfield Stage Road, and west of La Serena Way – 290 Gross Acres - Zoning: Citrus/Vineyard – 5-Acre Minimum (CV-5) - **REQUEST:** The **Change of Zone** proposes to change the site’s zoning from Citrus/Vineyard – 5-acre lot minimum (CV-5) to Wine Country – Winery (WC-W). **Tentative Parcel Map No. 37667** is a Schedule “I” subdivision of 290 gross acres into fourteen (14) parcels ranging in size from 20.01 to 27.67 gross acres. The subdivision will be completed in two phases. Phase 1 will include parcels 1 - 9 and Phase 2 includes parcels 10 -14. – APN’s: 943-260-027, 943-070-003, and 943-060-012. – **BBID: 657-386-686**

DAC staff members and other listed Riverside County Agencies, Departments and Districts staff:
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Public Land Use System (PLUS) on or before the indicated DAC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the PLUS routing on or before the above date. This case is scheduled for a **DAC meeting on January 3, 2019**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner’s name. Thank you.

TRIBAL COORDINATION FOR: GPA190002, TPM37667

SB 18

Planner:	D. Bradford		
Letter to NAHC:	4/10/2019	90 DAYS starts:	5/8/2019
Response from NAHC:	4/29/2019	90 DAYS ends:	8/8/2019
letters to Tribes:	5/8/2019		
Sacred Land Files Results:	Negative		
PDA:			

Consult?	SB 18 Letters to Tribes:		read Receipt	response
	Agua Caliente Band of Cahuilla Indians	Jeff Grubbe		
	Augustine Band of Cahuilla Mission Indians	Amanda Vance	5/8/2019	
	Cabazon Band of Mission Indians	Doug Williams	5/8/2019	
	Cahuilla Band of Indians	Daniel Salgado	5/8/2019	
	Campo Band of Mission Indians	Ralph Goff		
	Chemehuevi Reservation	Charles Wood		
	Colorado River Indian Tribe	Dennis Patch		
	Ewiiapaayp Tribal Office (Chair)	Robert Pinto		
	Ewiiapaayp Tribal Office (Vice Chair)	Michael Garcia		
	Fort Mohave Indian Tribe	Timothy Williams		
	Gabrieleno Band of Mission Indians-Kizh Nation	Andrew Salas		
	Gabrieleno/Tongva San Gabriel Band of Mission Indians	Anthony Morales		
	Gabrielino/Tongva Nation	Sandone Goad		
	Gabrielino Tongva Indians of California Tribal Council	Robert Dorame		
	Gabrielino-Tongva Tribe	Charles Alvarez		
	Jamul Indian Village	Erica Pinto		
	Juaneno Band of Mission Indians	Sonia Johnston		
	Juaneno Band of Mission Indians Acjachemen Nation	Matias Belardes		
	Juaneno Band, Acjachemen Nation-Romero	Teresa Romero		
	La Jolla Band of Mission Indians	Thomas Rodriguez		
	La Posta Band of Mission Indians (Chair)	Gwendolyn Parada		
	La Posta Band of Mission Indians (Tribal Administrator)	Javaughn Miller		
	Los Coyotes Band of Mission Indians	Shane Chapparosa		
	Manzanita Band of Kumeyaay Nation	Angela Elliott Santos		
	Mesa Grande Band of Mission Indians	Virgil Oyos		
Deffered	Morongo Band of Mission Indians	Robert Martin	5/10/2019	5/10/2019
	Pala Band of Mission Indians	Robert Smith		
	Pauma & Yuima Reservation	Temet Aguilar		
	Pechanga Band of Mission Indians (Chair)	Mark Macarro		
	Pechanga Band of Mission Indians (Planning Specialist)	Ebru Ozdil		
	Ramona Band of Cahuilla Mission Indians	Joseph Hamilton		
	Rincon Band of Mission Indians (Chair)	Bo Mazzetti		
	Rincon Band of Mission Indians (THPO)	Jim McPherson		

San Fernando Band of Mission Indians	Donna Yocum	
San Luis Rey Band of Mission Indians	San Luis Rey	
San Manuel Band of Mission Indians	Lee Clauss	
San Pasqual Band of Mission Indians	Allen E. Lawson	
Santa Rosa Band of Mission Indians	Steven Estrada	5/8/2019
Serrano Nation of Mission Indians	Goldie Walker	
Soboba Band of Mission Indians	Scott Cozart	
Sycuan Band of Kumeyaay Indians	Cody J. Martinez	
Torres-Martinez Desert Cahuilla Indians	Thomas Tortez	5/8/2019
Twenty-Nine Palms Band of Mission Indians	Darrell Mike	
Viejas Band of Kumeyaay Indians	Robert Welch	

Tribal Notes:

*



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

Any questions regarding this project, should be directed to Deborah Bradford, Project Planner at (951) 955-6646, or e-mail at dbradfor@rivco.org / 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

May 8, 2019

Ramona Band of Cahuilla
Joseph Hamilton, Chairperson P.O. Box 391670
Anza, CA, 92539

RE: Native American SB18 Consultation request for **General Plan Amendment No. 190002**

Dear Chairperson,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 190002**. This project is subject to Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

GENERAL PLAN AMENDMENT NO. 190002, CHANGE OF ZONE NO. 1800023, AND TENTATIVE PARCEL MAP NO. 37667 Submittal #3– CEQ180117 – Applicant: Sirah Vineyard Development Corp., Gregg Linhoff – Engineer/Representative: Masson and Associates, Rob D’Amaro –Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agriculture: Agriculture (AG: AG); Temecula Valley Wine Country Policy Area: Winery District.

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Sincerely,

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P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77588 El Duna Ct, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

Dave Jones, Chief Engineering Geologist
PLANNING DEPARTMENT

Project Planner: Debora Bradford, email: dbradfor@rivco.org



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

May 8, 2019

Morongo Band of Mission Indians

Robert Martin, Chairperson
12700 Pumarra Road
Banning, CA, 92220

RE: Native American SB18 Consultation request for **General Plan Amendment No. 190002**

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

May 8, 2019

**Augustine Band of Cahuilla
Mission Indians**

Amanda Vance, Chairperson
P.O. Box 846
Coachella, CA, 92236

RE: Native American SB18 Consultation request for **General Plan Amendment No. 190002**

Dear Chairperson,

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A handwritten signature in blue ink, consisting of a stylized 'D' followed by a horizontal line that tapers to the right.

Dave Jones, Chief Engineering Geologist
PLANNING DEPARTMENT

Project Planner: Debora Bradford, email: dbradfor@rivco.org



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

May 8, 2019

**Santa Rosa Band of Cahuilla
Indians**

Steven Estrada, Chairperson
P.O. Box 391820
Anza, CA, 92539

RE: Native American SB18 Consultation request for **General Plan Amendment No. 190002**

Dear Chairperson,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 190002**. This project is subject to Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

May 8, 2019

***Torres-Martinez Desert Cahuilla
Indians***

Thomas Torte, Chairperson
P.O. Box 1160
Thermal, CA, 92274

RE: Native American SB18 Consultation request for **General Plan Amendment No. 190002**

Dear Chairperson,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 190002**. This project is subject to Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

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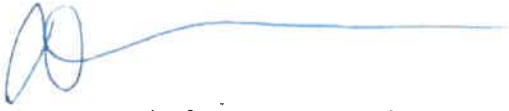
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Project Planner: Debora Bradford, email: dbradfor@rivco.org



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

May 8, 2019

**Soboba Band of Luiseno
Indians**

Scott Cozart, Chairperson
P. O. Box 487
San Jacinto, CA, 92583

RE: Native American SB18 Consultation request for **General Plan Amendment No. 190002**

Dear Chairperson,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 190002**. This project is subject to Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

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Dave Jones, Chief Engineering Geologist
PLANNING DEPARTMENT

Project Planner: Debora Bradford, email: dbradfor@rivco.org



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

May 8, 2019

Cahuilla Band of Indians
Daniel Salgado, Chairperson
52701 U.S. Highway 371
Anza, CA, 92539

RE: Native American SB18 Consultation request for **General Plan Amendment No. 190002**

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

May 8, 2019

**San Luis Rey Band of Mission
Indians**

San Luis Rey, Tribal Council
1889 Sunset Drive
Vista, CA, 92081

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

May 8, 2019

Agua Caliente Band of Cahuilla Indians

Jeff Grubbe, Chairperson
5401 Dinah Shore Drive
Palm Springs, CA, 92264

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

May 8, 2019

***Cabazon Band of Mission
Indians***

Doug Welmas, Chairperson
84-245 Indio Springs Parkway
Indio, CA, 92203

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Dave Jones, Chief Engineering Geologist
PLANNING DEPARTMENT

Project Planner: Debora Bradford, email: dbradfor@rivco.org



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

May 8, 2019

***La Jolla Band of Luiseno
Indians***

Fred Nelson, Chairperson
22000 Highway 76
Pauma Valley, CA, 92061

RE: Native American SB18 Consultation request for **General Plan Amendment No. 190002**

Dear Chairperson,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 190002**. This project is subject to Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

GENERAL PLAN AMENDMENT NO. 190002, CHANGE OF ZONE NO. 1800023, AND TENTATIVE PARCEL MAP NO. 37667 Submittal #3– CEQ180117 – Applicant: Sirah Vineyard Development Corp., Gregg Linhoff – Engineer/Representative: Masson and Associates, Rob D’Amaro –Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agriculture: Agriculture (AG: AG); Temecula Valley Wine Country Policy Area: Winery District.

Location: North of Rancho California Road, south of La Serena Way, east of Butterfield Stage Road, and west of La Serena Way – 290 Gross Acres - Zoning: Citrus/Vineyard – 5-Acre Minimum (CV-5) –

Request: The **General Plan Amendment** is an Amendment to the Circulation Element of the Riverside County General Plan to revise the road designation of La Serena Road from a Secondary Highway to a Collector. The **Change of Zone** proposes to change the site’s zoning from Citrus/Vineyard – 5-acre lot minimum (CV-5) to Wine Country – Winery (WC-W). **Tentative Parcel Map No. 37667** is a Schedule “I” subdivision of 290 gross acres into fourteen (14) parcels ranging in size from 20.01 to 27.67 gross acres.

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Sincerely,

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(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77588 El Duna Ct, Suite H
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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

May 8, 2019

Pala Band of Mission Indians

Robert Smith, Chairperson
35008 Pala Temecula Road
Pala, CA, 92059

RE: Native American SB18 Consultation request for **General Plan Amendment No. 190002**

Dear Chairperson,

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

May 8, 2019

***Pechanga Band of Luiseno
Indians***

Mark Macarro, Chairperson
P.O. Box 1477
Temecula, CA, 92593

RE: Native American SB18 Consultation request for **General Plan Amendment No. 190002**

Dear Chairperson,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 190002**. This project is subject to Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

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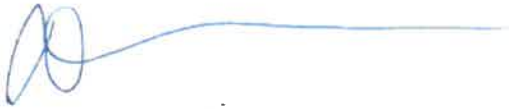
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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

May 8, 2019

Pauma Band of Luiseno Indians

Temet Aguilar, Chairperson
P.O. Box 369
Pauma Valley, CA, 92061

RE: Native American SB18 Consultation request for **General Plan Amendment No. 190002**

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The County of Riverside requests your participation in the review of **General Plan Amendment No. 190002**. This project is subject to Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

May 8, 2019

Rincon Band of Luiseno Indians

Bo Mazzetti, Chairperson
One Government Center Lane
Valley Center, CA, 92082

RE: Native American SB18 Consultation request for **General Plan Amendment No. 190002**

Dear Chairperson,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 190002**. This project is subject to Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

May 8, 2019

Rincon Band of Luiseno Indians

Jim McPherson, Tribal Historic Preservation Officer
One Government Center Lane
Valley Center, CA, 92082

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
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May 8, 2019

Pauma Band of Luiseno Indians

Temet Aguilar, Chairperson
P.O. Box 369
Pauma Valley, CA, 92061

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Dave Jones, Chief Engineering Geologist
PLANNING DEPARTMENT

Project Planner: Debora Bradford, email: dbradfor@rivco.org

May 24, 2019

11706

Ms. Traci Williams
Strategic Planning Division
Riverside County Fire Department/Office of the Fire Marshal
2300 Market Street, Suite 150
Riverside, California 92501

Subject: Temecula Vineyard Estates Preliminary Fire Protection Analysis Summary

Dear Ms. Williams:

This letter report provides a summary of Dudek's fire protection planning review of the Temecula Vineyard Estates (TVE) Tentative Parcel Map (TPM) No. 37667 site plan. This letter provides a preliminary evaluation of the project and potential deviations from the 2016 California Fire Code (CFC) and the County of Riverside's (County) Ordinance Nos. 460, 461 (Standard No. 800), and 787.8, all of which will be applicable on the project site.

Dudek identified dead-end road lengths associated with fire severity classification as an issue that will need to be addressed, either by complying with the code or by providing acceptable mitigations in order to receive County acceptance.

Assignment

Our assignment was to:

- Review applicable CFC and County Fire Code sections for consistency with TPM site plan
- Review and provide recommendations to resolve access based on location within or adjacent to State Responsibility Area (SRA) High Fire Hazard Severity Zone (FHSZ).
- Prepare this preliminary fire protection analysis summary letter

Project Location

The TVE property is located east of the City of Temecula in the hills of Temecula Wine Country in southwestern Riverside County, California. More specifically, the 290.46-acre site would be located north of Rancho California Road, east of Butterfield Stage Road, and south of La Serena Way, an existing unimproved road. The property lies in Sections 28 and 33, Township 7 South, and Range 2 West, as shown on the U.S. Geological Survey 7.5-minute Bachelor Mtn. quadrangle map (Figure 1). The property is vacant, undeveloped land. It is comprised of three County Assessor's Parcel Numbers (APN): 943-260-027, 943-070-003, and 943-060-012. The Proposed Project site is bordered by existing single-family residential developments to the west and rural residential homes and agriculture, primarily highly-maintained orchards and vineyards with wine producing, storage, and tasting facilities to the north, east, and south (Figure 2). A new residential development is being built approximately 1 mile to the north of the site. Natural open space areas also exist intermixed amongst these land uses.

The Proposed Project would be accessed from Butterfield Stage Road and La Serena Way to facilitate building 14 single-family estate homes and winery-related uses on lots ranging in size from 20.01 acres to 27.67 acres.

Background and Site Plan Observations

The terrain is undulating and the site drains to the west via natural drainages from a relatively flat area in the eastern portion of the property. The majority of the site is vegetated with open, grass fields (Attachment 1, Photographs 1 and 2). Many dirt roads that traverse portions of the property break-up the site's grass fields. Elevations on the site range from approximately 1,290 feet above mean sea level (amsl) at the southeast corner of the project to roughly 1,425 feet amsl in the eastern portion of the property.

Although the property is located within the County, the Proposed Project site would be provided fire protection by Temecula Fire Department's (TFD) Fire Station No. 95, which would be the closest Fire Station to the site. TFD Fire Station 95 is located at 32131 South Loop Road and covers both the City and the unincorporated areas as its first-in response area. Travel time response from Station 95 is calculated to be approximately 2.2 miles or 4.4 minutes¹ to the end of the proposed cul-de-sac on Rue Europa, which would be the most remote portion of the site, assuming La Serena Way would be improved to County Transportation road standards. This TFD station is staffed 24 hours per day, 7 days a week with a 4-person, Paramedic engine company. The Riverside County Fire Department, through a cooperative agreement, also provides fire protection, fire prevention, and emergency medical services in the City of Temecula.

The entirety of the project property lies within the SRA FHSZ, as designated by County and CAL FIRE (CAL FIRE 2007) in accordance with Government Code Sections 51175 through 51189. The majority of the TVE site (approximately 97% of the site) will be constructed in areas of Riverside County classified as a Moderate FHSZ. The moderate hazard areas are vegetated with non-native grasses. A very small portion (approximately 3% of the site) in the northwest corner and the southwestern edge of the project site that runs along Butterfield Stage Road is classified as a High FHSZ (Refer to Figure 2). These High FHSZ areas extend along roadway slopes that are vegetated with non-native shrubs and patchy coastal sage scrub habitat (Attachment 1, Photographs 3 and 4). The proposed TVE design would also require road improvements to Butterfield Stage Road and La Serena Way. Butterfield Stage Road is proposed to be widened on the east side from one to two northbound lanes. A majority of right-of-way would be public dedication and slope easements of which would convert some of the High FHSZ from brush to pavement and irrigated, maintained landscaping. La Serena would be constructed to a two-lane, paved road, which provides perimeter access along the north and east edges of the proposed TVE development. The project proposes three, 28 feet wide cul-de-sac streets: El Camino Vino, Calle Spendido, and Rue Europa (Figure 2). These cul-de-sac streets would provide better access to the interior portions of the property.

Regardless of the FHSZ designation, the entire project would be constructed to the 2016 CFC as amended by County Ordinance Number 787.8 and Chapter 7A of the 2016 California Building Code (CBC). These codes have been developed through decades of after fire structure evaluations to determine what causes building losses and saves during wildfires. The resulting fire and building codes focus on addressing former structural vulnerabilities through construction techniques and materials so that the buildings are resistant to ignitions from direct flames, heat, and embers (Chapter 7-A, Section 701A Scope, Purpose and Application; California Building Standards Commission 2016

¹ Assumes travel time to the end of proposed cul-de-sac, an adjusted speed based on the Insurance Services Office travel time formula ($T=0.65 + 1.7D$, where T=time and D= distance), and does not include turnout or dispatch time.

Discussion and Findings

The Proposed Project would include a variety of fire protection features that form a redundant system of protection to minimize the likelihood of wildfire exposing people or structures to a significant risk of loss, injury, or death involving wildland fires. The site further provides three ingress/egress routes for emergency response and evacuation. El Camino Vino and Calle Spendido exit onto Butterfield Stage Road and Rue Europa exits onto La Serena, which connects with Butterfield Stage Road or Rancho California Road.

Based on the TPM site plan, our analysis primarily focused on two fire safety issues that could be of concern. They are emergency response times and dead-end road lengths.

Emergency Response

On March 7, 2017, the Riverside County Board of Supervisors (Board) received and filed RCFD's "Alternative Staffing Model Recommendation." The Alternative Staffing Model Recommendation was fiscally driven and developed by RCFD due to funding difficulties to retain 3-person engine companies. The RCFD FY 17-18 Service Alternatives report, dated March 7, 2017, recommends the following response times based on four Board Approved Land Use Classifications as described in Table 1:

Table 1. Land Use Classification Information with Staffing/Time Response Standards

Land Classification	Population Density	Fire Staffing Characteristics	Response Time
HEAVY URBAN	>700 per square mile	Land use includes large commercial and industrial complexes, large business parks, high-rise and wide rise community centers and high-density residential dwelling units of 10 to 20 units per acre.	5:00 minutes, 90% of the time
URBAN	>500 per square mile	Land use includes large commercial and industrial complexes, large business parks, high-rise and wide rise community centers and high-density residential dwelling units of 8 to 20 units per acre.	6:30 minutes, 90% of the time
RURAL	100 to 500 per square mile	Light industrial zones, small community centers and residential dwelling unit density of 2 to 8 units per acre.	10:30 minutes, 90% of the time
OUTLYING	<100 per square mile	Areas of rural mountain and desert, agricultural uses, small scale commercial, industrial and manufacturing, service commercial, medium industrial and low density residential dwelling units; 1 dwelling unit per acre to 1 dwelling unit per 5 acres.	17:30 minutes, 90% of the time

Source: Riverside County Fire Department FY 17-18 Service Alternatives. March 7, 2017.

Based on the Project area's inclusion of residential estate homes on roughly 20+ acre sites, it is assumed that the Proposed Project may be classified as "OUTLYING", with a 17.5 minute first-in fire engine response time. As previously mentioned, response to the proposed project site from the closest existing Fire Station (Station 95) would achieve a 4.4- minute travel time (6.9-minute total response time that includes 1 minute for dispatch and 1.5 minutes for turnout) for the entire development. This analysis indicates that the projected very low number of emergency calls that would be expected from the project would have minimal impacts on the ability of Station 95 to meet even the "Urban" response goal. It is clear that from a response time perspective, the project does comply with the County's 17.5-minute response goal for the project area. The proposed project would add a small number of new homes (14 estate homes) and winery uses to the existing property. Therefore, service level requirements with the addition of 14 residences are not anticipated to cause a decline in the County response times and capabilities for existing residents.

Dead End Road Length

The most significant issue facing the proposed project from a fire protection planning perspective is the dead-end road length. Dead-end road length is measured from the center of a cul-de-sac street to the point where vehicles can travel in two separate directions. In the case of the proposed project, the provided site plan indicates that El Camino Vino and Calle Spenvido, which are both cul-de-sac streets of 1,200 feet and 1,220 feet in length, respectively, are accessed from Butterfield Stage Road. Rue Europa, a 1,240 feet long cul-de-sac street, is accessible from La Serna Way. Per Ordinance No. 460, Section 3.2(i), the proposed project would be subject to 1,320 feet dead end road length, if not considered within High FHSZ, or a reduced distance of 660 feet in a High FHSZ area, from a publicly maintained road.

As mentioned previously, less than three percent of the total property resides in a high fire hazard area with the majority of acreage in a moderate fire hazard area. Fire hazard designations are based on topography, vegetation, unmaintained fuels/vegetation, and wildland urban interface locations. The proposed TVE development would convert the existing vegetation to more fire resistive ornamental plants and/or highly-maintained vineyards. Additionally, a good portion of the fuel types within the high fire hazard area will be converted to paved road and irrigated, slope landscaping as part of the Butterfield Stage Road widening improvements. Each home would be constructed with building materials that are resistant to ignitions from direct flames, heat, and embers, as indicated in the 2016 CBC (Chapter 7A, Section 701A Scope, Purpose and Application; California Building Standards Commission 2016). Similarly, the land uses adjacent to the project are predominantly agricultural or other disturbed landscapes that result in less likelihood of ignitions, interrupted fuels that would reduce fire spread and intensity, and a situation that is not consistent with a true High FHSZ condition.

As such, the proposed project will have significantly lower potential of actual loss than other older communities in the area and compared to those in Paradise, many of which were built prior to the 1970's. This reasoning is based upon the distinction between HAZARD (which the State categorizes) and RISK (which the State does not quantify). HAZARD is a property of the potential fire behavior (flame length, crown fire occurrence, capacity to generate embers) in the likely mature vegetation of a given area. RISK, however, is the potential for structural loss from said fire. Thus, even if there is potential low fire hazard in a given area (expected low flame lengths), a given

Ms. Traci Williams

Subject: Temecula Vineyard Estates Preliminary Fire Protection Analysis Summary

home might be at high risk of ignition if the physical characteristics of the property would facilitate structural ignition (e.g., flammable vegetation next to a home with wood siding). Conversely (and more appropriate to the TVE development), a portion of a residence (or in this case, a residential lot) might be in a high hazard area, but may actually be at low risk of ignition if the house is built with ignition-resistant construction materials and the resident has created minimum 100 feet of defensible space around the home. This is especially true in planned communities where fuel modification can be provided over large areas and includes a perimeter zone. This landscaping would be expected to modify fire spread by preventing wildland fires from spreading across the project site, reducing fire intensity and flame lengths, producing a lower intensity, spotty burn pattern and proportionally reducing overall risk to project structures.

Conclusion

Dudek's fire protection analysis of the project leads us to believe that the Project's dead-end road length can be resolved based on application of current ignition resistant construction materials and methods, the Butterfield Stage Road widening improvements, and ongoing fuel modification maintenance.

If you have any questions regarding this site plan analysis, please contact me at 619.992.9161.

Sincerely,

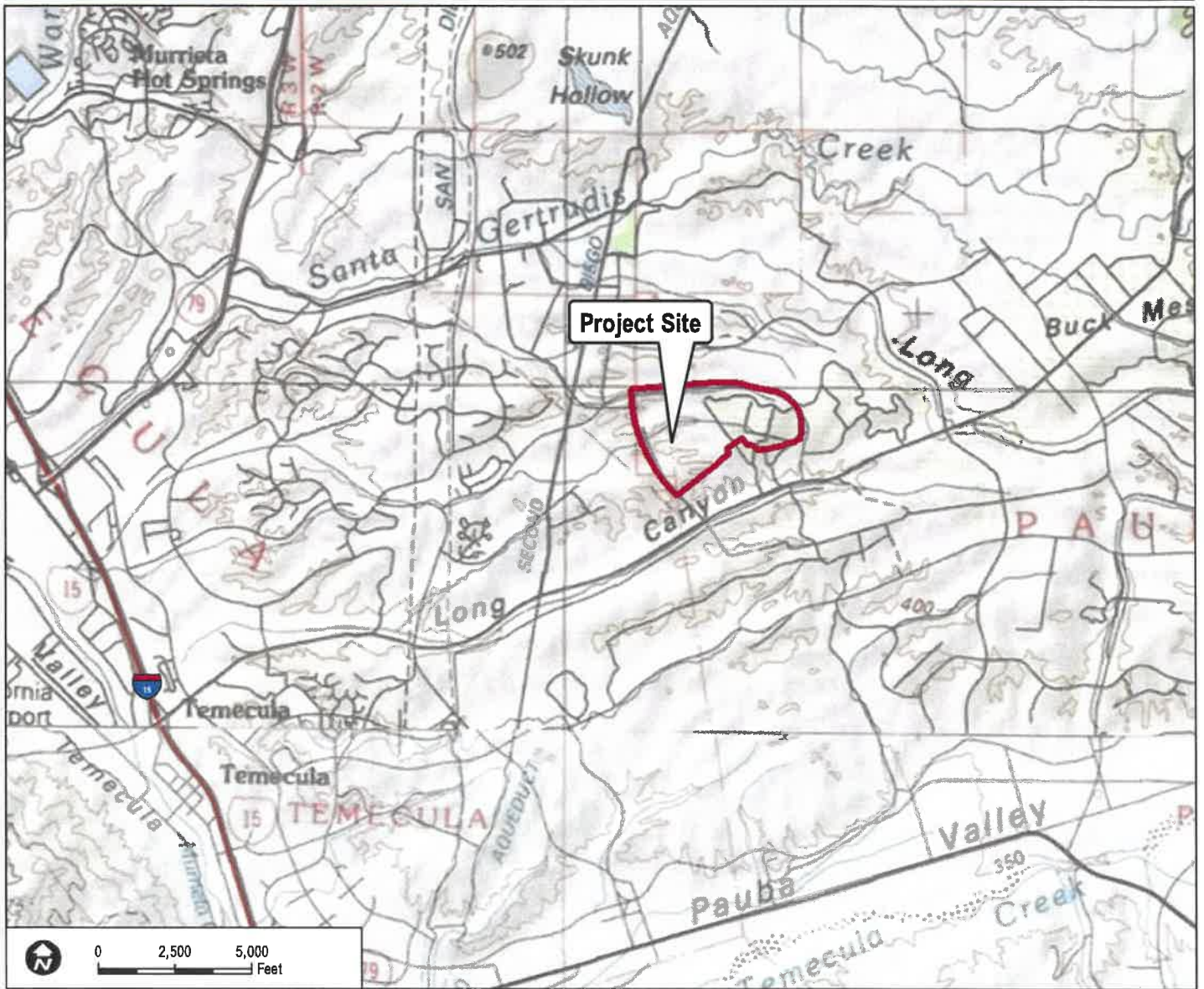
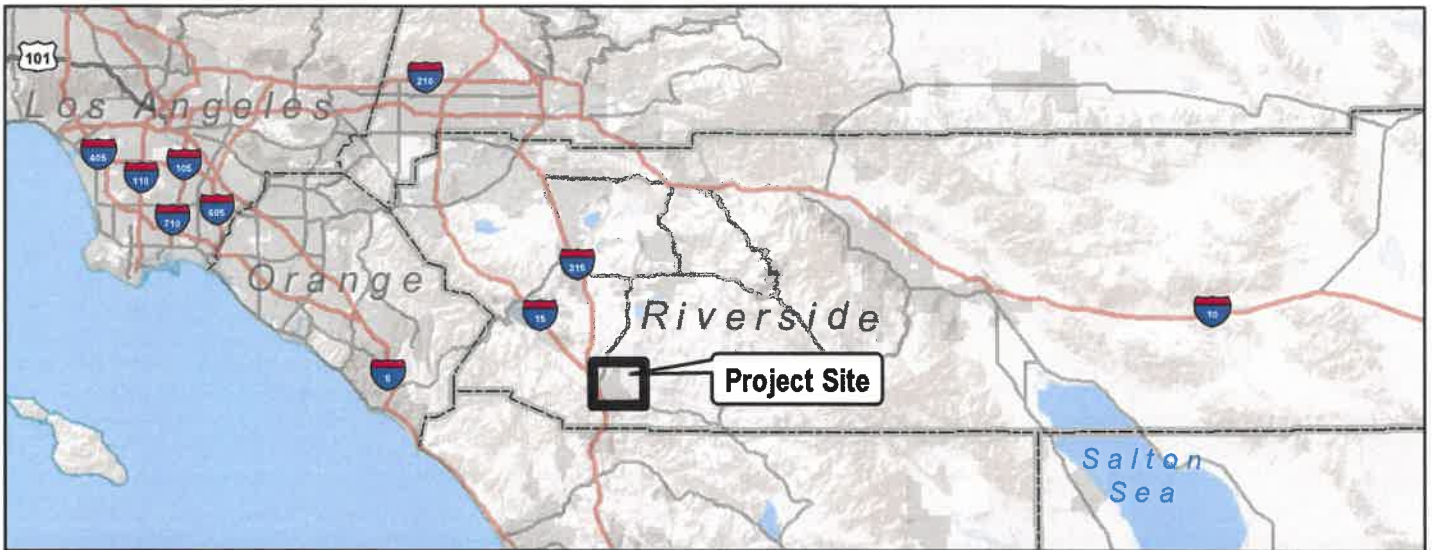


Michael Huff
Principal/Senior Fire Protection Planner

Att.: *Figures 1 and 2*
Attachment 1: Representative Site Photographs

References

CAL FIRE. 2007. Fire Resource and Assessment Program (FRAP). Western Riverside County Fire Hazard Severity Zones in SRA Maps at <http://frap.fire.ca.gov/data/frapgismaps-subset>



SOURCE: USGS 7.5 Minute Series, Bachelor Mtn. Quadrangle; Township 7 South, Range 2 West, Sections 28 & 33

FIGURE 1

Project Location

Temecula Vineyard Estates





Attachment 1

Representative Site Photographs

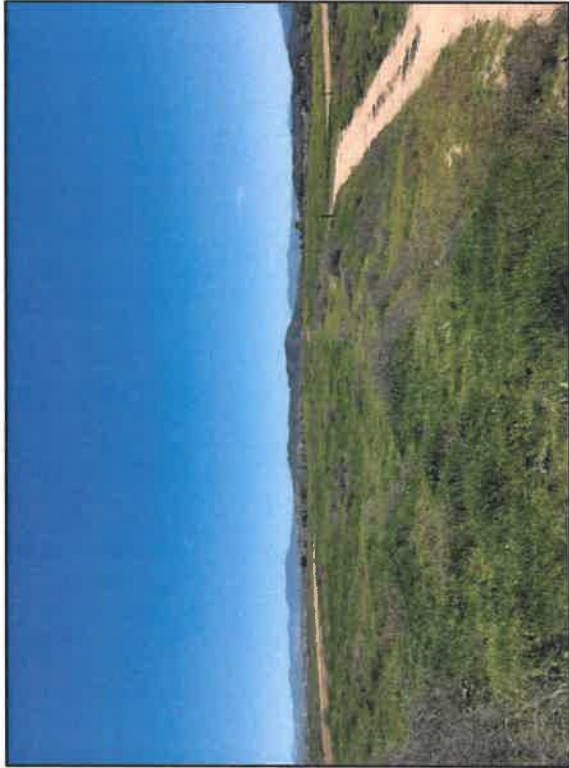
Temecula Vineyard Estates Photograph Log

FEBRUARY 2019

Attachment 1

Temecula Vineyard Estates

Photograph Log



Photograph 1. View looking east at the grass covered flat mesa in the eastern portion of the property. The entire property is accessible by several dirt roads. This is an example of an area classified as moderate fire hazard.



Photograph 2. Looking east and up a drainage that is vegetated with grasses. This is an example of an area classified as moderate fire hazard. Photo was taken from Butterfield Stage Road.

Temecula Vineyard Estates Photograph Log



Photograph 3. View of cut roadway slopes along Butterfield Stage Road that are vegetated with coastal sage scrub habitat and tumbleweeds. This is an example of an area classified as high fire hazard. The grassed-covered hills extend beyond these cut slopes.



Photograph 4. Looking north from intersection of Butterfield Stage Road and Rancho California Road. This is an example of an area classified as high fire hazard. Rural residential homes are located to the east of this cut bank.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- | | |
|---|--|
| <input type="checkbox"/> TENTATIVE TRACT MAP | <input checked="" type="checkbox"/> TENTATIVE PARCEL MAP |
| <input type="checkbox"/> REVERSION TO ACREAGE | <input type="checkbox"/> EXPIRED RECORDABLE MAP |
| <input type="checkbox"/> AMENDMENT TO FINAL MAP | <input type="checkbox"/> VESTING MAP |

MINOR CHANGE Original Case No. TR32594

REVISED MAP Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Sirah Vineyard Development Corporation

Contact Person: Gregg Linhoff E-Mail: glinhoff@rancongroup.com

Mailing Address: 41391 Kalmia Street, Ste 200

Murrieta CA 92562

City State ZIP

Daytime Phone No: (951) 200-2306 Fax No: (951) 834-9801

Engineer/Representative Name: Masson & Associates, Inc.

Contact Person: Rob D'Amaro E-Mail: robdamaro@masson-assoc.com

Mailing Address: 200 E. Washington Ave., Suite 200

Escondido CA 92025

City State ZIP

Daytime Phone No: (760) 741-3570 Fax No: (760) 741-1786

Property Owner Name: Sirah Vineyard Development Corporation

Contact Person: Jim Lytle E-Mail: jlytle@rancongroup.com

Mailing Address: 41391 Kalmia Street, Ste 200

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Murrieta

CA ^{Street}

92562

City

State

ZIP

Daytime Phone No: (951) 200-2344

Fax No: (951) 834-9801

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the subdivision type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

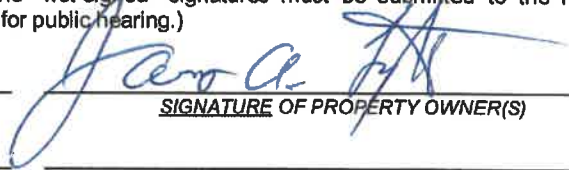
AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the subdivision is ready for public hearing.)

James A. Lytle

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): 943-060-012, 943-070-003, 943-260-027

Approximate Gross Acreage: 290.69

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of Rancho California Rd., South of La Serena Way, East of Butterfield Stage Rd., West of La Serena Way.

SUBDIVISION PROPOSAL:

Map Schedule: _____ Minimum Developable Lot Size: _____
Number of existing lots: _____ Number of proposed developable lots: _____
Planned Unit Development (PUD): Yes No Vesting Map: Yes No
Number of proposed non-developable lots (excluding streets): _____ Subdivision Density: _____ dwelling units per acre.

Is there previous development application(s) filed on the same site: Yes No

If yes, provide Application No(s). CZ1800023, TR32594, FTM32594
(e.g. Tentative Parcel Map, Zone Change, etc.)

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

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

If yes, indicate the type of report(s) and provide signed copy(ies): geotechnical

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

If not known, please refer to Riverside County's Map My County website to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

- Santa Ana River/San Jacinto Valley
- Santa Margarita River
- Whitewater River

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: Sirah Vineyard Development Corporation

Address: 41391 Kalmia Street, Ste 200 Murrieta, CA 92562

Phone number: 951-200-2390

Address of site (street name and number if available, and ZIP Code): Butterfield Stage Road, CA 92591

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 943-260-027, 943-070-003, 943-060-012

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

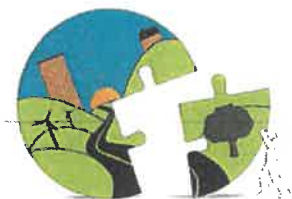
Regulatory Identification number: _____

Date of list: _____

Applicant:  Date 12/4/18

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

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\Subdivision Condensed Application.docx
Created: 04/08/15 Revised: 08/03/18



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

Standard Change of Zone

There are three different situations where a Planning Review Only Change of Zone will be accepted:

- Type 1:** Used to legally define the boundaries of one or more Planning Areas within a Specific Plan.
- Type 2:** Used to establish or change a SP zoning ordinance text within a Specific Plan.
- Type 3:** Used when a Change of Zone application was conditioned for in a prior application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Sirah Vineyard Development Corporation

Contact Person: Gregg Linhoff E-Mail: glinhoff@rancongroup.com

Mailing Address: 41391 Kalmia Street, Ste 200
Murrieta Street 92562
City CA ZIP

Daytime Phone No: (951) 200-2306 Fax No: (951) 834-9801

Engineer/Representative Name: Masson and Associates

Contact Person: Rob D'Amaro E-Mail: robdamaro@masson-assoc.com

Mailing Address: 200 E. Washington Ave. Ste 200
Escondido Street 92025
City Ca State ZIP

Daytime Phone No: (760) 741-3570 Fax No: (760) 741-1786

Property Owner Name: Sirah Vineyard Development Corporation

Contact Person: jlytle@rancongroup.com E-Mail: jlytle@rancongroup.com

Mailing Address: 41391 Kalmia Street, Ste 200
Street

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

APPLICATION FOR CHANGE OF ZONE

Murrieta

CA

92562

City

State

ZIP

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the property address and/or assessor's parcel number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of this application, the applicant will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be **NO** refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

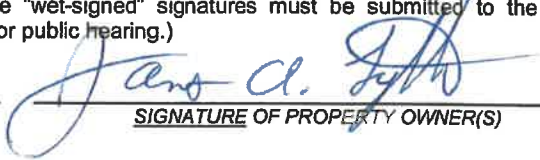
AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the subdivision is ready for public hearing.)

James A. Lytle

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 943-060-012, 943-070-003, 943-260-027

Approximate Gross Acreage: 290.69

General location (nearby or cross streets): North of Rancho California Road, South of

APPLICATION FOR CHANGE OF ZONE

La Serena Way , East of Butterfield Stage Rd , West of La Serena Way .

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

Current Land Use is CV-5, Request to change to WC-W to conform to Ord No. 460.

Related cases filed in conjunction with this request:

TR32594, IP60046, FSM32594

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

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1071 CZ Condensed Application.docx
Created: 07/06/2015 Revised: 07/30/2018

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

Contact Person: LARRY MARKHAM E-Mail: LRM@MARKHAMDS.COM

Mailing Address: 41593 WINCHESTER ROAD SUITE 200
TEMECULA, CA 92590

Street
City State ZIP

Daytime Phone No: (909) 322-8482 Fax No: ()

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the General Plan Amendment 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 General Plan Amendment is ready for public hearing.)

SIRAH VINEYARD DEVELOPMENT CORP./ AGENT FOR OWNER LARRY MARKHAM

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of this application, the applicant will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be **NO** refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 943-260-027, 943-070-003 & 943-060-012

Approximate Gross Acreage: 290

General location (nearby or cross streets): North of RANCHO CALIFORNIA ROAD, South of LA SERENA WAY, East of BUTTERFIELD STAGE ROAD, West of LA SERENA WAY.

Existing Zoning Classification(s): CV-5, CITRUS VINEYARD

Existing Land Use Designation(s): AG

Check the box(es) as applicable:

- Technical Amendment
- Entitlement/Policy Amendment
- Foundation Component Amendment-Regular
- Foundation Component Amendment-Extraordinary
- Agricultural Foundation Component Amendment

Proposal (describe the details of the proposed General Plan Amendment):

DOWNSIZE LA SERENA WAY FROM A SECONDARY TO RESIDENTIAL COLLECTOR

Related cases filed in conjunction with this request:

CZ 1800023 TPM 37867 CEQ180117

Is there previous development application(s) filed on the same site: Yes No

If yes, provide Application No(s). CZ 1800023 TPM 37867 CEQ180117
(e.g. Tentative Parcel Map, Zone Change, etc.)

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

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

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

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

Name of Company or District serving the area the project site is located (if none, write "none.")		Are facilities/services available at the project site?	
		Yes	No
Electric Company	SCE	YES	
Gas Company	SO CAL GAS SEMPRA		X
Telephone Company	FRONTIER COMMUNICATIONS	YES	
Water Company/District	RCWD	YES	
Sewer District	EMWD	YES	

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

If not known, please refer to Riverside County's Map My County website to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

- Santa Ana River/San Jacinto Valley
- Santa Margarita River
- Whitewater River

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

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

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

- The project is not located on or near an identified hazardous waste site.
- The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) LARRY MARKHAM  Date 3/20/19

Owner/Representative (2) _____ Date _____

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

B. EXISTING POLICY (If none, write "none." (Attach more pages if needed): _____

C. PROPOSED POLICY (Attach more pages if needed): _____

D. JUSTIFICATION FOR CHANGE (Please be specific. Attach more pages if needed): _____

IV. OTHER TYPES OF AMENDMENTS:

(Note: A conference with Planning Department and/or Transportation Department staff for amendments related to the circulation element is required before application can be filed. Additional information may be required.)

A. AMENDMENTS TO BOUNDARIES OF OVERLAYS OR POLICY AREAS:

Policy Area: SOUTHWEST AREA
(Please name)

Proposed Boundary Adjustment (Please describe clearly): _____

B. AMENDMENTS TO CIRCULATION DESIGNATIONS:

Area Plan (if applicable): _____

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

Road Segment(s) LA SERENA WAY

Existing Designation: SECONDARY 100FT ROW

Proposed Designation: RESIDENTIAL COLLECTOR 74 FT ROW

C. JUSTIFICATION FOR AMENDMENT (Please be specific. Attach more pages if needed):

BUILD OUT TRAFFIC COUNTS DO NOT WARRANT A SECONDARY HIGHWAY DESIGNATION.

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

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1019 GPA Condensed Application.docx
Created: 07/01/2015 Revised: 07/30/2018



COUNTY OF RIVERSIDE TRANSPORTATION AND LAND MANAGEMENT AGENCY



Juan C. Perez
Director of Transportation and Land Management Agency

Patricia Romo
Transportation Director,
Transportation Department

Charissa Leach, P.E.
Assistant TLMA Director
Planning Department

Mike Lara
Building Official,
Building & Safety Department

Hector Viray
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 Sirah Vineyard Development Corporation hereafter "Applicant" and Sirah Vineyard Development Corporation "Property Owner".

Description of application/permit use:
Schedule "I" Tentative Parcel Map

If your application is subject to Deposit-based Fee, the following applies

Section 1. Deposit-based Fees

Purpose: The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.

- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.
- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): 943-060-012, 943-070-003, 943-260-027

Property Location or Address:

Rancho California Road / La Serena Way - Temecula, CA

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Sirah Vineyard Development Corporation Phone No.: 951-200-2306

Firm Name: Rancon Group Email: glinhoff@rancongroup.com

Address: 41391 Kalmia Street, Ste 200
Murrieta, CA 92562

3. APPLICANT INFORMATION:

Applicant Name: Gregg Linhoff Phone No.: 951-200-2306

Firm Name: Rancon Group Email: glinhoff@rancongroup.com

Address (if different from property owner)

4. SIGNATURES:

Signature of Applicant:  Date: 12/4/18

Print Name and Title: Gregg Linhoff, Assistant Director of Development

Signature of Property Owner:  Date: 12/4/18

Print Name and Title: James A. Lytle, Vice President

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

**APPLICATION FOR DISESTABLISHMENT OR
DIMINISHMENT OF AN AGRICULTURAL PRESERVE**

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION INFORMATION

Applicant Name: Sirah Vineyard Development Corp.

Contact Person: James A. Lytle E-Mail: jlytle@rancongroup.com

Mailing Address: 41391 Kalmia Street, Ste 200
Murrieta CA 92562
City State ZIP

Daytime Phone No: (951) 200-2344 Fax No: (951) 834-9801

Engineer/Representative Name: MDS, LLC

Contact Person: Larry Markham E-Mail: LRM@Markhamds.com

Mailing Address: 28693 Old Town Front Street, Ste 300 D
Temecula CA 92590
City State ZIP

Daytime Phone No: (909) 322-8482 Fax No: ()

Property Owner Name: Sirah Vineyard Development Corp.

Contact Person: Gregg Linhoff E-Mail: glinhoff@rancongroup.com

Mailing Address: 41391 Kalmia Street, Ste 200
Murrieta CA 92562
City State ZIP

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the property address and/or assessor's parcel number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

APPLICATION FOR DISESTABLISHMENT OR DIMINISHMENT OF AN AGRICULTURAL PRESERVE

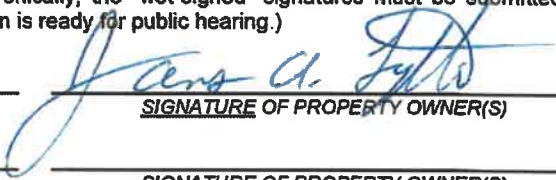
AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of this application, the applicant will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the subdivision is ready for public hearing.)

<u>James A. Lytle</u> <small>PRINTED NAME OF PROPERTY OWNER(S)</small>	 <small>SIGNATURE OF PROPERTY OWNER(S)</small>
<hr/> <small>PRINTED NAME OF PROPERTY OWNER(S)</small>	<hr/> <small>SIGNATURE OF PROPERTY OWNER(S)</small>

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 943-260-027

Approximate Gross Acreage: 43.27

General location (nearby or cross streets): North of Rancho California Rd, South of La Serena Way, East of Butterfield Stage Rd West of La Serena Way.

PROJECT INFORMATION:

Purpose of Request (Check one):
 Disestablishment (Termination of entire Agricultural Preserve)
 Diminishment (Removal of a portion of the land in an Agricultural Preserve).

APPLICATION FOR DISESTABLISHMENT OR DIMINISHMENT OF AN AGRICULTURAL PRESERVE

Name and Map Number of the affected Agricultural Preserve: AG #3 MAP 930

Number of Petitions for Cancellation of Contract attached: TBD by County

Has a Notice of Nonrenewal been served on the land involved in this application? Yes No

If yes, state the date(s) of said Notice of Nonrenewal served: 2003-747934 & 2004-001073

Related cases filed in conjunction with this request: TMP 37667

This completed application form, together with all of the listed requirements provided on the Agricultural Preserve Disestablishment/Diminishment 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\Ag Preserve Disestablish-Diminish Condensed Application.docx
Created: 07/07/2015 Revised: 07/30/2018



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

APPLICATION FOR DISESTABLISHMENT OR DIMINISHMENT OF AN AGRICULTURAL PRESERVE

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION INFORMATION

Applicant Name: Sirah Vineyard Development Corp.

Contact Person: James A. Lytle E-Mail: jlytle@rancongroup.com

Mailing Address: 41391 Kalmia Street, Ste 200
Murrieta ^{Street} CA 92562
_{City} _{State} _{ZIP}

Daytime Phone No: (951) 200-2344 Fax No: (951) 834-9801

Engineer/Representative Name: MDS, LLC

Contact Person: Larry Markham E-Mail: LRM@Markhamds.com

Mailing Address: 28693 Old Town Front Street, Ste 300 D
Temecula ^{Street} CA 92590
_{City} _{State} _{ZIP}

Daytime Phone No: (909) 322-8482 Fax No: ()

Property Owner Name: Sirah Vineyard Development Corp.

Contact Person: Gregg Linhoff E-Mail: glinhoff@rancongroup.com

Mailing Address: 41391 Kalmia Street, Ste 200
Murrieta ^{Street} CA 92562
_{City} _{State} _{ZIP}

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the property address and/or assessor's parcel number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

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APPLICATION FOR DISESTABLISHMENT OR DIMINISHMENT OF AN AGRICULTURAL PRESERVE

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

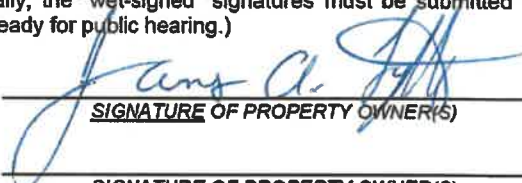
The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of this application, the applicant will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the subdivision is ready for public hearing.)

James A. Lytle
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.

PROPERTY INFORMATION: #1 943-070-003, #2 943-260-007

Assessor's Parcel Number(s): APN for Parcel 943-260-007 is now 943-260-027

Approximate Gross Acreage: #1 20.48 AG #35 #2 62.25 AG #35

General location (nearby or cross streets): North of Rancho California Rd, South of La Serena Way, East of Butterfield Stage Rd West of La Serena Way.

PROJECT INFORMATION:

Purpose of Request (Check one):

- Disestablishment (Termination of entire Agricultural Preserve)
- Diminishment (Removal of a portion of the land in an Agricultural Preserve).

APPLICATION FOR DISESTABLISHMENT OR DIMINISHMENT OF AN AGRICULTURAL PRESERVE

Name and Map Number of the affected Agricultural Preserve: AG #35 MAP 929

Number of Petitions for Cancellation of Contract attached: TBD by County

Has a Notice of Nonrenewal been served on the land involved in this application? Yes No

If yes, state the date(s) of said Notice of Nonrenewal served: 2003-747934 & 2004-001073

Related cases filed in conjunction with this request: TMP 37667

This completed application form, together with all of the listed requirements provided on the Agricultural Preserve Disestablishment/Diminishment Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LLMS Replacement\Condensed P.D. Application Forms\Ag Preserve Disestablish-Diminish Condensed Application.docx
Created: 07/07/2015 Revised: 07/30/2018



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

**PETITION FOR CANCELLATION OF LAND
CONSERVATION CONTRACT IN AN AGRICULTURAL
PRESERVE**

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Please complete and attach to Application for Disestablishment or Diminishment (Form 295-0087)

A separate Petition for Cancellation of Contract must be completed for each separate ownership of land to be removed from an agricultural preserve. (A husband and wife, a partnership, a corporation, a trust, or a joint ownership is considered one owner.)

Applicant Name: SIRAH VINEYARD DEVELOPMENT CORP.

Contact Person: JAMES A. LYTLE E-Mail: JLYTLE@RANCONGROUP.COM

Mailing Address: 41391 KALMIA STREET SUITE 200

Street

MURRIETA, CA 92562

City

State

ZIP

Daytime Phone No: (951) 200-2344 Fax No: ()

I, the undersigned, the owner or one of the owners authorized to act on behalf of all owners of the land described herein, respectfully petition the Honorable Board of Supervisors of the County of Riverside to withdraw said property from Agricultural Preserve Name Rancho California, Agricultural Preserve No. #35, Map No. 547 and to cancel the Land Conservation Contract or Agreement dated: January 1, 2008, and recorded 5.24.2007 as Instrument No. 2007-0343863 in the office of the County Recorder of Riverside County, California, as it pertains to said property. I declare under penalty of perjury that the information provided by me in this petition is true and complete to the best of my knowledge.

Property Owner Name: SIRAH VINEYARD DEVELOPMENT CORP.

Contact Person: GREGG LINHOFF E-Mail: GLINHOFF@RANCONGROUP.COM

Mailing Address: 41391 KALMIA STREET SUITE 200

Street

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
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PETITION FOR CANCELLATION OF LAND CONSERVATION CONTRACT IN AN AGRICULTURAL PRESERVE

7. Attach a statement outlining the proposed alternative land use for this property.
8. Attach any written evidence establishing the lack of nearby property, not subject to a Land Conservation Contract, that is both available and suitable for the proposed alternative land use.
9. Attach all Required Property Owner's Notification Information and completed Property Owner's Certification.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-0088 AP Petition for Land Conservation Contract Cancellation.docx
Created: 07/08/2015 Revised: 07/30/2018



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

**PETITION FOR CANCELLATION OF LAND
CONSERVATION CONTRACT IN AN AGRICULTURAL
PRESERVE**

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Please complete and attach to Application for Disestablishment or Diminishment (Form 295-0087)

A separate Petition for Cancellation of Contract must be completed for each separate ownership of land to be removed from an agricultural preserve. (A husband and wife, a partnership, a corporation, a trust, or a joint ownership is considered one owner.)

Applicant Name: SIRAH VINEYARD DEVELOPMENT CORP.

Contact Person: JAMES A. LYTLE E-Mail: JLYTLE@RANCONGROUP.COM

Mailing Address: 41391 KALMIA STREET SUITE 200
Street
MURRIETA, CA 92562
City State ZIP

Daytime Phone No: (951) 200-2344 Fax No: ()

I, the undersigned, the owner or one of the owners authorized to act on behalf of all owners of the land described herein, respectfully petition the Honorable Board of Supervisors of the County of Riverside to withdraw said property from Agricultural Preserve Name Rancho California, Agricultural Preserve No. #3, Map No. 930 and to cancel the Land Conservation Contract or Agreement dated: January 1, 2008, and recorded 5.24.2007 as Instrument No. 2007-0343862 in the office of the County Recorder of Riverside County, California, as it pertains to said property. I declare under penalty of perjury that the information provided by me in this petition is true and complete to the best of my knowledge.

Property Owner Name: SIRAH VINEYARD DEVELOPMENT CORP.

Contact Person: GREGG LINHOFF E-Mail: GLINHOFF@RANCONGROUP.COM

Mailing Address: 41391 KALMIA STREET SUITE 200
Street

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PETITION FOR CANCELLATION OF LAND CONSERVATION CONTRACT IN AN AGRICULTURAL PRESERVE

MURRIETA, CA 92562

City

State

ZIP

JAMES A. LYTLE

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the property address and/or assessor's parcel number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

**AGRICULTURAL PRESERVE PROGRAM
PETITION FOR CANCELLATION OF CONTRACT**

1. List all the names and addresses of all owners as shown on the recorded deed. If the owner is a corporation, please state the type of corporation, place and date of incorporation, and affix corporate seal to this page.
2. If the owner is a partnership, or a corporation, a notarized statement from said partnership or corporation indicating that the petitioner is authorized to act on behalf of the partnership or corporation must be attached to this Petition for Cancellation of Contract.
3. Give Name and address of the mortgage holder for this property, if any.
4. Give the general location of the property, including the major crossroads.
5. Attach a complete legal description of this property as shown in the deed or the title insurance policy.
6. Provide the following information from your property tax bills:

Assessor's Parcel Number(s)	Acreage
943-070-003	20.48
943-260-007 (NOW 943-260-027)	62.25
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Check this box and attach additional Assessor's Parcel Number(s) on a separate sheet of paper, if necessary.

PETITION FOR CANCELLATION OF LAND CONSERVATION CONTRACT IN AN AGRICULTURAL PRESERVE

7. Attach a statement outlining the proposed alternative land use for this property.
8. Attach any written evidence establishing the lack of nearby property, not subject to a Land Conservation Contract, that is both available and suitable for the proposed alternative land use.
9. Attach all Required Property Owner's Notification Information and completed Property Owner's Certification.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-0088 AP Petition for Land Conservation Contract Cancellation.docx
Created: 07/08/2015 Revised: 07/30/2018

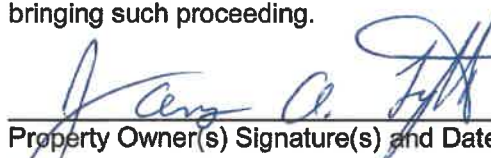


RIVERSIDE COUNTY PLANNING DEPARTMENT

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

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any tentative map (tract or parcel), revised map, map minor change, reversion to acreage, conditional use permit, public use permit, surface mining permit, WECS permit, hazardous waste siting permit, temporary outdoor event permit, plot plan, substantial conformance, revised permit, variance, setback adjustment, general plan amendment, specific plan, specific plan amendment, specific plan substantial conformance, zoning amendments, and any associated environmental documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.

 11-26-18

Property Owner(s) Signature(s) and Date

Sirah Vineyard Development Corporation

Printed Name of Owner

If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets of this page, if necessary.

If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:

- *If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.*
- *If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.*
- *If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.*
- *If the property owner is a trust, provide a copy of the trust certificate.*

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Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

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INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.

In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.

If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.

NOTICE OF PUBLIC HEARING
and
**INTENT TO CONSIDER AN ADDENDUM TO A
MITIGATED NEGATIVE DECLARATION (MND)**

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

GENERAL PLAN AMENDMENT NO. 190002, CHANGE OF ZONE NO. 1800023, and TENTATIVE PARCEL MAP NO. 37667 – Intent to Consider an Addendum to a Mitigated Negative Declaration (MND) – EA39682 – Applicant: Sirah Vineyard Development Corp./Gregg Linhoff – Engineer/Representative: Masson and Associates/Rob D’Amaro – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agriculture: Agriculture (AG-AG) – Temecula Valley Wine Country Policy Area: Winery District – Location: Northerly of Rancho California Road, southerly of La Serena Way, easterly of Butterfield Stage Road, and westerly of La Serena Way – 290 Gross Acres – Zoning: Citrus/Vineyard – 5 Acre Minimum (CV-5) – **REQUEST:** The **General Plan Amendment No. 190002** (Technical Amendment) is a proposal to modify the Circulation Element to change the current General Plan road designation of La Serena Way from a Secondary Highway to a Collector. The **Change of Zone No. 1800023** is a proposal to change the site’s zoning classification from Citrus/Vineyard, 5-acre lot minimum (C/V-5), to Wine Country – Winery (WC-W). This change of zone will allow the applicant to pursue development that is consistent with the Temecula Valley Wine Country Policy Area – Winery District. **Tentative Parcel Map No. 37667** is a proposal for a Schedule “I” subdivision of approximately 290 acres into 14 parcels with a minimum lot size of 20 acres. The Schedule “I” subdivision is for the division of land only. Future land uses on the project site will occur on a parcel by parcel basis and be consistent with the Wine Country and Winery permitted land uses.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **MAY 6, 2020**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501

Pursuant to Executive Order N-29-20, this meeting will be conducted by teleconference. 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 Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org, or go to the County Planning Department’s Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described project will not have a significant effect on the environment and has recommended certification of an addendum to an MND. 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 MND, 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, may appear and be heard at the time and place noted above. Please note that access to the meeting is limited. All comments received prior to the public hearing will be submitted to the Planning Commission for consideration, in addition to any oral testimony, before making a decision on the proposed project. All correspondence received during or after 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: Deborah Bradford, P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on June 06, 2019 ,

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

APN (s) or case numbers CZ1800023/GPA190002/TPM37667 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

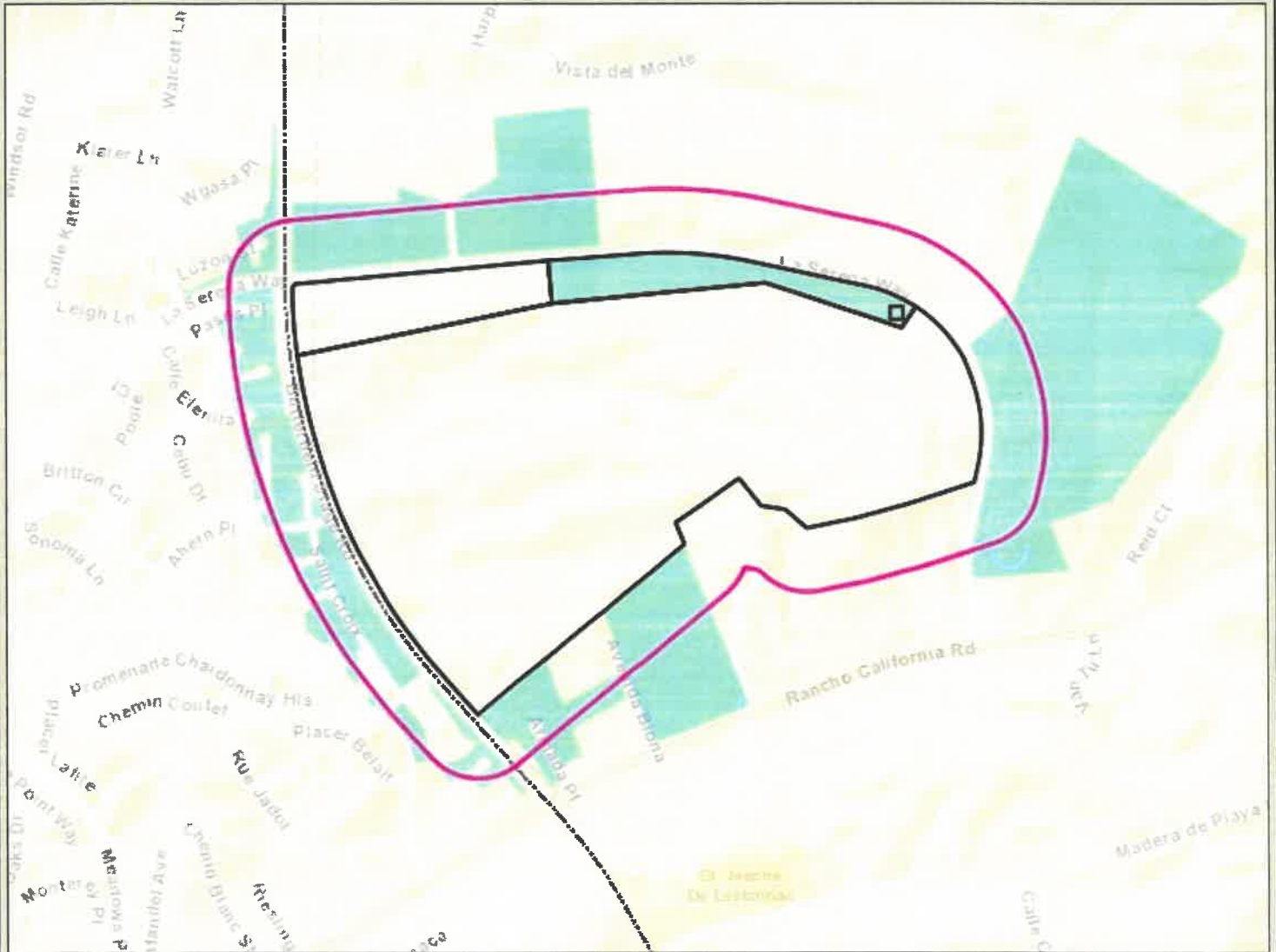
 Riverside, Ca. 92502

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




Riverside County GIS Mailing Labels

CZ1800023 / GPA190002 / TPM37667

(600 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... 4/20/2020 11:02:54 AM

© Riverside County RCIT

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on April 20, 2020,

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

APN (s) or case numbers CZ1800023 / GPA190002 / TPM37667 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.

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TITLE: GIS Analyst

ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

943040003
CORY COLLOM
32032 LA SERENA WAY
TEMECULA CA 92591

943090015
GARY L. SMITH
27475 YNEZ RD NO 309
TEMECULA CA 92591

943100007
INVESTEUROPA
41391 KALMIA ST STE 200
MURRIETA CA 92562

953150018
PAMELA BABEK
32381 CERCLE LATOUR
TEMECULA CA 92591

953213018
BOBBY O. VICK
41244 PROMENADE CHARDONN
TEMECULA CA 92591

953390004
CHARDONNAY HILLS HOMEOWNERS ASSN
31608 RAILROAD CANYON RD
CANYON LAKE CA 92587

957561042
DMP ENTERPRISES
1480 NANDINA AVE
PERRIS CA 92591

957570004
RANDALL BUTLER
31980 PASOS PL
TEMECULA CA 92591

957570014
JOEL FARNUM
31934 CORTE CYNTHIA
TEMECULA CA 92591

957570022
DOMINIC ZIZZO
31946 AVENIDA MALLARI
TEMECULA CA 92591

957580002
GREGORY M. HARRIGAN
31982 CALLE ELENITA
TEMECULA CA 92591

957580040
MEGAN MCLEOD
40813 CARLENA LN
TEMECULA CA 92591

957580048
ANTHONY J. MUNOZ
40884 CARLENA LN
TEMECULA CA 92591

953600005
LIMA MICHAEL J & COLETTE M LIVING TRUST
41150 SAINT CROIX
TEMECULA CA 92591

953600013
PHONG LY
41220 SAINT CROIX
TEMECULA CA 92591

953601013
CLERMONT RAPHAEL JOSEPH & LINDA ANN
32515 SAINT ELOI
TEMECULA CA 92591

943040011
LOUIDAR
P O BOX 891510
TEMECULA CA 92591

943090027
HART NANCY L
4290 HIGHLAND DR
CARLSBAD CA 92008

953150014
LAWRENCE A. SWAIN
32350 CERCLE LATOUR
TEMECULA CA 92591

953213007
BRIAN KOLKA
41268 PROMENADE CHARDONN
TEMECULA CA 92591

953380018
WANG LEI & LIU WEI 2019 REVOCABLE TRUST
11149 CORTE MAR DE CRISTAL
SAN DIEGO CA 92130

957561053
SERENA HILLS HOMEOWNERS ASSN
10721 TREENA ST NO 200
SAN DIEGO CA 92131

957570008
JEFF CALVIN
31969 PASOS PL
TEMECULA CA 92591

957570018
JOSEPH CAMARATA
41951 REMINGTON AVE STE 210
TEMECULA CA 92590

957570029
MICHAEL SCOTT ARCHER
31955 AVENIDA MALLARI
TEMECULA CA 92591

957580024
GINGERELLI FAMILY TRUST DATED 10/12/2011
31993 DANIEL WAY
TEMECULA CA 92591

957580044
KENNETH W. MERCER
40828 CARLENA LN
TEMECULA CA 92591

957590003
ANTHONY JAMES CURATOLO
40926 CARLENA LN
TEMECULA CA 92591

953600001
BRADLEY JOHN BRINEGAR
41110 SAINT CROIX
TEMECULA CA 92591

953600009
JIJO BALAKRISHNAN
41190 SAINT CROIX
TEMECULA CA 92591

953601007
SALLY A. JONES
41187 SAINT CROIX
TEMECULA CA 92591

953601017
MEETA N. PATEL
41225 SAINT CROIX
TEMECULA CA 92591

953610008
ALBERT SEUNG UK KO
41335 SAINT CROIX
TEMECULA CA 92591

943090013
PDM TEMECULA
910 CAMINO DEL MAR STE A
DEL MAR CA 92014

943100005
ANDREW HOLZMANN
33242 LA SERENA WAY
TEMECULA CA 92591

953150017
KENNETH G. ADAMS
32374 CERCLE LATOUR
TEMECULA CA 92591

953213017
DAVID A. NUNN
41236 PROMENADE CHARDONNAY
TEMECULA CA 92592

953380021
CHARDONNAY HILLS HOMEOWNERS ASSN
23333 AVENIDA LA CAZA
COTO DE CAZA CA 92679

957561035
SCOTT ARTHUR ENGLAND
31979 AVENIDA ENRIQUE
TEMECULA CA 92591

957570003
SUSAN K. ANDERSON
31970 PASOS PL
TEMECULA CA 92591

957570011
MICHAEL PARISH
31933 PASOS PL
TEMECULA CA 92591

957570021
CHARLES H. THATCHER
31956 AVENIDA MALLARI
TEMECULA CA 92591

957580001
BRANDON S. LAW
31988 CALLE ELENITA
TEMECULA CA 92591

957580039
MICHEL PIETERS
40827 CARLENA LN
TEMECULA CA 92591

957580047
JEFF STONE
40870 CARLENA LN
TEMECULA CA 92591

953600004
RICHARD D. SPRAGUE
41140 SAINT CROIX
TEMECULA CA 92591

953600012
BELLE MAISON COMMUNITY ASSN
42430 WINCHESTER RD
TEMECULA CA 92590

953601010
STEFANIE D. ZELTNER
32520 SAINT ELOI
TEMECULA CA 92591

943040004
KL INV CO
16288 CAMEO ST
WHITTIER CA 90604

943090016
FERNANDO JORGE SANTOS
41333 ARMADA DR
TEMECULA CA 92591

943120045
LOUIDAR
33820 RANCHO CALIF RD
TEMECULA CA 92591

953150019
KRISTINA LYNN DONVITO
32373 CERCLE LATOUR
TEMECULA CA 92591

953213019
KIM T. THOMS
41252 PROMENADE CHARDONN
TEMECULA CA 92591

957561044
JOHN M. SCHULTZ
31967 LUZON ST
TEMECULA CA 92591

957570005
MICHAEL ALAN SERVOLD
31990 PASOS PL
TEMECULA CA 92591

957570015
KELLY GORE
31944 CORTE CYNTHIA
TEMECULA CA 92591

957570023
DON D. PINEDA
31936 AVENIDA MALLARI
TEMECULA CA 92591

957580003
LEE P. NEWMAN
31976 CALLE ELENTIA
TEMECULA CA 92591

957580041
KRISTIAN M. GIORDANO
2460 VALLEY MILL RD
EL CAJON CA 92020

957580049
ROBERT HELTON
31994 CALLE ELENITA
TEMECULA CA 92591

953600006
DESIDERIO GUELI
41160 SAINT CROIX
TEMECULA CA 92591

953601001
MARK T. GIORDANI
32310 SAINT MICHEL
TEMECULA CA 92591

953601014
JOHN RONAN
32527 SAINT ELOI
TEMECULA CA 92591

953610005
RYAN ROWAN
41299 SAINT CROIX
TEMECULA CA 92591

953610004
ERIC TODD JANERT
41287 SAINT CROIX
TEMECULA CA 92591

943040009
STEVEN M. NELSON
40483 VIA GAMAY WAY
TEMECULA CA 92591

943090021
SABA FAMILY TRUST DATED 07/24/2018
41309 AVENIDA BIONA
TEMECULA CA 92591

953150020
RAYMOND SERNA
32365 CERCLE LATOUR
TEMECULA CA 92591

953213020
LLOYD ROMEO
41260 PROMENADE CHARDONN
TEMECULA CA 92591

957561045
OMAR E. NUNO
31959 LUZON ST
TEMECULA CA 92591

957570006
SETH HICKS
31993 PASOS PL
TEMECULA CA 92591

957570016
PHILLIP B. YBARRA
31954 CORTE CYNTHIA
TEMECULA CA 92591

957570027
DANIEL KELEPOURIS
31935 AVENIDA MALLARI
TEMECULA CA 92591

957580004
WEBSTER VERA A TRUST
32959 LEVI CT
TEMECULA CA 92592

957580042
WALTER FAMILY REVOCABLE LIVING TRUST
40800 CARLENA LN
TEMECULA CA 92591

957590001
ALICIA CAROL HILL-HAIN
40898 CARLENA LN
TEMECULA CA 92591

953600007
BARRON FAMILY TRUST DATED 03/12/2019
41170 SAINT CROIX
TEMECULA CA 92591

953601002
DAVID D. COLEMAN
32320 SAINT MICHEL
TEMECULA CA 92591

953601015
DOUGLAS A. HEYWOOD
32539 SAINT ELOI
TEMECULA CA 92591

953610006
ARY KASIM
41311 SAINT CROIX
TEMECULA CA 92591

943040010
MICHAEL J. HEISINGER
708 W ASH ST
PARKSTON SD 57366

943090023
41100 AVENIDA BIONA
41309 AVENIDA BIONA
TEMECULA CA 92591

953150012
KEVIN W. ROLLERT
32342 CERCLE LATOUR
TEMECULA CA 92591

953213001
JOSEPH T. CURATOLO
41212 PROMENADE CHARDONN
TEMECULA CA 92591

953213025
EARL W. SHAW
26810 YNEZ CT STE D
TEMECULA CA 92591

957561046
ZAREEN BUCCHERI
31951 LUZON ST
TEMECULA CA 92591

957570007
STEVEN N. DOW
31981 PASOS PL
TEMECULA CA 92591

957570017
ROGER E. GRANO
31964 CORTE CYNTHIA
TEMECULA CA 92591

957570028
REYNALDO ANDREW CAMPOS
31945 AVENIDA MALLARI
TEMECULA CA 92591

957580023
JOHN C. THORNTON
40988 CEBU DR
TEMECULA CA 92591

957580043
ROY R. ADAMS
PO BOX 890998
TEMECULA CA 92589

957590002
VICTOR ELIA
40912 CARLENA LN
TEMECULA CA 92591

953600008
DAVID FAMILY TRUST DATED 10/2/2018
41180 SAINT CROIX
TEMECULA CA 92591

953601006
NALAN NARINE
32339 SAINT MICHEL
TEMECULA CA 92591

953601016
JEFFREY W. THAMER
41237 SAINT CROIX
TEMECULA CA 92591

953610007
RUDOLPH CHARLES
41323 SAINT CROIX
TEMECULA CA 92591

943060004
RANCHO CALIF WATER DIST
P O BOX 9017
TEMECULA CA 92589

943090028
ABEL PEREZ
NO 10742
TEMECULA CA 92591

953150015
PATRICK B. BROWN
32358 CERCLE LATOUR
TEMECULA CA 92591

953213008
CLIFF W. DUCKETT
41276 PROMENADE CHARDONN
TEMECULA CA 92591

953380019
JESSE PARSLEY
31984 CERCLE CHAMBERTIN
TEMECULA CA 92591

957561033
SCOTT BAUMANN
31999 AVENIDA ENRIQUE
TEMECULA CA 92591

957570001
MICHAEL BARRAZA
31950 PASOS PL
TEMECULA CA 92591

957570009
JAMES F. SMOLLEN
31957 PASOS PL
TEMECULA CA 92591

957570019
HECTOR SARMIENTO
31986 AVENIDA MALLARI
TEMECULA CA 92591

957570030
ANDREW B. MASSIE
31965 AVENIDA MALLARI
TEMECULA CA 92591

957580037
MICHAEL T. COCORES
40855 CARLENA LN
TEMECULA CA 92591

957580045
MUSTAFA K. KARADAG
28 WILLOW GROVE
IRVINE CA 92604

957590004
DANIEL O. MILLER
40997 CEBU LN
TEMECULA CA 92591

953600002
DENNIS FITZ
P O BOX 893835
TEMECULA CA 92589

953600010
ALINA DOLORES I DEALBA
41200 SAINT CROIX ST
TEMECULA CA 92591

953601008
CHRIS TATAR
41199 SAINT CROIX
TEMECULA CA 92591

953610001
STEVEN J. HINTON
41249 SAINT CROIX
TEMECULA CA 92591

953610009
DARREN M. YORK
41240 SAINT CROIX
TEMECULA CA 92591

943060012
SIRAH VINEYARD DEV CORP
41391 KALMIA ST NO 100
MURRIETA CA 92562

943090029
MANYA D. KOBZOFF
41350 ARMADA PL
TEMECULA CA 92591

953150016
HARMON HARTSFIELD
35435 VIA SOL VISTA
TEMECULA CA 92592

953213011
CHARDONNAY HILLS HOMEOWNERS ASSN
6865 AIRPORT DR
RIVERSIDE CA 92504

953380020
AMELIA R. HAMMERTON
31979 CERCLE CHAMBERTIN
TEMECULA CA 92591

957561034
SAMUEL PARK
1637 BEECHWOOD
COSTA MESA CA 92626

957570002
JACOB E. DOSS
31960 PASOS PL
TEMECULA CA 92591

957570010
KARL KEVIN HALL
31945 PASOS PL
TEMECULA CA 92591

957570020
LUVSAN DONDOV SONOM
31966 AVENIDA MALLARI
TEMECULA CA 92591

957570031
THOMAS S. CRAIG
45768 BOULDER WAY
TEMECULA CA 92592

957580038
MINGCHENG XU
204 KNOLL RIDGE RD
SIMI VALLEY CA 93065

957580046
ADAM M. CONKLIN
40856 CARLENA LN
TEMECULA CA 92591

957591001
SUTTLES KATHRYN L TRUST DATED 03-01-2019
31994 AHERN PL
TEMECULA CA 92591

953600003
JEFFREY TODD CLEMENS
41130 SAINT CROIX
TEMECULA CA 92591

953600011
JONATHAN MULLEN
41210 SAINT CROIX
TEMECULA CA 92591

953601009
TONY A. ALFARO
41213 SAINT CROIX
TEMECULA CA 92591

953610002
DEBERA L. NELSON
41263 SAINT CROIX
TEMECULA CA 92591

953610003
ROBERT PAUL MANFREDONIA
41275 SAINT CROIX
TEMECULA CA 92591

Sirah Vineyard Development Corp.
Atten: Gregg Linhoff
41391 Kalmia St., Suite 200
Murrieta, CA 92562

Sirah Vineyard Development Corp.
Atten: Gregg Linhoff
41391 Kalmia St., Suite 200
Murrieta, CA 92562

Masson & Associates, Inc.
Atten: Rob D'Amaro
200 E. Washington Ave., Suite 200
Escondido, CA 92025

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200 E. Washington Ave., Suite 200
Escondido, CA 92025

Sirah Vineyard Development Corp.
Atten: Jim Lytle
41391 Kalmia St., Suite 200
Murrieta, CA 92562

Sirah Vineyard Development Corp.
Atten: Jim Lytle
41391 Kalmia St., Suite 200
Murrieta, CA 92562

Larry Markham
41593 Winchester road, Suite 200
Temecula, CA 92590

Larry Markham
41593 Winchester road, Suite 200
Temecula, CA 92590

Pechanga Band of Luiseno Indians
Attention: Ebru Ozdil
P.O. Box 2183
Temecula, California 92593

Pechanga Band of Luiseno Indians
Attention: Ebru Ozdil
P.O. Box 2183
Temecula, California 92593

Temecula Valley Unified School District
31350 Rancho Vista Road
Temecula, CA 92592

Temecula Valley Unified School District
31350 Rancho Vista Road
Temecula, CA 92592

Morongo Band of Mission Indians
Tribal Historic Preservation Office
Atten: Robert Martin, Chairperson
12700 Pumarra Road
Banning, CA 92220

Morongo Band of Mission Indians
Tribal Historic Preservation Office
Atten: Robert Martin, Chairperson
12700 Pumarra Road
Banning, CA 92220

Southern California Edison
Attention: Jeff Clark
P.O Box 800
Rosemead, CA 91770

Southern California Edison
Attention: Jeff Clark
P.O Box 800
Rosemead, CA 91770

Southern California Gas Co.
4495 Howard Ave.
Riverside, CA 92507

Southern California Gas Co.
4495 Howard Ave.
Riverside, CA 92507.

Rancho Calif. Water District
42135 Winchester Road
Temecula, CA 92590-4800

Rancho Calif. Water District
42135 Winchester Road
Temecula, CA 92590-4800

City of Temecula
Community Development Department
41000 Main Street
Temecula, CA 92590

City of Temecula
Community Development Department
41000 Main Street
Temecula, CA 92590

RCHA
c/o Lorraine Harrington
P.O. Box 1622
Temecula, CA 92593

RCHA
c/o Lorraine Harrington
P.O. Box 1622
Temecula, CA 92593

Temecula Valley Winegrowers
Association
P.O. Box 1601 / 29377 Rancho California
Road Suite #203/
Temecula / California / 92593

Temecula Valley Winegrowers
Association
P.O. Box 1601 / 29377 Rancho California
Road Suite #203/
Temecula / California / 92593

Visit Temecula Valley Wine Country
28690 Mercedes Ave., Suite A
Temecula, CA 92590

Visit Temecula Valley Wine Country
28690 Mercedes Ave., Suite A
Temecula, CA 92590

Larry Smalley
35725 Los Nogales Rd.
Temecula CA 92592
APN 927460001

Larry Smalley
35725 Los Nogales Rd.
Temecula CA 92592
APN 927460001

Terilee Hammett
40540 Chaparral Drive
Temecula, CA 92592

Terilee Hammett
40540 Chaparral Drive
Temecula, CA 92592

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

**INVOICE (INV-00062203)
FOR RIVERSIDE COUNTY**

BILLING CONTACT

Sirah Vineyard Development
Corporation
4139 Kalmia St, 200
Murrieta, Ca 92562

**County of Riverside
Trans. & Land Management Agency**



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
INV-00062203	11/26/2018	11/26/2018	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CEQ180117	0240 - Comp Trans Plan	\$48.00
	0500 - LMS Surcharge	\$44.12
	0780 - Combined Deposit	\$2,158.14
SUB TOTAL		\$2,250.26

TOTAL **\$2,250.26**

Please Remit Payment To:
County of Riverside P.O. Box 1605 Riverside, CA 92502

Credit Card Payments By Phone:
760-863-7735

For Questions Please Visit Us at the Following Locations:

Riverside Permit Assistance Center
4080 Lemon St., 9th FL
Riverside, CA 92501

Desert Permit Assistance Center
77588 El Duna Ct., Ste H
Palm Desert, CA 92211



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4.5

Planning Commission Hearing: May 6, 2020

PROPOSED PROJECT

Case Number(s): TR36785M1
CEQA: No Further Review Required
Area Plan: Sun City/Menifee Valley
Zoning Area/District: Winchester Area
Supervisory District: Third District
Project Planner: Gabriel Villalobos
Project APN(s): 466-210-029, 030, 031, 032, 033,
034, 035, 036, 038

Applicant(s):
Global Investment Group LLC
Representative(s):
Farris Haddad


 Charissa Leach, P.E.
 Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

Tentative Tract Map No. 36785 Minor Change No. 1 is a proposal to modify two existing transportation conditions of approval related to a monetary contribution that has a specific deadline. The Tentative Tract Map proposal remains a Schedule "A" subdivision of 170.8 gross acres into 511 residential lots, which will range on average from 5,000 square feet to 7,000 square feet.

The project is located northerly of Wickerd Road, easterly of Heinz Lane, southerly of Garbani Road and westerly of Brandon Lane.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

FIND that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED** because all potentially significant effects on the environment have been adequately analyzed in the previously certified **ENVIRONMENTAL IMPACT REPORT NO. 524** pursuant to applicable legal standards, and none of the conditions described in CEQA Guidelines Section 15162 exist based on the findings and conclusions provided in this staff report; and

APPROVE TENTATIVE TRACT MAP NO. 36785 MINOR CHANGE NO. 1, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:

Specific Plan: N/A

TENTATIVE TRACT MAP NO. 36785 MINOR CHANGE NO. 1
Planning Commission Staff Report: May 6, 2020
Page 2 of 10

Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Community Development, Open Space
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Medium Density Residential (CD:MDR), Recreation (OS:R)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Rural Community – Estate Density Residential (RC-EDR)
East:	Rural Community – Estate Density Residential (RC-EDR)
South:	Rural: Rural Residential (R:RR)
West:	Rural Community – Estate Density Residential (RC-EDR)
Existing Zoning Classification:	Planned Residential (R-4)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Light Agricultural – 5 Acre Minimum (A-1-5)
East:	Rural Residential (R-R), Residential Agricultural – 5 Acre Minimum (R-A-5)
South:	Light Agricultural – 5 Acre Minimum (A-1-5)
West:	Light Agricultural – 5 Acre Minimum (A-1-5)
Existing Use:	Vacant
Surrounding Uses	
North:	Residential Dwelling & Agriculture
South:	Residential Dwelling & Agriculture
East:	Residential Dwelling & Agriculture
West:	Residential Dwelling & Agriculture

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	170.8 Gross Acres	N/A
Proposed Minimum Lot Size:	5,500 sq. ft.	3,500 sq. ft. min.
Total Proposed Number of Lots:	511	N/A
Map Schedule:	Schedule "A"	

Located Within:

City's Sphere of Influence:	N/A
Community Service Area ("CSA"):	Yes – Lakeview / Nuevo / Romoland / Homeland #146 lighting & library
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Low
Subsidence Area:	Susceptible
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No – Coachella Valley Conservation
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes – In or partially within the SKR Fee Area
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

On June 22, 2016 the Board of Supervisors approved General Plan Amendment No. 1129, Change of Zone No. 7856, Tentative Tract Map No. 36785, and Environmental Impact Report No. 524 to allow the construction of a 511 residential lot development that included parks, drainage basins, and open space.

As part of the review and approval process two similar conditions of approval for transportation improvements were placed by the Transportation Department as a general condition of approval and as a condition of approval prior to map recordation. The transportation conditions of approval stated the following:

Within one (1) year of project approval or prior to recordation of the tract map, whichever comes first, the applicant shall provide its contribution to the Transportation Department in the amount of \$2,000 per unit. The contribution is to be used to fund the Scott Road Interchange Project. In the event the Interchange Project is fully funded without this contribution, the funds will be directed to fund other transportation improvement projects the Southwest Area Plan. This contribution is an extraordinary benefit of the project. This is intended to be in addition to any required Transportation Uniform Mitigation Fee (TUMF) or Development Impact Fee (DIF). In the event of a legal challenge against the project the one (1) year period shall begin after the litigation is resolved.

The conditions of approval indicated that the applicant was required to submit a transportation improvement fund to the county within one year of project approval. The condition of approval allowed for that if a legal challenge to the project occurs that the one year period begin after litigation is resolved. A legal challenge was filed against the project that was settled on September 7, 2018 which made the deadline for the one year payment September 7, 2019. Prior to this deadline, staff was communicating with the applicant to resolve this payment. The Final Map is still under review and the Final Tract Map has not been recorded.

On August 8, 2019, prior to the deadline, the applicant submitted a Modification application to the Planning Department and requested a modification to these conditions. Due to the current project circumstances, the applicant is proposing to modify the conditions to the following.

Within 2 years of project approval or prior to recordation of the tract map, whichever comes first, the applicant shall provide its contribution to the Transportation Department in the amount of \$2,000 per unit. If payment is not made within the 2 year period, the applicant would be required to pay the following payments by the dates listed below:

- \$150,000 by September 4, 2019
- \$850,000 by July 31, 2020
- If \$850,000 is not received by July 31, 2020 this shall be replaced by \$950,000 by December 7, 2020

All the contribution is to be used to fund the Scott Road Interchange Project. In the event the Interchange Project is fully funded without this contribution, the funds will be directed to fund other transportation improvement projects the Southwest Area Plan. This contribution is an extraordinary benefit of the project. This is intended to be in addition to any required Transportation Uniform

Mitigation Fee (TUMF) or Development Impact Fee (DIF). In the event of a legal challenge against the project the two (2) year period shall begin after the litigation is resolved.

The applicant has already made the contribution in the amount of \$150,000 prior to the noted September 4, 2019 deadline. This modification to the conditions of approval will provide the applicant with additional time to finalize the pending transportation improvement fund. If the modification is granted, the scheduled payment and compliance to these conditions will not be jeopardized. Staff would work closely with the applicant to assist in the completion of conditions of approval.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

In accordance with State CEQA Guidelines Section 15162, Tentative Tract Map No. 36785 Minor Change No. 1 will not result in any new significant environmental impacts not identified in certified EIR No. 524. The Minor Change is for modification of conditions of approval related to the timing of contribution payments and will not result in any physical changes resulting in a substantial increase in the severity of previously identified significant effects, does not propose any substantial changes which will require major revision to EIR No. 524, no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible because of the following:

- a. Tentative Tract Map No. 37685 Minor Change No. 1 is a proposal to modify conditions of approval related to the timing of payment of contributions. No physical change will occur in regards to the approved Tentative tract map which was the basis of the analysis of EIR No. 524; and,
- b. The subject site was included within the area analyzed in EIR No. 524; and,
- c. There are no changes to the mitigation measures included in EIR No. 524; and
- d. Tentative Tract Map No. 37685 Minor Change No. 1 does not propose any changes to the approved Tentative Tract Map in any substantive way to the impacts as reviewed in EIR No. 524.

FINDINGS AND CONCLUSIONS

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

Land Use Findings:

1. The project site is designated Community Development: Medium Density Residential (CD:MDR) (2-5 Acre Minimum) and Open Space: Recreation (OS:R) in the Winchester Area. Development within this area is encouraged to be "single-family detached residences and attached residences with a 2 to 5 acre range. Limited agriculture and intensive animal keeping is discouraged." The proposed modification to the Tentative Tract Map does not change the development configuration and the density remains at approximately 3.0 dwelling units per acre with park areas located within the OS:R designated areas. The modification is consistent with the land use designations, the surrounding community, and with all other relevant policies of this area and the overall General Plan.

2. The existing zoning classification for the project site is Planned Residential (R-4). The surrounding community or neighborhoods is Residential Agricultural (R-A) which are similar to the proposed project and also permits one-family dwellings and agriculture.

Entitlement Findings:

The following findings shall be made prior to making a recommendation to grant a Tentative Tract Map Minor Change, pursuant to the provisions of the Riverside County Zoning Ordinance 460 (Subdivisions):

Tentative Tract Map No. 36785 Minor Change No. 1 is a proposal to modify certain existing transportation conditions of approval related to a contribution that has a specific deadline. The Tentative Tract Map proposal remains a subdivision of 170.8-acres into 511 single-family residential lots. The findings required to approve a Minor Change to a Map, pursuant to the provisions of the Riverside County Ordinance 460, are as follows:

1. The proposed modification to the conditions of approval is consistent with General Plan, applicable community and specific plans and with all applicable requirements of State law and the ordinances of Riverside County, as discussed herein. General Plan Principle IV.A.4 states that communities should range in location and type from urban to suburban to rural. The proposed modification to the previously approved tentative tract map complies with the General Plan and is consistent with the surrounding community of the Winchester area. All State laws and County of Riverside ordinances have been reviewed and have found the project to be within compliance. The General Plan Principle IV.4, states that communities should range in location and type from urban to suburban to rural, and in intensity from dense urban centers to small cities and towns to rural country villages to ranches and farms. Low density residential development should not be the predominant use or standard by which residential desirability is determined. The General Plan IV.B.1, also states the General Plan should promote development of a "unique community identity" in which each community exhibits a special sense of place by retaining distinct edges and sufficient open space between scattered urbanized areas. This will facilitate the buildout of existing communities, as well as the creation of new towns, each of which have distinct boundary and edge conditions. The proposed minor change to the tentative tract map will comply with the General Plan by subdividing the property that will provide a variety of housing type in single-family residential community, promote community with the open space recreational areas and connecting to adjacent communities parks. The minor change to the tentative tract map is designated Medium Density Residential (MDR) and Open Space: Recreation (OS:R) and is consistent with these land use designations as noted previously and the project is consistent with all applicable requirements of State law and the ordinances of Riverside County.
2. The proposed tentative tract map including the modification to the conditions of approval is physically suitable for the type of development and density of the proposed residential development in that the project site is generally flat and is located in an area that is comprised of single-family residential uses primarily; plus the subject property is compatible with the surrounding land uses within the project vicinity. This development is consistent with the General Plan land use designation of Community Development: Medium Density Residential (CD:MDR) that allows single-family detached residences on parcels ranging from 5,500 to 20,000 square feet. The average lot size is approximately 6,605 square feet and is consistent with the zoning ordinance.
3. The design of the proposed map or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat as detailed in the Environmental Impact Report for the project. On June 12, 2016 the Riverside County Board of

Supervisors Certified Environmental Impact Report No. 524 which was in compliance with the EIR Guidelines and the Riverside County CEQA implementation procedures. The modifications to Tentative Tract Map No. 36785 include changes to the conditions of approval and does not change the project description. No changes to Environmental Impact Report No. 524 have been made and further environmental review is not required.

4. The proposed modification is not likely to cause serious public health problems in that the project site is not located on a Hazardous Waste Site and is not in a Fire Hazard Zone. Additionally, ultimate development of the site will not substantially alter access previously utilized by surrounding properties or the public at large resulting in unsafe conditions. The modification will not change the design of proposed land division.
5. As indicated in the included project conditions of approval, the proposed modification will not land division includes the type of improvements as required by the Riverside County Land Division Ordinance No. 460 for a Schedule "A" Map. Section 10.13.A.1 of Ordinance No. 460 pertain to streets, domestic water, fire protection, electrical, communication facilities, sewage disposal, and agricultural lands as follows:
 - a. Streets: For a Schedule "A" subdivision, sufficient right of way on Wickerd Road, Garbani Road, Briggs Road, and La Ventana Road shall be dedicated for public use to provide for a right-of-way. Corner cut-backs shall be dedicated for public use at all intersections in accordance with county standards No. 805.
 - b. Domestic Water: Water service shall be provided from Eastern Municipal Water District (EMWD). It is the responsibility of the developer to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate surveyor(s) as well as all other applicable agencies.
 - c. Fire Protection: Fire Hydrants shall be located one at each street intersection and spaced no more than 500 feet apart in any direction, with no portion of any lot frontage more than 250 feet from a hydrant. Minimum fire flow shall be 1000 GPM for 2 hour duration at 20 PSI. Shall include perimeter streets at each intersection and spaced 1,000 feet apart.
 - d. Sewage Disposal: Sanitary sewer service shall be provided by Eastern Municipal Water District (EMWD). It is the responsibility of the developer to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate surveyor(s) as well as all other applicable agencies.
 - e. Fences. At minimum the project is required to provide six-foot high chain link fencing along any canal, drain, expressway, or other feature deemed hazardous. No such features exist within or adjacent to the site to require fencing for these purposes. Walls and fencing are proposed throughout the subdivision to attenuate noise where needs be, retain individual lot privacy where appropriate, and make use of views with tubular steel fencing where available.
 - f. Electrical and Communication Facilities. The project will provide electrical, telephone, street lighting, cable television service with lines place underground.
6. The modification to the conditions of approval will not change the design of proposed land division or improvements. The tentative tract map, including the modification, will not conflict with easements acquired by the public at large, for access through, or use of, property within the proposed land division

as there are no physical changes proposed for the already approved subdivision and site accessibility has been accounted for.

7. The modification to the conditions of approval will not change the lots or parcels as shown on the Tentative Tract Map. The project is consistent with the minimum lot size allowed by the project site's Zoning Classifications of Planned Residential (R-4).
8. The proposed Minor Change is a minor modification of the approved Tentative Tract Map that includes a modification to the conditions of approval indicating that the applicant is required to submit a transportation improvement fund to the county within one year of project approval. As stated in Riverside County Ordinance No. 460 Section 2.2.M, "a minor change may alter or delete any condition of approval which is no longer appropriate or necessary." The condition of approval as approved required payment within one year of project approval and allowed for that if a legal challenge to the project occurs that the one year period begin after litigation is resolved. A legal challenge was filed against the project that was settled on September 7, 2018 which made the deadline for the one year payment September 7, 2019. The applicant was able to submit \$150,000 to go towards the required amount prior to the one year deadline; however, the applicant was unable due to market conditions on the ability to market and sell the property made the funding unavailable to meet the full requirement of the condition by that one year deadline. Therefore, the condition as it was approved was not appropriate to accommodate the market and financial reality of developing the property to provide adequate funding. The total amount and possibly more funding is still proposed with the revised condition, but at a more appropriate schedule. The Minor Change request will provide the applicant with additional time to finalize the pending transportation improvement fund. If the modification is granted, the scheduled payment and compliance to this condition will not be jeopardized.

Development Standards Findings:

1. The minimum overall area for each dwelling unit, exclusive of the area used for commercial purposes and area set aside for street rights of way, but including recreation and service areas shall be 6,000 square feet. The proposed project conforms to this land use regulation as the average lot size, including recreation and service areas, are 6,605 square feet per the approved site plan exhibit.
2. The minimum lot area for the individual lots used as a residential building site shall be 3,500 square feet. The proposed Project includes lots of approximate 5,000 square feet, meeting the minimum requirements. The minimum width of each lot shall be 40 feet and the minimum depth shall be 80 feet. Both the width and depth. The proposed project conforms to the width standard of the proposed R-4 zoning classification of Ordinance No. 348 and all other applicable provisions.
3. One family residences shall not exceed forty (40') feet in height. No other building or structure shall exceed fifty (50') feet in height, unless a greater height is approved pursuant to Section 18.34. of this ordinance. In no event, however, shall a building or structure exceed seventy-five (75') feet in height, unless a variance is approved pursuant to Section 18.27. of this ordinance. The proposed project adheres to this land use regulation as the approved design manual allows for a mix of single-family housing styles with a maximum of 40' height, two-story buildings.
4. The proposed Project has an existing development plan (design manual) that includes locations of buildings, heights of buildings, setbacks, walls and fences, off-street parking and public right-of-way designs. The proposed modification does not change the design manual and the development complies with the yard requirements of Ordinance No. 348 which include minimum twenty (20') foot

front yard setbacks, ten (10') foot rear yard setbacks, five (5') foot side yard setbacks, and ten (10') corner lot side yard setbacks.

5. The proposed project shall have a minimum of 2 off-street parking spaces per dwelling unit, per Section 18.12 of Ordinance No. 348.
6. The modification to the conditions of approval does not change the sewage requirements that were placed by the Transportation Department. Sewage systems shall be installed and operational, according to the improvements plans as noted in the conditions of approval
7. The recreation areas shall be of a size, based on the particular use, adequate to meet the needs of the anticipated population, and shall be arranged so as to be readily accessible to the residents of the subdivision. The La Ventana Ranch project has approximately forty-five (45) acres of open space that includes the system of paseos throughout the development, pocket parks and Veterans Park, a fifteen (15) acre "regional park" including various amenities for the community. Pocket parks will be located throughout the community, within a short walking distance to and from most residences.
8. Adequate and permanent access from a public street to each family dwelling shall be provided for pedestrians and emergency vehicles. The project site is bounded by two (2) existing east-west roadways; Garbani Road on the north and Wickerd Road on the south and by two (2) proposed north-south roadways; el Centro Lane on the west and Brandon Lane on the east. The proposed project shall include 5 points of access into the subdivision from those roadways.

Other Findings:

1. The project site is not located within a Criteria Cell of the Multi-Species Habitat Conservation Plan.
2. The project site is not located within a city's Sphere of Influence.
3. The project site is not located within an Airport Influence Area ("AIA") boundary and is therefore not subject to the Airport Land Use Commission ("ALUC") review.
4. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
5. The project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP"). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

Fire Findings:

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

Conclusion:

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

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 1,000 feet of the project site. As of the writing of this report, Planning Staff has not received written communication/phone calls from the general public, indicating support/opposition to the proposed project.

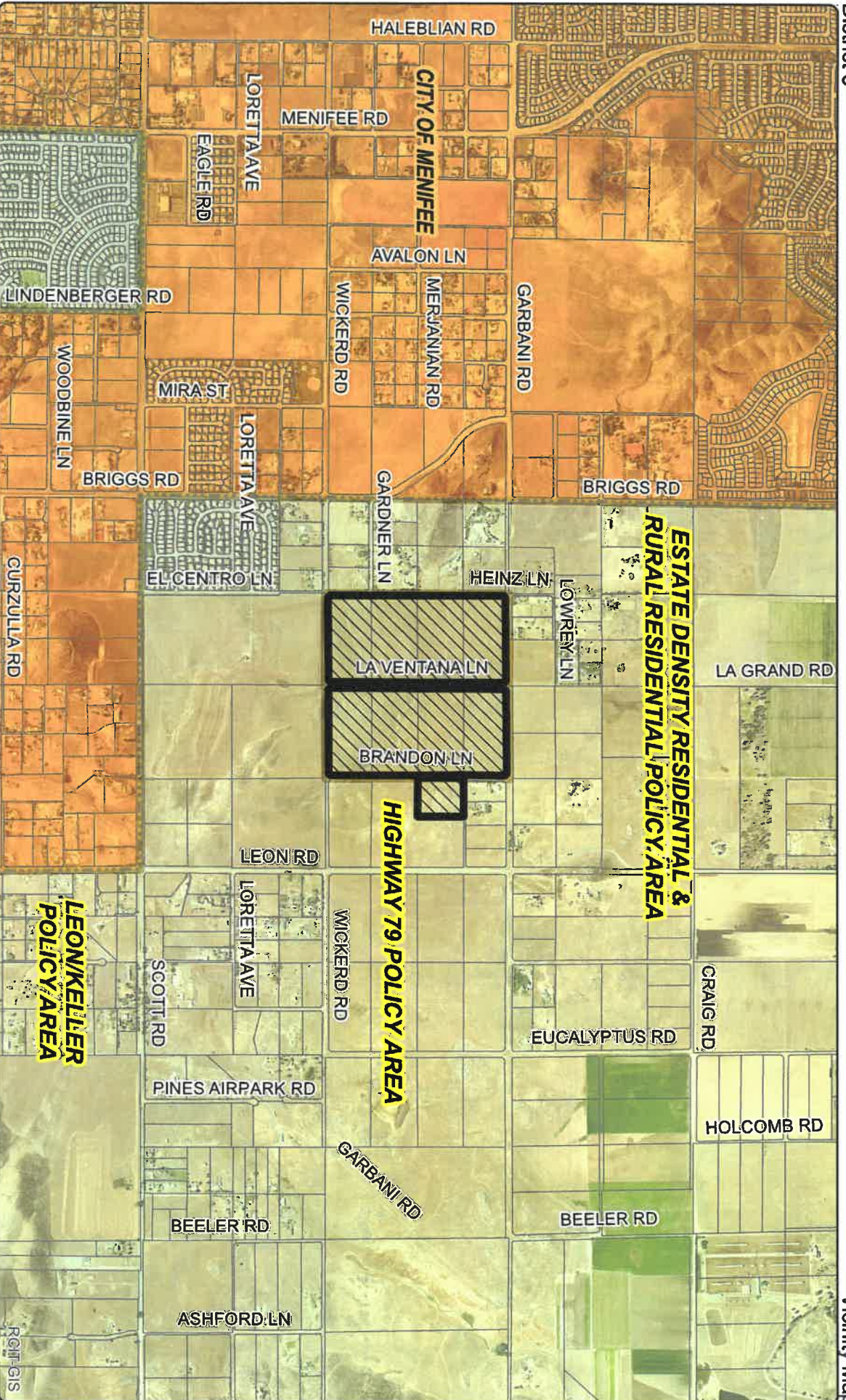
APPEAL INFORMATION

Except as provided in Subsection C. of Section 1.2 of this ordinance, the Planning Commission is the Advisory Agency authorized to directly approve, conditionally approve or disapprove tentative Schedule "A", "B", "C", "D", and "E" maps. If the land divider or any interested party believes that they may be adversely affected by the decision of the Planning Commission, the land divider or any interested party may appeal the decision to the Board of Supervisors. Any such appeal shall be filed with the Clerk of the Board within 10 days after the notice of decision of the Advisory Agency appears on the Board's agenda. The appeal shall be filed in writing, providing the basis for appeal, and shall be accompanied by the fee set forth in Ordinance No. 671 unless the fee shall be paid out of the same fund into which it would be deposited. Upon the filing of the appeal, the Clerk of the Board shall set the matter for public hearing on a date within 30 days after the date of the filing of the appeal and shall give notice of the public hearing in the same manner as was given for the original hearing. The Board shall render its decision on the appeal within 10 days of the closing of the hearing.

Supervisor: Washington
District 3

RIVERSIDE COUNTY PLANNING DEPARTMENT
TR36785M1
VICINITY/POLICY AREAS

Date Drawn: 03/10/2020
Vicinity Map



Zoning Area: Winchester

Author: Vinnie Nguyen

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided on this map. The map is for informational purposes only. For more information, please contact the Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)955-5277 (Eastern County) or Website: Riverside.ca.gov

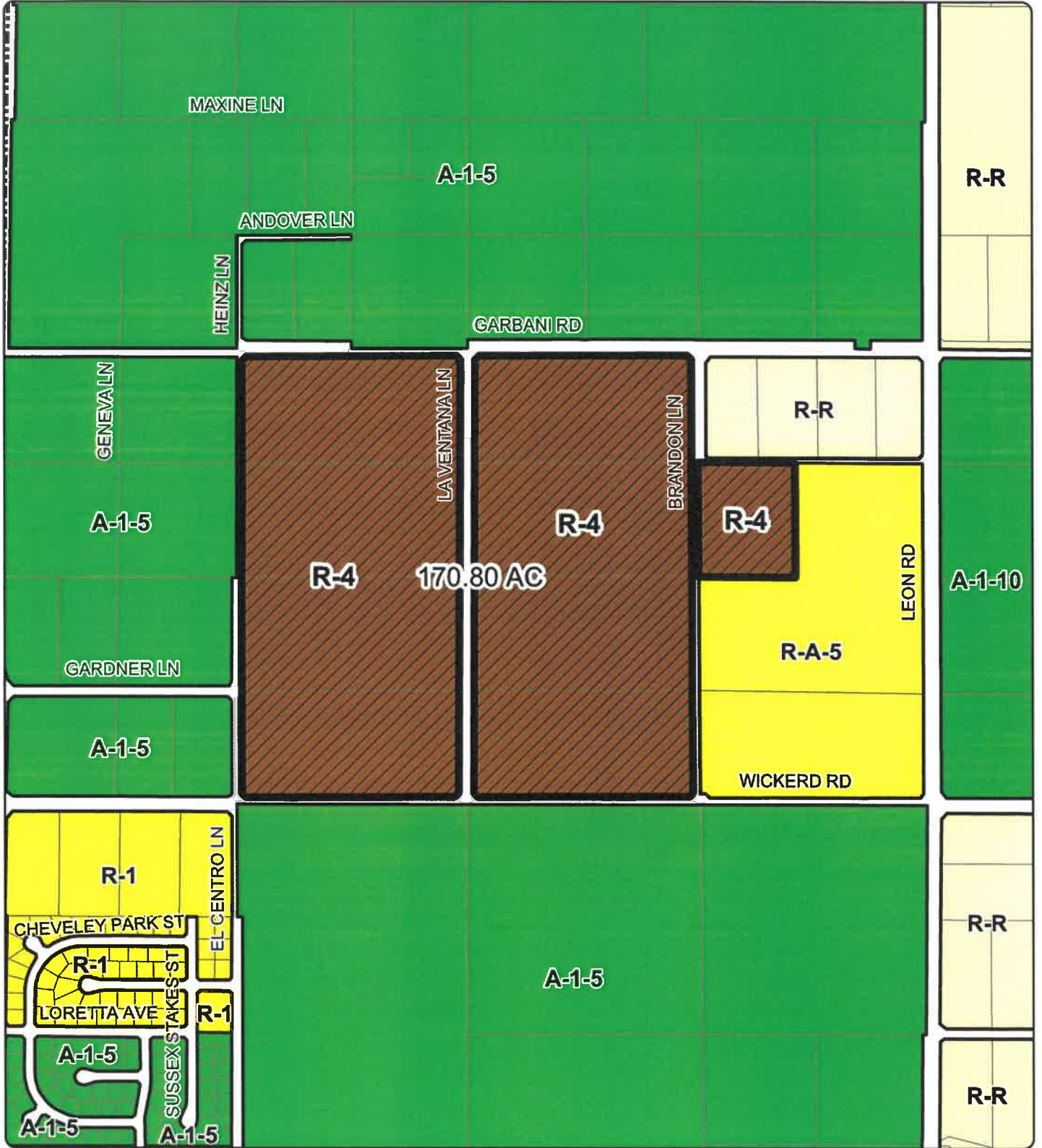
RIVERSIDE COUNTY PLANNING DEPARTMENT

TR36785M1

EXISTING ZONING

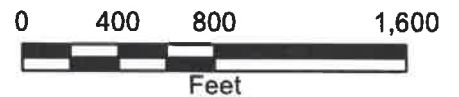
Supervisor: Washington
District 3

Date Drawn: 03/10/2020
Exhibit 2



Zoning Area: Winchester

Author: Vinnie Nguyen



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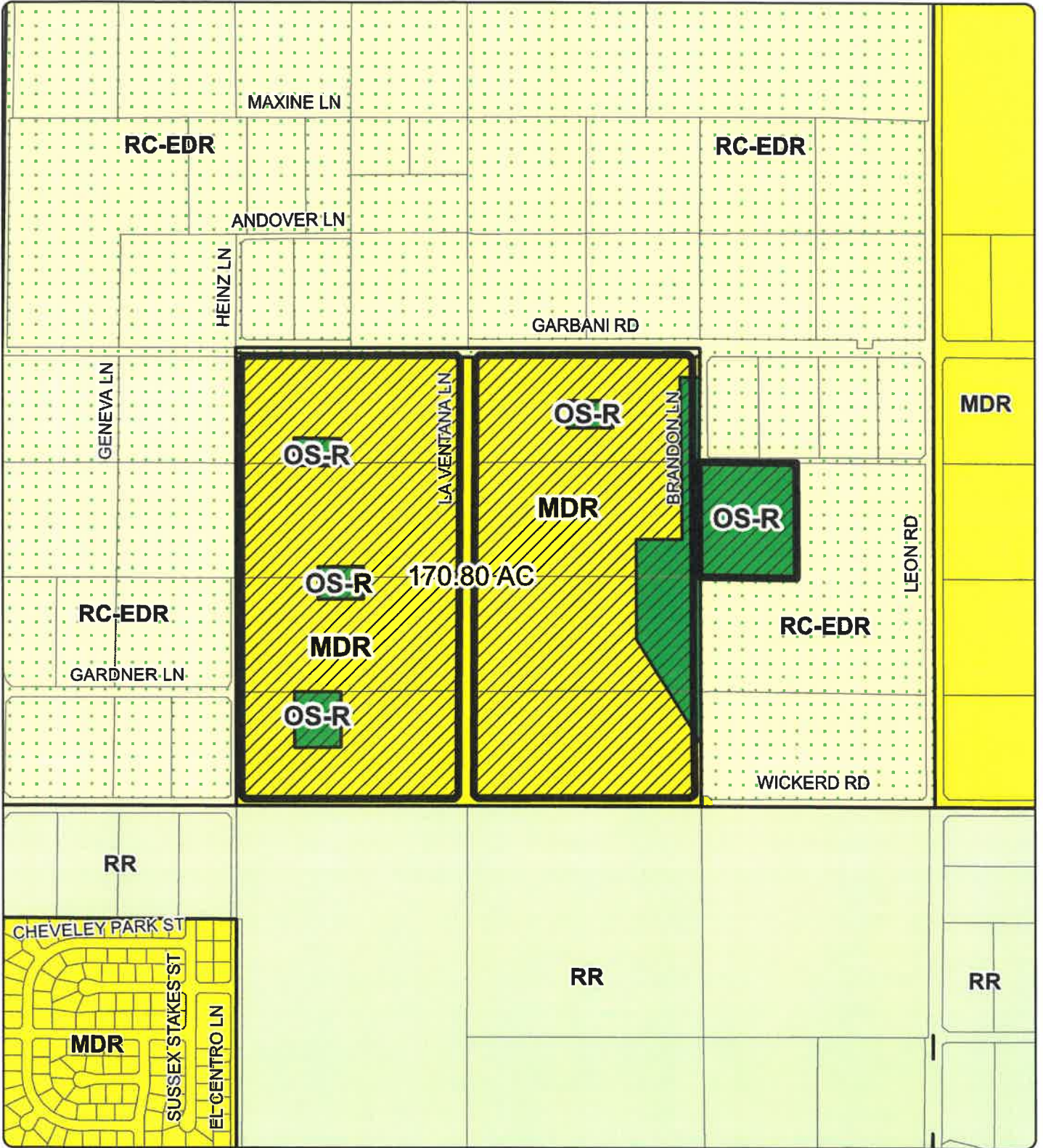
RIVERSIDE COUNTY PLANNING DEPARTMENT

TR36785M1

EXISTING GENERAL PLAN

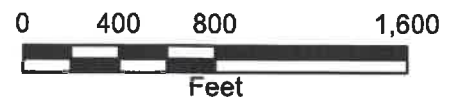
Supervisor: Washington
District 3

Date Drawn: 03/10/2020
Exhibit 5



Zoning Area: Winchester

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

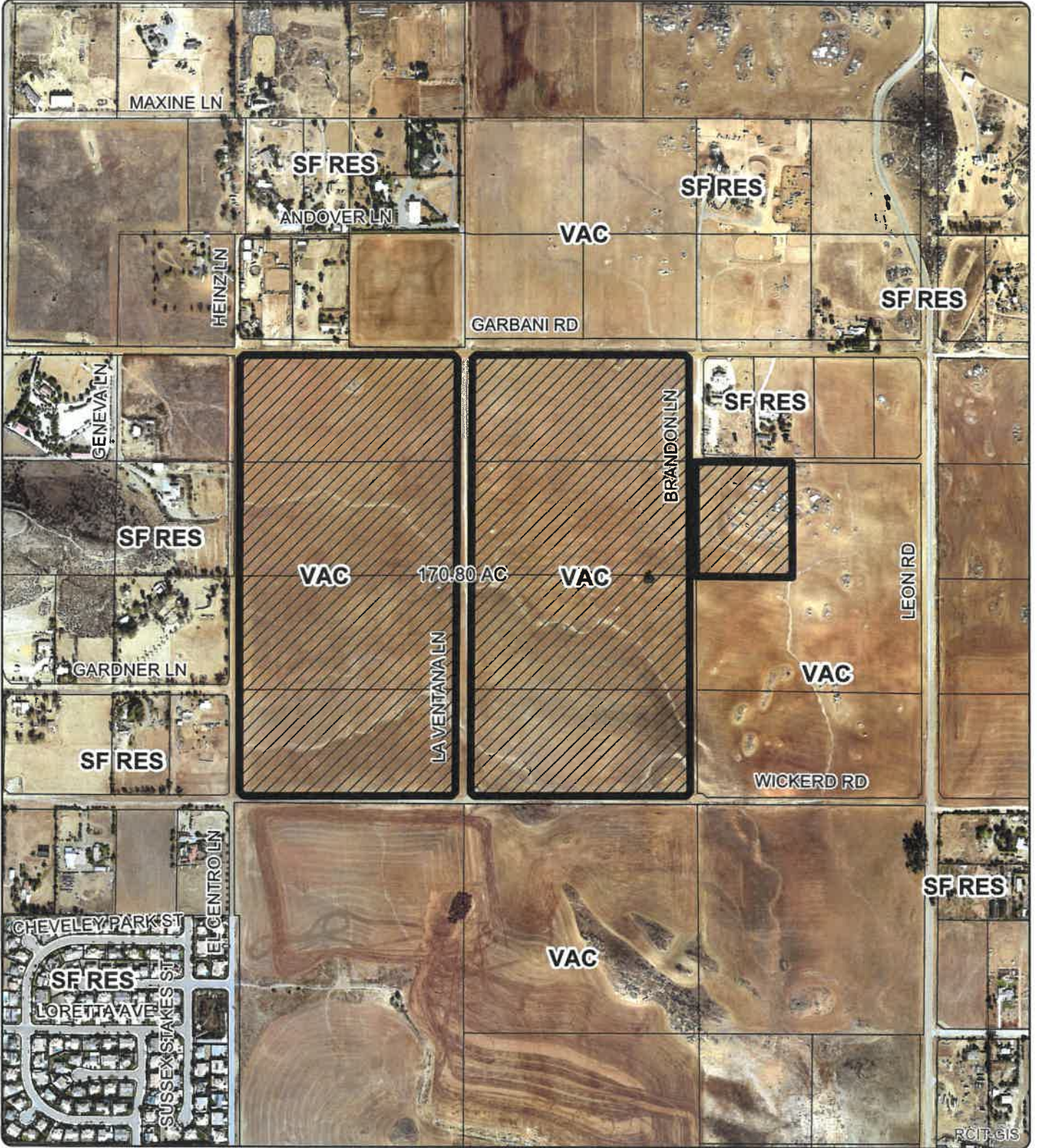
TR36785M1

Supervisor: Washington
District 3

Date Drawn: 03/10/2020

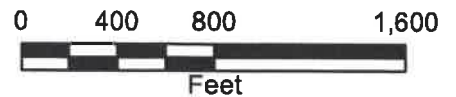
LAND USE

Exhibit 1



Zoning Area: Winchester

Author: Vinnie Nguyen



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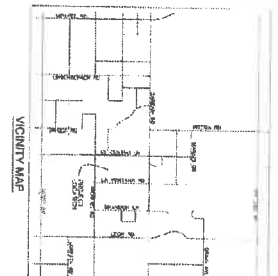
TENTATIVE TRACT MAP NO. 36785

AMENDMENT NO. 2

APPLICANT: THORNTON & SONS, INC. AND THORNTON & SONS TRACTING CO., INC. (THORNTON TRACTING COMPANY)
 PREPARED BY: ANDERSON CONSULTING ENGINEERS, INC.
 DATE: 10/15/2013

LOT AREA TABLE

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UTILITY PURVEYORS

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 ELECTRIC: ...

STREET DATA

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 WIDTH: ...
 CENTERLINE: ...

EARTHWORK

CUT: ...
 FILL: ...
 TOTAL: ...

APPLICANT

THORNTON & SONS, INC.
 1234 MAIN ST.
 ANYTOWN, CA 90123

PREPARED BY

ANDERSON CONSULTING ENGINEERS, INC.
 4567 MARKET ST.
 SAN FRANCISCO, CA 94102

OWNER

THORNTON & SONS, INC.
 1234 MAIN ST.
 ANYTOWN, CA 90123

GENERAL NOTES

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. THE TRACT MAP IS SUBJECT TO ALL APPLICABLE ORDINANCES AND REGULATIONS.
3. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
4. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE.
5. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE SURROUNDING AREA.
6. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE EXISTING UTILITIES.
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8. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE EXISTING LAND USES.
9. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE EXISTING ZONING.
10. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE EXISTING ENVIRONMENT.

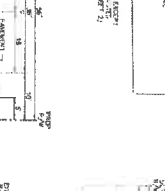
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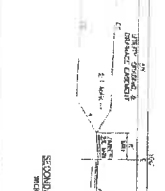
LEGEND

- 1. TRACT MAP
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- 100. PHASE 99

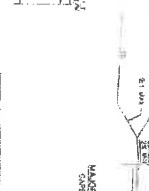
INDEX MAP



OSSE ACCESS ROAD AND SIDE DRIVE



DAVIDSON LUDWIG STREET AND SIDE DRIVE



SECONDARY LANE ROAD AND SIDE DRIVE



LOCAL STREET AND SIDE DRIVE



LANE ROAD AND SIDE DRIVE



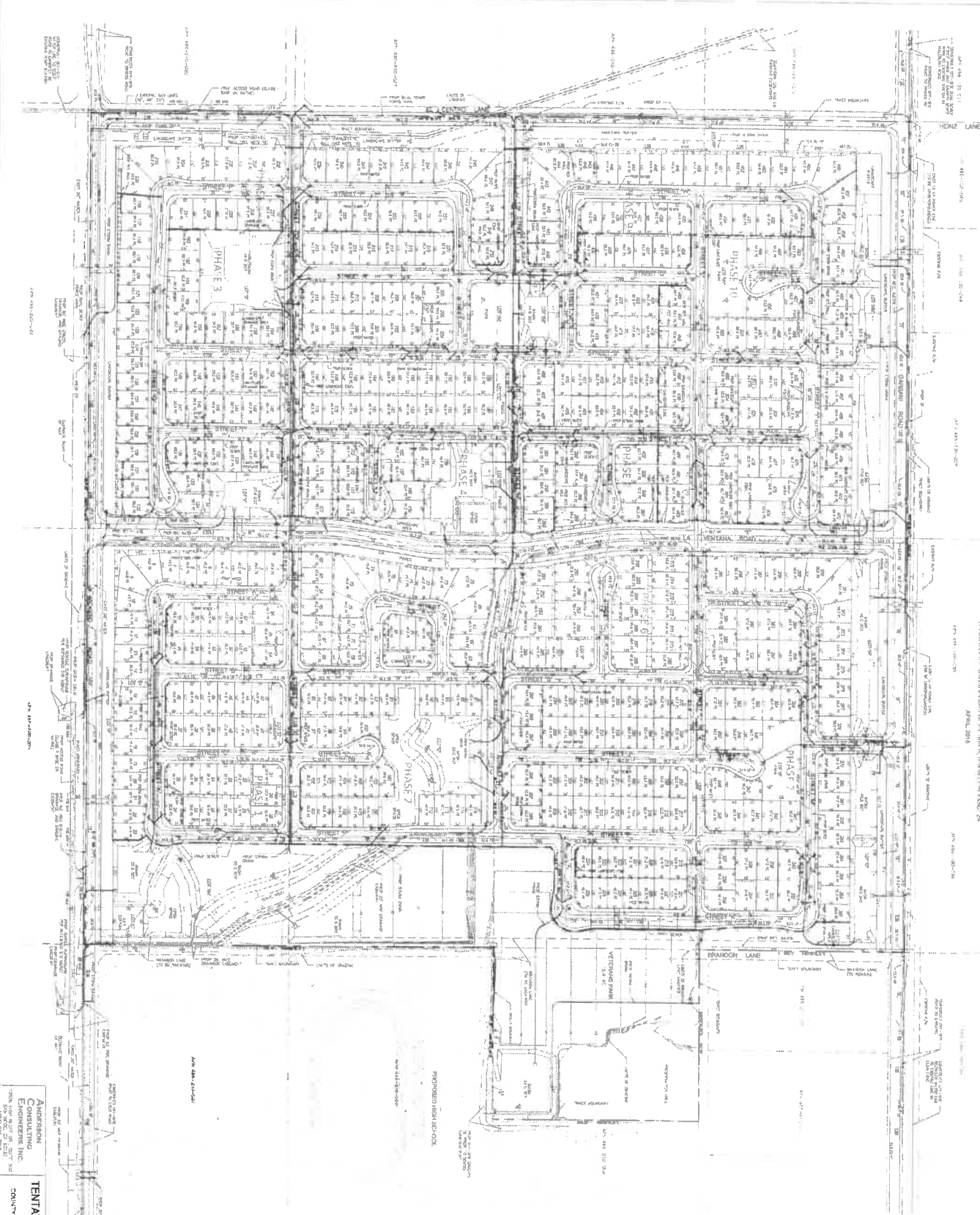
ANDERSON CONSULTING ENGINEERS, INC.
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TENTATIVE TRACT MAP NO. 36785
 AMENDMENT NO. 2
 THE ENGINEER'S SEAL AND SIGNATURE ARE REQUIRED FOR THIS MAP TO BE VALID.

TENTATIVE TRACT MAP NO. 36785

AMENDMENT NO. 2

PLANNED RESIDENTIAL DEVELOPMENT WITH COMMERCIAL USES AND TRAIL DEVELOPMENT
 TRACT MAP NO. 36785, AS AMENDED BY TRACT MAP NO. 36785-AMENDMENT NO. 1
 THE CITY OF ANIMAS, COUNTY OF SUTTER, CALIFORNIA
 APRIL, 2018



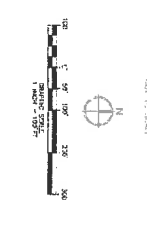
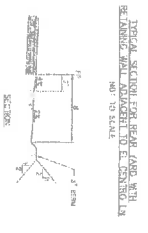
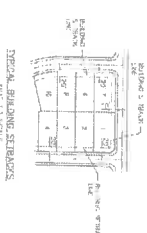
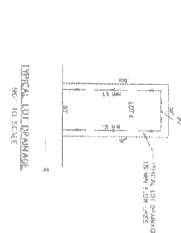
EASEMENT NOTES

1. ALL EASEMENTS ARE SHOWN IN RED ON THIS PLAN.

2. ALL EASEMENTS ARE SUBJECT TO THE RECORDS OF THE COUNTY CLERK, SUTTER COUNTY, CALIFORNIA.

3. ALL EASEMENTS ARE SUBJECT TO THE RECORDS OF THE COUNTY CLERK, SUTTER COUNTY, CALIFORNIA.

4. ALL EASEMENTS ARE SUBJECT TO THE RECORDS OF THE COUNTY CLERK, SUTTER COUNTY, CALIFORNIA.



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TENTATIVE TRACT MAP NO. 36785
AMENDMENT NO. 2
 COUNTY OF SUTTER, STATE OF CALIFORNIA
 SITE PLAN

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 11

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

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

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

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

BS-Grade. 12

0010-BS-Grade-MAP - OBEY ALL GDG REGS

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 4

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

drainage area between the two watersheds greater than 1 acre will not be accepted. There is an offsite drainage area of approximately 45 acres from the hills to the west that is tributary to the northwest corner of the site. Another offsite drainage area of approximately 110 acres from the hills to the west that is tributary to the southwest corner of the site.

There are two back-bone underground drainage facilities that collect the tributary offsite runoff from the west (Line 1 and Line 3, according to drainage study) and have a proposed alignment in the main arterial streets in the project. An emergency escape path shall be provided for the stormwater runoff at all inlet works for the proposed storm drains in the event that the inlets become blocked with debris. To prevent flood damage to the proposed structures, all proposed pads in the vicinity of the inlet works and along the emergency escape path shall be protected from flooding by properly elevating the pads in relation to the depth of in the flow path. The pads are setback from the inlet works with a landscape buffer and wall to provide adequate flow through area in the event the emergency escape of the stormwater runoff is necessary.

These back-bone facilities convey the flows safely through the site which confluence with mitigated onsite stormwater runoff and discharge at the project limits downstream. The proposed storm drains shall be designed to the District's standards. This includes but not limited to vehicular maintenance access to the flowlines of all inlets and outlets with turn-arounds (District Standard M827) or other acceptable design. This will require offsite easements to be obtained from the adjacent property owner(s). The approximate easement limits are shown on the exhibit. Letters from the affected property owners have been submitted to the District and indicate their cooperation for the release of concentrated flows and easements for the inlet and outlet design. A copy of the recorded drainage easement shall be submitted to the District prior to the issuance of any permits for the project. The final details of the design can be worked out in the improvement plan check phase of development.

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 6 0010-Flood-MAP INCREASED RUNOFF CRITERIA (cont.)

The development of this site would increase peak flow rates on downstream properties. Mitigation shall be required to offset such impacts. An increased runoff basin shall be shown on the exhibit and calculations supporting the size of the basin shall be submitted to the District for review.

The entire area of proposed development will be routed through a detention facility(s) to mitigate increased runoff. All basins must have positive drainage; dead storage basins shall not be acceptable.

A complete drainage study including, but not limited to, hydrologic and hydraulic calculations for the proposed detention basin shall be submitted to the District for review and approval.

Storms to be studied will include the 1-hour, 3-hour, 6-hour and 24-hour duration events for the 2-year, 5-year and 10-year return frequencies. Detention basin(s) and outlet(s) sizing will ensure that none of these storm events has a higher peak discharge in the post-development condition than in the pre-development condition. For the 2-year and 5-year events the loss rate will be determined using an AMC I condition. For the 10-year event AMC II will be used. Constant loss rates shall be used for the 1-hour, 3-hour and 6-hour events. A variable loss rate shall be used for the 24-hour events.

Low Loss rates will be determined using the following:

1. Undeveloped Condition --> LOW LOSS = 90%
2. Developed Condition --> LOW LOSS = .9 - (.8x%IMPERVIOUS)
3. Basin Site --> LOW LOSS = 10%

Where possible and feasible the on-site flows should be mitigated before combining with off-site flows to minimize the size of the detention facility required. If it is necessary to combine off-site and on-site flows into a detention facility two separate conditions should be evaluated for each duration/return period/before-after development combination studied; the first for the total tributary area (off-site plus on-site), and the second for the area to be developed alone (on-site). It must be clearly demonstrated that there is no increase in peak flow rates under either condition (total tributary area or

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 13

0010-Planning-MAP - MM 4.13-16 (cont.)

3. Roof: Roof sheathing of wood construction shall be well fitted or caulked plywood of at least one-half inch thick. Ceilings shall be well fitted, well sealed gypsum board of at least one-half inch thick. Insulation with at least a rating of R-19 shall be used in the attic space.

4. Attic: Attic vents should be oriented away from Garbani Road, La Ventana Road, and Wickerd Road. If such an orientation cannot be avoided, then an acoustical baffle shall be placed in the attic space behind the vents.

5. Ventilation: Arrangements for any habitable room shall be such that any exterior door or window can be kept closed when the room is in use. A forced air circulation system (e.g. air conditioning) shall be provided which satisfies the requirements of the Uniform Mechanical Code. Wall mounted air conditioners shall not be used.

6. Furnishings: All bedrooms, when in use, are expected to contain furniture or other materials that absorb sound equivalent to the absorption provided by wall-to-wall carpeting over a conventional pad.

The improvements listed in this measure shall be offered to the existing residents along Garbani Road and included in the future residences exposed to noise from the high school athletic field(s).

Planning. 14

0010-Planning-MAP - MM 4.13-18

Per MM 4.13-18, where the proposed Project will cause a significant noise level increase as defined in Section 4.13.3.1 and summarized in Table 4.13-1 of this document at off-site residential and sensitive uses (along roadway segments 31, 32 and 62), the proposed Project shall implement supplemental noise controls designed to reduce noise level impacts below the applicable level of significance at all legal conforming use residential dwellings. Supplemental noise controls may include exterior noise walls or structural retrofits. Structural retrofits could include upgraded dual-paned windows, air conditioning, wall insulation or other methods acceptable to the property owner that can be demonstrated to reduce

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 29

0010-Planning-MAP - MM 4.18.3-1 (cont.)

Per MM 4.18.3-1, the project proponent shall recycle, reuse, and/or reduce the amount of construction and demolition materials (i.e., concrete, asphalt, wood, metal, etc.) generated by development of the project that would otherwise be taken to a landfill. This diversion of waste must exceed a 50 percent reduction by weight. The project shall complete the Riverside County Waste Management Department Construction and Demolition Waste Diversion Program Waste Recycle Plan (WRP) to ensure compliance. The WRP must identify materials that will be generated by construction and development, the project amounts, the measures/methods that will be taken to recycle, reuse and/or reduce the amount of materials, the facilities and/or hauler that will be utilized, and the targeted recycling or reduction rate. During Project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and another for recycling of construction materials. Additional bins are encouraged to be used for further source separation of construction materials. Accurate record keeping (receipts) for recycling of construction materials and solid waste disposal must be kept. The WRP must be submitted and approved by the Riverside County Waste Management Department and provided to the Department of Building and Safety prior to the issuance of building permits. Evidence of Project compliance (receipts) with the approved WRP must be presented to the Department of Building and Safety prior to the issuance of certificate of occupancy/final inspection.

Planning. 30

0010-Planning-MAP - MM 4.2-1

Per MM 4.2-1, light from exterior light fixtures within TR 36785 Amended shall implement the County's Dark Sky standards and limit offsite (off of the property) illumination to 0.25 footcandle, except as may be required by the County along Wickerd or Garbani Roads for safety consistent with their designations in the County General Plan Transportation Element.

Planning. 31

0010-Planning-MAP - MM 4.2-2

All lots located along the perimeter of the property shall utilize materials that are not conducive to

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 54

0010-Planning-MAP - MM 4.9-7 (cont.)

Per MM 4.9-7, prior to finalizing engineering of facilities located within the Southern California Gas easement, the developer shall submit the engineering drawings and construction protocols within the SCG easement for review and approval by SCG. At a minimum the following design protocols shall be implemented for any facilities proposed within the SCG easement: (1) No change of grade shall be proposed without prior written approval of SCG; (2) No permanent structures shall be placed within the easement (buildings, concrete pads, walls, vaults, etc.) without approval by SCG and SCG retains the ability to remove such temporary or permanent structures over the SCG easements at the owner's expense; (3) No deep rooting plans shall be installed within the easement; (4) No poles, signs or fence posts to be installed without the written approval of The Gas Company; (5) Ingress and egress rights to and from the pipeline must be maintained; (6) All substructure crossing must be perpendicular to the gas lines and maintain a minimum 2-foot separation; (7) Only lightly loaded, rubber tire equipment will be allowed over the gas facility and any work over and around the pipeline must be approved by The Gas Company; and (8) All work within the Gas Company Easement must be witnessed by a Gas Company representative and no work will be allowed without the Gas Company representative on site.

Planning. 55

0010-Planning-MAP - OFFSITE SIGNS ORD 679.4

No offsite subdivision signs advertising this land

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

Planning. 56

0010-Planning-MAP - ORD 810 OPN SPACE FEE

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 810 has been established to set forth

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 60

0010-Planning-MAP - PDP01496 ACCEPTED (cont.)

mitigation program be developed and implemented during the project to prevent such impacts or reduce them to a level less than significant.

PDP01496 satisfies the requirement for a Paleontological Study for Planning/CEQA purposes. PDP01496 is hereby accepted for TR36785. Prior to grading permit issuance, an appropriate paleontological resource impact mitigation program (PRIMP) shall be submitted to the County Geologist for review and approval, as described elsewhere in this conditions set.

Planning. 61

0010-Planning-MAP - REQUIRED MINOR PLANS

For each of the below listed items, a minor plot plan application shall be submitted and approved by the County Planning Department pursuant to Section 18.30.a. (1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department) along with the current fee.

1. Final Site Development Plan for each phase of development.
2. Model Home Complex Plan shall be filed and approved for each phase if models change between phases. A final site of development plot plan must be approved prior to approval, or concurrent with a Model Home Complex Plan.
3. Landscaping Plan for typical front yard/slopes/open space. These three plans may be applied for separately for the whole tract or for phases.
4. Landscaping plans totally in the road right-of-Way shall be submitted to the Transportation Department only.
5. Each phase shall have a separate wall and fencing plan.
6. Entry monument and gate entry plan.

NOTE: The requirements of the above plot plans may be

ADVISORY NOTIFICATION DOCUMENT

Planning-EPD

Planning-EPD. 1 0010-Planning-EPD- - MSHCP UWIG (cont.)

detention basins, grass swales or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems.

*Toxics

Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate byproducts such as manure that are potentially toxic or may adversely affect wildlife species, habitat or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the on-site mitigation areas or to any downstream MSHCP Conservation Areas. Measures such as those employed to address drainage issues shall be implemented.

*Lighting

Night lighting shall be directed away from the on-site mitigation areas to protect species within it. Shielding shall be incorporated into project designs to ensure ambient lighting in the on-site mitigation areas is not increased.

*Noise

Proposed noise generating land uses affecting the MSHCP Conservation Area shall incorporate setbacks, berms or walls to minimize the effects of noise on MSHCP Conservation Area resources pursuant to applicable rules, regulations and guidelines related to land use noise standards. For planning purposes, wildlife within the MSHCP Conservation Area should not be subject to noise that would exceed residential noise standards.

*Invasives

When approving landscape plans for Development that is proposed adjacent to the MSHCP Conservation Area or on-site mitigation areas, Permittees shall consider the invasive, non-native plant species listed in Table 6-2 and shall require revisions to landscape plans (subject to the limitations of their jurisdiction) to avoid the use of invasive species for the portions of Development that are adjacent to the MSHCP Conservation Area or on-site mitigation areas. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas or on-site mitigation areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and on-site mitigation areas and their relative

ADVISORY NOTIFICATION DOCUMENT

Planning-EPD

Planning-EPD. 1 0010-Planning-EPD- - MSHCP UWIG (cont.)

sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography and other features.

***Barriers**

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

***Grading/Land Development and/or Fuel Modification Activities**

Manufactured slopes associated with proposed site development shall not extend into the MSHCP Conservation Area or on-site mitigation areas.

Planning-EPD. 2 0015-DBESP Requirement

DBESP was approved in 2016, however, due to relocation of sewer line with slightly increased impacts and additional information on Burrowing Owl relocation, DBESP must be resubmitted for approval.

Due to Riparian/Riverine impacts a Determination of Biologically Equivalent or Superior Preservation (DBESP) must be submitted and approved by EPD, RCA and the Wildlife Agencies to demonstrate compliance with the requirements of the Western Riverside County Multiple Species Habitat Conservation Plan.

Transportation

Transportation. 1 0010-Transportation-MAP - CONSTRUCTION MIT MEASURE

The MM number corresponds to the mitigation measure number found in the project EIR.

Per MM 4.4-5, gravel pads must be installed at all access points to prevent tracking of mud onto public roads.

Per MM 4.4-6, install and maintain track out control devices in effective condition at all access points where paved and unpaved access or travel routes intersect (e.g., Install wheel shakers, wheel washers, and limit site access).

Per MM 4.4-7, all roadways, driveways, sidewalks, etc., shall be completed as soon as possible after construction

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 0010-Transportation-MAP - CONSTRUCTION MIT MEASURE (cont.)

begins. In addition, building pads shall be laid as soon as possible after grading, unless seeding or soil binders are used.

Per MM 4.4-8, pave all construction access roads at least 100 feet on to the site from the main road.

Per MM 4.4-9, when materials are transported off-site, all material shall be covered, effectively wetted to limit visible dust emissions, and at least six inches of freeboard space from the top of the container shall be maintained.

Per MM 4.4-10, all streets shall be swept at least once a day using SCAQMD Rule 1186 certified street sweepers if visible soil materials are carried to adjacent streets.

Per MM 4.4-16, the applicant shall implement activity management techniques including (a) development of a comprehensive construction management plan designed to minimize the number of large construction equipment operating during any given time period; (b) scheduling of construction truck trips during non-peak hours to reduce peak hour emissions; and (c) phasing of construction activities.

Per MM 4.4-17, the applicant shall develop a trip reduction plan to achieve a 1.5 AVR for construction employees.

Transportation. 2 0010-Transportation-MAP - COUNTY WEB SITE

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

Transportation. 3 0010-Transportation-MAP - DRAINAGE 1

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be shown

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 6

0010-Transportation-MAP - ROAD GEOMETRIC MIT MEASU (cont.)

acceptable peak hour operations. As there is not anticipated to be sufficient receiving lanes beyond the Project, a minimum of one lane shall be provided in each direction of travel until such time that the adjacent roadways are also widened to their ultimate General Plan roadway classification. However, the site adjacent roadways will be improved consistent with requirements outlined in this Subchapter of the DEIR.

Phase 1 (2017) El Centro Lane / Driveway 1 - Install a stop control on the westbound approach and construct the intersection with the following geometrics: Northbound Approach: One shared through-right turn lane. Southbound Approach: One shared left-through lane. Eastbound Approach: N/A Westbound Approach: One shared left-right turn lane.

El Centro Lane / Gardner Lane/Driveway2 - Install a stop control on the eastbound and westbound approaches and construct the intersection with the following geometrics: Northbound Approach: One shared left-through-right turn lane. Southbound Approach: One shared left-through-right turn lane. Eastbound Approach: One shared left-through-right turn lane. Westbound Approach: One shared left-through-right turn lane.

El Centro Lane / Wickerd Road - Install a stop control on the southbound approach and construct the intersection with the following geometrics: Northbound Approach: N/A Southbound Approach: One shared left-right turn lane. Eastbound Approach: One shared left-through lane. Westbound Approach: One shared through-right turn lane.

La Ventana Road / Driveway 2 - Install a stop control on the eastbound and westbound approaches and construct the intersection with the following geometrics: Northbound Approach: One shared left-through-right turn lane. Southbound Approach: One shared left-through-right turn lane. Eastbound Approach: One shared left-through-right turn lane. Westbound Approach: One shared left-through-right turn lane.

La Ventana Road / Wickerd Road - Install a stop control on the southbound approach and construct the intersection

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 6 0010-Transportation-MAP - ROAD GEOMETRIC MIT MEASU (cont.)

with the following geometrics: Northbound Approach: N/A
Southbound Approach: One shared left-right turn lane.
Eastbound Approach: One shared left-through lane. Westbound
Approach: One shared through-right turn lane.

Phase 2 (2019) El Centro Lane / Garbani Road - Install
a stop control on the northbound and construct the
intersection with the following geometrics:

Northbound Approach: One shared left-right turn lane.
Southbound Approach: N/A Eastbound Approach: One shared
through-right turn lane. Westbound Approach: One shared
left-through lane.

La Ventana Road / Garbani Road - Install a traffic
signal and construct the intersection with the following
geometrics: Northbound Approach: One left turn lane and one
shared through-right turn lane. Southbound Approach: One
left turn lane and one shared through-right turn lane.
Eastbound Approach: One left turn lane and one shared
through-right turn lane. Westbound Approach: One left turn
lane and one shared through-right turn lane.

The traffic signal at La Ventana Road and Garbani Road
may be eligible for fee credit.

La Ventana Road / Driveway 3 - Install a stop control
on the eastbound and westbound approaches and construct the
intersection with the following geometrics: Northbound
Approach: One shared left-through-right turn lane.
Southbound Approach: One shared left-through-right turn
lane. Eastbound Approach: One shared left-through-right
turn lane. Westbound Approach: One shared
left-through-right turn lane.

La Ventana Road / Driveway 4 - Install a stop control
on the westbound approach and construct the intersection
with the following geometrics: Northbound Approach: One
shared through-right turn lane. Southbound Approach: One
shared left-through lane. Eastbound Approach: N/A Westbound
Approach: One shared left-right turn lane.

Brandon Lane / Garbani Road - Install a stop control on

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 6

0010-Transportation-MAP - ROAD GEOMETRIC MIT MEASU (cont.)

the northbound and construct the intersection with the following geometrics: Northbound Approach: One shared left-right turn lane. Southbound Approach: N/A Eastbound Approach: One shared through-right turn lane. Westbound Approach: One shared left-through lane.

On-site traffic signing and striping should be implemented in conjunction with detailed construction plans for the project site.

Sight distance at each project access point should be reviewed with respect to standard Caltrans and County of Riverside sight distance standards at the time of preparation of final grading, landscape and street improvement plans to ensure adequate sight distance in accordance with these standards is fulfilled.

Per MM 4.17-3, the applicant shall fund the recommended Improvements set forth below to Address Deficiencies at Intersections for E+P conditions.

Improvement strategies have been recommended at intersections that have been identified as deficient to reduce each location's peak hour delay and improve the associated LOS grade to an acceptable LOS (LOS D or better). The effectiveness of the proposed recommended improvements is presented in Table 4.17-18 for E+P traffic conditions. Recommended improvements to address deficiencies for E+P traffic conditions are described below and shall be implemented in accordance with Riverside County requirements as needed. All recommended improvements are consistent with Existing (2014) traffic conditions (see Table 4.16-11).

Recommended Improvement -Haun Road / Holland Road (#2)
-Add traffic signal (required for Existing conditions) -Add a northbound left turn lane (required for Existing conditions) -Add a southbound left turn lane (required for Existing conditions)

Recommended Improvement - Haun Road / Garbani Road (#3)
-Add traffic signal (required for Existing conditions)

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 6 0010-Transportation-MAP - ROAD GEOMETRIC MIT MEASU (cont.)

Recommended Improvement -Haun Road / Scott Road (#4) -Add a 2nd southbound left turn lane (required for Existing conditions) -Add a 2nd eastbound through lane (required for Existing conditions) -Add overlap phasing on the westbound right turn lane (required for Existing conditions)

Recommended Improvement - I-215 Southbound Ramps / Scott Road (#6) -Add a 2nd eastbound through lane (required for Existing conditions) -Add a 2nd westbound through lane (required for Existing conditions) -Increase the intersection cycle length to 120 seconds during the AM and PM peak hours (required for Existing conditions)

As noted previously, the improvements shown for the I-215 South-bound Ramps at Scott Road are a subset of the proposed interchange improvements. Pursuant to the County's traffic study guidelines, the improvements necessary to maintain acceptable peak hour operations have been identified; however, it is unlikely these improvements would be implemented independently outside of the interchange project.

Recommended Improvement - Antelope Road / Scott Road (#11) -Add overlap phasing on the southbound right turn lane (required for Existing conditions)

Recommended Improvement - Menifee Road / Newport Road (#12) -Add overlap phasing on the northbound right turn lane (required for Existing conditions) -Add a 2nd eastbound left turn lane (required for Existing conditions)

Recommended Improvement - Menifee Road / Garbani Road (#17) -Add a traffic signal (required for Existing conditions)

Recommended Improvement - Menifee Road / Scott Road (#18) -Add a 2nd eastbound left turn lane (required for Existing conditions)

Recommended Improvement - Leon Road / Scott Road (#31) -Add a traffic signal (required for Existing conditions)

The applicant shall participate in the funding of

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 6 0010-Transportation-MAP - ROAD GEOMETRIC MIT MEASU (cont.)

off-site improvements, including traffic signals that are needed to serve cumulative traffic conditions through the payment of Western Riverside County TUMF, DIF, RBBB, or a fair share contribution as directed by the County. These fees are described in the TIA (Volume 2, Technical Appendices) and are collected as part of a funding mechanism aimed at ensuring that regional highways and arterial expansions keep pace with the projected population increases. Each of the improvements discussed above have been identified as being included as part of TUMF funding program, DIF funding program, RBBB, or fair share contribution in Section 10 Local and Regional Funding Mechanisms of this TIA, Volume 2, Technical Appendices.

Per MM 4.17-4, the applicant shall fund the recommended Improvements set forth below to Address Deficiencies at Intersections for EAP conditions.

Improvement strategies have been recommended at intersections that have been identified as deficient in an effort to reduce each location's peak hour delay and improve the associated LOS grade to an acceptable LOS (LOS D or better). The effectiveness of the recommended improvement strategies discussed below to address EAP traffic deficiencies is presented in Table 4.17-23. The improvements that were previously required to address LOS deficiencies for Existing and E+P traffic conditions are shown in italics. New improvements for EAP traffic conditions are shown in regular text.

Recommended Improvement -Haun Road / Holland Road (#2)
 oAdd traffic signal (required for Existing conditions) oAdd a northbound left turn lane (required for Existing conditions) oAdd a southbound left turn lane (required for Existing conditions)

Recommended Improvement - Haun Road / Garbani Road (#3)
 oAdd traffic signal (required for Existing conditions)

Recommended Improvement -Haun Road / Scott Road (#4) oAdd a 2nd southbound left turn lane (required for Existing conditions) oAdd a 2nd eastbound through lane (required for Existing conditions) oAdd overlap phasing on the westbound

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 6 0010-Transportation-MAP - ROAD GEOMETRIC MIT MEASU (cont.)

right turn lane (required for Existing conditions)

Recommended Improvement - I-215 Southbound Ramps / Scott Road (#6) oAdd a 2nd eastbound through lane (required for Existing conditions) oAdd a 2nd westbound through lane (required for Existing conditions) oIncrease the intersection cycle length to 120 seconds during the AM and PM peak hours (required for Existing conditions) oAdd a 2nd westbound left turn lane

Recommended Improvement - I-215 Northbound Ramps / Scott Road (#8) oAdd a 2nd eastbound through lane oAdd a 2nd westbound through lane oIncrease the intersection cycle length to 120 seconds during the AM and PM peak hours

As noted previously, the improvements shown for the I-215 South-bound and Northbound Ramps at Scott Road are a subset of the proposed interchange improvements. Pursuant to the County's traffic study guidelines, the improvements necessary to maintain acceptable peak hour operations have been identified at both the I-215 Southbound and Northbound ramps on Scott Road; however, it is unlikely these improvements would be implemented independently outside of the interchange project.

Recommended Improvement - Antelope Road / Scott Road (#11) oAdd overlap phasing on the southbound right turn lane (required for Existing conditions) Recommended Improvement - Menifee Road / Newport Road (#12) oAdd overlap phasing on the northbound right turn lane (required for Existing conditions) oAdd a 2nd eastbound left turn lane (required for Existing conditions)

Recommended Improvement - Menifee Road / Garbani Road (#17) oAdd a traffic signal (required for Existing conditions)

Recommended Improvement - Menifee Road / Scott Road (#18) oAdd a 2nd eastbound left turn lane (required for Existing conditions)

Recommended Improvement - Leon Road / Scott Road (#31) oAdd a traffic signal (required for Existing conditions)

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 6

0010-Transportation-MAP - ROAD GEOMETRIC MIT MEASU (cont.)

The applicant shall participate in the funding of off-site improvements, including traffic signals that are needed to serve cumulative traffic conditions through the payment of Western Riverside County TUMF, DIF, RBBB, or a fair share contribution as directed by the County. These fees are collected as part of a funding mechanism aimed at ensuring that regional highways and arterial expansions keep pace with the projected population increases. Each of the improvements discussed above have been identified as being included as part of TUMF fee program, DIF fee program, RBBB fee program, or fair share contribution in Section 10 Local and Regional Funding Mechanisms of this TIA, Volume 2, Technical Appendices.

Per MM 4.17-5, the applicant shall fund the recommended Improvements set forth below to Address Deficiencies at Intersections for EAPC conditions.

Improvement strategies have been recommended at intersections that have been identified as deficient in an effort to reduce each location's peak hour delay and improve the associated LOS grade to an accept-able LOS (LOS "D" or better). The effectiveness of the recommended improvement strategies necessary to address EAPC traffic deficiencies is presented in Table 4.17-28.

Per MM 4.17-6, the applicant shall fund the recommended Improvements set forth below to Address Deficiencies at Intersections for the Horizon Year, 2035.

Improvement strategies have been recommended at intersections that have been identified as deficient in an effort to reduce each location's peak hour delay and improve the associated LOS grade to an accept-able LOS (LOS "D" or better). The effectiveness of the recommended improvement strategies necessary to address Horizon Year traffic deficiencies are presented in Table 4.17-33.

Per MM 4.17-7, the project developer and the school district shall enter into discussions with the Riverside Transit Authority (RTA) about rerouting the existing bus service to extend service from the intersection of Meniffee

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 6 0010-Transportation-MAP - ROAD GEOMETRIC MIT MEASU (cont.)

Road/Scott Road east to Leon; thence north to the intersection of Wickerd and Leon; then back west to the intersection of Wickerd and Briggs; and finally back south along Briggs to Scott Road. This effort shall begin after completion of Phase 1 and prior to implementation of Phase 2 of the proposed project.

Per MM 4.17-1, all adjacent roadway improvements for both phase 1 and phase 2 developments summarized in the preceding text shall be implemented by the project developer(s) prior to issuance of any occupancy permits for any residences in TR No. 36785 Amended by the County. These improvements are shown in Figure 4.17-23 and consist of the following:

Project driveways and those facilities assumed to be constructed by the Project to provide site access are also assumed to be in place for E+P conditions only (e.g. intersection and roadway improvements at the Project's frontage and driveways). These include the project site adjacent roadways of El Centro Drive, La Ventana Road, Brandon Lane, Garbani Road, and Wickerd Road.

In order to access the existing roadway network from the site, the Project applicant will also construct a minimum of one lane of pavement in each direction of travel along Wickerd Road between El Centro Drive and Briggs Road and along Briggs Road between Wickerd Road and the existing terminus at Sharon Way.

Transportation. 7 0010-Transportation-MAP - STD INTRO 3(ORD 460/461)

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the tentative map correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the map to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 8

0010-Transportation-MAP - TS/CONDITIONS (cont.)

Garbani Road (EW)
Scott Road (EW)

Menifee Road (NS) at:
Newport (Road) (EW)
Loire Valley Lane/Tres Lagos Drive (EW)
La Piedra Road (EW)
Holland Road (EW)
Craig Road (EW)
Garbani Road (EW)
Scott Road (EW)

Briggs Road (NS) at:
Garbani Road (EW)
Wickerd Road (EW)
Scott Road (EW)

El Centro Lane (NS) at:
Garbani Road (EW)
Driveway 1 (EW)
Gardner Lane/Driveway 2 (EW)
Wicker Road (EW)

La Ventana Road (NS) at:
Garbani Road (EW)
Wickerd Road (EW)
Scott Road (EW)

Leon Road (NS) at:
Garbani Road (EW)
Wickerd Road (EW)
Scott Road (EW)

As such, the proposed project is consistent with this General Plan policy.

The associated conditions of approval incorporate mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service.

Transportation. 9

0010-Transportation-MAP-CREDIT/REIMBURSEMENT 4 IMP

In order to receive any fee credit or reimbursement for

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 9 0010-Transportation-MAP-CREDIT/REIMBURSEMENT 4 IMP (cont.)

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

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

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

Transportation. 10 0020-Transportation-MAP - TRANSPORTATION BENEFIT

Within 2 years of project approval or prior to recordation of the tract map, whichever comes first, the applicant shall provide its contribution to the Transportation Department in the amount of \$2,000 per unit. If payment is not made within the 2 year period, the applicant would be required to pay the following payments by the dates listed below:

- \$150,000 by September 4, 2019
- \$850,000 by July 31, 2020
- If \$850,000 is not received by July 31, 2020 this shall be replaced by \$950,000 by December 7, 2020

All the contribution is to be used to fund the Scott Road Interchange Project. In the event the Interchange Project is fully funded without this contribution, the funds will be directed to fund other transportation improvement projects the Southwest Area Plan. This contribution is an extraordinary benefit of the project. This is intended to be in addition to any required Transportation Uniform Mitigation Fee (TUMF) or Development Impact Fee (DIF). In the event of a legal challenge against the project the two (2) year period shall begin after the litigation is resolved.

This condition is duplicated in 50.TRANS.22 in the event the final map is ready to record before the one year period described above.

NOTE: 60.TRANS.3 is a separate condition that outlines a separate contribution to be made prior to issuance of a grading permit.

This condition was modified by TR36785M1

Waste Resources

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 1 0010-Waste Resources-MAP - HAZARDOUS MATERIALS (cont.)

Waste Resources. 1 0010-Waste Resources-MAP - HAZARDOUS MATERIALS

Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division.

Waste Resources. 2 0010-Waste Resources-MAP - LANDSCAPE PRACTICES

Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries.

Reduce the amount of green waste generated in common landscaped areas through grass recycling (where lawn clippings from a mulching type mower are left on lawn), or through on-site composting of green waste, or through the separation of green waste from other waste types to send to a composting facility.

Xeriscape and/or use drought tolerant/low maintenance vegetation in all landscaped areas of the project.

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E Health

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

A "Will-Serve" letter is required from the agency providing water service for both water and sewer.

050 - E Health. 2 0050-E Health-MAP- LEA CLEARANCE Not Satisfied

Prior to map recordation, the project must obtain clearance from the Local Enforcement Agency (LEA). Please contact LEA for additional details at (951)955-8980.

Fire

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

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

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

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

Flood

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

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

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

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Flood

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

District the preliminary title reports, plats and legal descriptions for all right of way to be conveyed to the District and secure that right of way to the satisfaction of the District; 2) an agreement with the District and any maintenance partners must be executed which establishes the terms and conditions of inspection, operation and maintenance; and 3) plans for the facility must be signed by the District's General Manager-Chief Engineer. The plans cannot be signed prior to execution of the agreement. An application to prepare the agreement must be submitted to the attention of the District's Administrative Services Section. All right of way transfer issues must be coordinated with the District's Right of Way Section.

The engineer/developer will need to submit proof of flood control facility bonds and a certificate of insurance to the District's Inspection section before a pre-construction meeting can be scheduled.

050 - Flood. 2 0050-Flood-MAP ADP FEES Not Satisfied

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

NOTICE OF DRAINAGE FEES

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

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

050 - Flood. 3 0050-Flood-MAP OFFSITE EASE OR REDESIGN Not Satisfied

Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a

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Flood

050 - Flood. 3 0050-Flood-MAP OFFSITE EASE OR REDESIGN (cont.) Not Satisfied
copy submitted to the District prior to recordation of the final map. If the developer cannot obtain such rights, the map should be redesigned to eliminate the need for the easement.

050 - Flood. 4 0050-Flood-MAP ONSITE EASE ON FINAL MAP Not Satisfied
Onsite drainage facilities located outside of road right of way shall be contained within drainage easements shown on the final map. A note shall be added to the final map stating, "Drainage easements shall be kept free of buildings and obstructions".

050 - Flood. 5 0050-Flood-MAP SUBMIT FINAL WQMP Not Satisfied
A copy of the project specific WQMP shall be submitted to the District for review and approval.

050 - Flood. 6 0050-Flood-MAP SUBMIT PLANS Not Satisfied
A copy of the improvement plans, grading plans, final map, environmental constraint sheet, BMP improvement plans, and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

050 - Flood. 7 0050-Flood-MAP WRITTEN PERM FOR GRADING Not Satisfied
Written permission shall be obtained from the affected property owners allowing the proposed grading and/or facilities to be installed outside of the tract boundaries. A copy of the written authorization shall be submitted to the District for review and approval.

Planning

050 - Planning. 1 0050-Planning-MAP - ANNEX TO PARK DISTRICT Not Satisfied
The land divider shall submit written proof to the County Planning Department - Development Review Division that the subject property has been annexed to Valley-wide Parks and Recreation District.

050 - Planning. 2 0050-Planning-MAP - BUS TURNOUTS Not Satisfied
Prior to Map Recordation the developer shall contact the Menifee Union School District to verify whether or not the schools that serve the development will be served by bus or

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Planning

050 - Planning. 2 0050-Planning-MAP - BUS TURNOUTS (cont.) Not Satisfied

not, and if there is any need for bus turnouts. If bus stops are desired by the school district, the applicant shall coordinate with the district and the Transportation Department on the location of the bus stops and whether bus turnouts will be necessary. Street improvement plans required prior to map recordation shall reflect the bus stops and turnouts as may be required.

050 - Planning. 3 0050-Planning-MAP - CC&R RES CSA COM. AREA Not Satisfied

The land divider shall convey to the County fee simple title, to all common open space areas, free and clear of all liens, taxes, assessments, leases (recorded and unrecorded) and easement, except those easements which in the sole discretion of the County are acceptable. As a condition precedent to the County accepting title to such areas, the land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for review and approval, and (b) the land divider shall submit to the Office of the County Counsel the following documents:

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number (a copy of this cover letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents; and

2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and

3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,

4. A deposit equaling three (3) hours of the of the current hourly fee for Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are

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50. Prior To Map Recordation

Planning

050 - Planning. 3 0050-Planning-MAP - CC&R RES CSA COM. AREA (cont.) Not Satisfied
submitted to the Office of the County Counsel review and approval.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common, and c) contain the following provisions verbatim:

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply:

The property owners' association established herein shall, if dormant, be activated, by incorporation or otherwise, at the request of the County of Riverside, and the property owner's association shall unconditionally accept from the County of Riverside, upon the County's demand, title to all or any part of the 'common area', more particularly described on Exhibit 'A', attached hereto. The decision to require activation of the property owners' association and the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County of Riverside.

In the event that the 'common area', or any part thereof, is conveyed to the property owners' association, the association, thereafter, shall own such 'common area', shall manage and continuously maintain such 'common area', and shall not sell or transfer such 'common area', or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to assess the owner of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in interest. A proposed amendment shall be considered

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50. Prior To Map Recordation

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050 - Planning. 3 0050-Planning-MAP - CC&R RES CSA COM. AREA (cont.) Not Satisfied
'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to the Declaration.

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

Once approved, the copy and the original declaration of covenants, conditions and restrictions shall be forwarded by the Office of the County Counsel to the Planning Department. The Planning Department will retain the one copy for the case file, and forward the wet signed and notarized original declaration of covenants, conditions and restrictions to the County Transportation Department - Survey Division - for safe keeping until the final map is ready for recordation. The County Transportation Department - Survey Division - shall record the original declaration of covenants, conditions and restrictions in conjunction with the recordation of the final map.

050 - Planning. 4 0050-Planning-MAP - CC&R RES POA COM. AREA Not Satisfied

The land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for the review and approval of that office, and (b) the land divider shall submit to the Office of the County Counsel the following documents:

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number(s) (a copy of this cover letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents; and

2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions, and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and

3. A sample document conveying title to the purchaser

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Planning

050 - Planning. 4 0050-Planning-MAP - CC&R RES POA COM. AREA (cont.) Not Satisfied

of an individual lot or unit which provides that the declaration of covenants, conditions, and restrictions is incorporated therein by reference; and,

4. A deposit equaling three (3) hours of the current hourly fee for the Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted to the Office of the County Counsel for review and approval.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owner's association comprised of the owners of each individual lot or unit as tenants in common, c) provide for the ownership of the common area by either the property owner's association or the owners of each individual lot or unit as tenants in common, and d) contain the following provisions verbatim:

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply:

The property owners' association established herein shall manage and continuously maintain the 'common area', more particularly described on Exhibit 'A', attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Department of the County of Riverside or the County's successor-in-interest.

The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage,

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Planning

- 050 - Planning. 4 0050-Planning-MAP - CC&R RES POA COM. AREA (cont.) Not Satisfied
or maintenance of the 'common area' established pursuant
to the Declaration.

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

Once approved, the copy and the original declaration of covenants, conditions and restrictions shall be forwarded by the Office of the County Counsel to the Planning Department. The Planning Department will retain the one copy for the case file, and forward the wet signed and notarized original declaration of covenants, conditions and restrictions to the County Transportation Department - Survey Division - for safe keeping until the final map is ready for recordation. The County Transportation Department - Survey Division - shall record the original declaration of covenants, conditions and restrictions in conjunction with the recordation of the final map.

- 050 - Planning. 5 0050-Planning-MAP - ECS NOTE MT PALOMAR LIGH Not Satisfied
The following Environmental Constraint Note shall be placed
on the ECS:

"This property is subject to lighting restrictions as required by County Ordinance No. 655, which are intended to reduce the effects of night lighting on the Mount Palomar Observatory. All proposed outdoor lighting systems shall be in conformance with County Ordinance No. 655."

- 050 - Planning. 6 0050-Planning-MAP - ECS NOTE RIGHT-TO-FARM Not Satisfied
The following Environmental Constraints Note shall be
placed on the ECS:

"Lots as shown on this map, are located partly or wholly within, or within 300 feet of, land zoned for primarily agricultural purposes by the County of Riverside. It is the declared policy of the County of Riverside that no agricultural activity, operation, or facility, or appurtenance thereof, conducted or maintained for commercial purposes in the unincorporated area of the County, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to

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050 - Planning. 6 0050-Planning-MAP - ECS NOTE RIGHT-TO-FARM (cont.) Not Satisfied

any changed condition in or about the locality, after the same has been in operation for more than three (3) years, if it wasn't a nuisance at the time it began. The term "agricultural activity, operation or facility, or appurtenances thereof" includes, but is not limited to, the cultivation and tillage of the soil, dairying, the production, cultivation, growing and harvesting of any apiculture, or horticulture, the raising of livestock, fur bearing animals, fish or poultry, and any practices performed by a farmer or on a farm as incident to, or in conjunction with, such farming operations, including preparation for market, delivery to storage or to market, or to carriers for transportation to market."

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

050 - Planning. 7 0050-Planning-MAP - ECS SHALL BE PREPARED Not Satisfied

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E. & F. of County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

050 - Planning. 8 0050-Planning-MAP - FEE BALANCE Not Satisfied

Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE MAP are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

050 - Planning. 9 0050-Planning-MAP - FINAL MAP PREPARER Not Satisfied

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

050 - Planning. 10 0050-Planning-MAP - MM 4.18.2-1 Not Satisfied

Per MM 4.18.2-1, prior to recordation of a final map by the County, the project applicant shall construct, or enter into an agreement and post security, in a form and amount acceptable to the Building and Safety Department, guaranteeing the undergrounding of proposed utility distribution lines in conformance with applicable County standards and the County's Capital Improvement Policy.

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Planning

050 - Planning. 10 0050-Planning-MAP - MM 4.18.2-1 (cont.) Not Satisfied

050 - Planning. 11 0050-Planning-MAP - MM 4.18.2-2 Not Satisfied

Per MM 4.18.2-2, the Tentative Tract map shall be conditioned to require that all electrical service lines (excluding transmission lines) serving development within the project will be installed underground. This includes existing service facilities that may have to be relocated temporarily during grading.

050 - Planning. 12 0050-Planning-MAP - MM 4.4-27 Not Satisfied

Per MM 4.4-27, the applicant shall provide safe, direct bicycle access to adjacent bicycle routes.

050 - Planning. 13 0050-Planning-MAP - MM 4.4-28 Not Satisfied

Per MM 4.4-28, the applicant shall connect bicycle lanes/paths to the existing network.

050 - Planning. 14 0050-Planning-MAP - OFFER OF TRAILS Not Satisfied

An offer of dedication to the Valley-wide Parks and Recreation District for a regional trails shown on EXHIBIT A shall be noted on both the FINAL MAP and the Environmental Constraints Sheet.

050 - Planning. 15 0050-Planning-MAP - PREPARE A FINAL MAP Not Satisfied

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

050 - Planning. 16 0050-Planning-MAP - QUIMBY FEES (1) Not Satisfied

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the Valley Wide Parks and Recreation District which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.

050 - Planning. 17 0050-Planning-MAP - REQUIRED APPLICATIONS Not Satisfied

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Planning

050 - Planning. 17 0050-Planning-MAP - REQUIRED APPLICATIONS (cont.) Not Satisfied

No FINAL MAP shall record until General Plan Amendment No. 1129 and Change of Zone No. 7856 have been approved and adopted by the Board of Supervisors and have been made effective. This land division shall conform with the development standards of the designations and/or zone ultimately applied to the property.

050 - Planning. 18 0050-Planning-MAP - SURVEYOR CHECK LIST Not Satisfied

The County Transportation Department - Survey Division shall review any FINAL MAP and ensure compliance with the following:

- A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.
- B. All lots on the FINAL MAP shall have a minimum lot size of 3,500 square feet net.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-4 zone, and with the Riverside County General Plan.
- D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.
- E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.
- F. The common open space areas shall be shown as a numbered lots on the FINAL MAP.

050 - Planning. 19 0050-Planning-MAP - TRAIL MAINTENANCE Not Satisfied

The land divider shall form or annex to the Valley-Wide Parks and Recreation District or other maintenance district approved by the County Planning Department, for the maintenance of a ten to fourteen foot (10'-14') wide community trail. The land divider, or the land divider's successors-in-interest or assignees, shall be responsible for the maintenance of the community trail easement until such time as the maintenance is taken over by the appropriate maintenance district.

050 - Planning. 20 0050-Planning-MAP- MM 4.18.3-3 Not Satisfied

Per MM 4.18.3-3, the Homeowners Association (HOA)

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Planning

050 - Planning. 20 0050-Planning-MAP- MM 4.18.3-3 (cont.) Not Satisfied

established for the proposed development shall establish green waste recycling through its yard maintenance or waste hauling contracts. Green waste recycling includes such things as grass recycling (where lawn clippings from a mulching type mower are left on the lawn) and on- or off-site composting. This measure shall be implemented to reduce green waste going to landfills. If such services are not available through the yard maintenance or waste haulers in the area, the HOA shall provide individual homeowners with information about ways to recycle green waste individually and collectively. The Developer and the HOA shall encourage xeriscaping and the installation of drought tolerant low maintenance vegetation. Homeowners shall be notified of such in the CC&Rs.

Planning-EPD

050 - Planning-EPD. 1 0050-Planning-EPD-MAP - ECS CONDITION Not Satisfied

The project shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2 E. & F. of County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

050 - Planning-EPD. 2 0050-Planning-EPD-MAP - ECS REQUIREMENTS Not Satisfied

The constrained areas will conform to the areas mapped as "MSHCP Riverine Areas" and "On-Site Mitigation" on Figures 7 & 8 of the document titled "Determination of Biologically Equivalent or Superior Preservation" dated April 2015 and prepared by PCR Services Corporation. These areas shall be mapped and labeled "Delineated Constraint Area (Riparian/Riverine)" on the Environmental Constraint Sheet to the satisfaction of the Environmental Programs Department.

The ECS map must be stamped by the Riverside County Surveyor with the following notes.

"No disturbances may occur within the boundaries of the Delineated Constraint Area."

"Brush management to reduce fuel loads to protect urban uses (fuel modification zones) will not encroach into the Delineated Constraint Area."

"Night lighting shall be directed away from the Delineated Constraint Area. Shielding shall be incorporated into project designs to ensure ambient lighting in the constraint areas is not increased."

"The perimeter of the Delineated Constraint Area shall be permanently fenced. Fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation, or illegal trespass or dumping in the

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Planning-EPD

050 - Planning-EPD. 2 0050-Planning-EPD-MAP - ECS REQUIREMENTS (cont.) Not Satisfied
Delineated Constraint Area. The fence shall have a minimum height of six feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of two inches cannot pass through the plane of the fence at any point below the minimum height."

Survey

050 - Survey. 1 0050-Survey-MAP - ACCESS RESTRICTION Not Satisfied
Lot access shall be restricted on Garbani Road, Wickerd Road, El Centro Road, and La Ventana Road and so noted on the final map.

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

050 - Survey. 3 0050-Survey-MAP - VACATION Not Satisfied
The applicant, by his/her design, is requesting a vacation/abandonment of the existing dedicated rights-of-way along Brandon Lane. Accordingly, prior to recordation of the final map, if an abandonment of the said rights-of-way cannot be utilized, applicant shall have filed a separate application with the County Surveyor for a conditional vacation of said rights-of-way, and the Board of Supervisors shall have approved the vacation request. If the Board of Supervisors denies the vacation request, the tentative map as designed may not record. The applicant may, however, redesign the map utilizing the existing rights-of-way, and may then reprocess the map after paying all appropriate fees and charges.

Transportation

050 - Transportation. 1 0050-Transportation-MAP - ANNEX L&LMD/OTHER DIST Not Satisfied
Prior to map recordation, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated and/or any other maintenance district approved by the Transportation Department. Said annexation should include the following:

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Transportation

050 - Transportation. 1 0050-Transportation-MAP - ANNEX L&LMD/OTHER DIST (cc) Not Satisfied

- (1) Landscaping.
- (2) Trails.
- (3) Streetlights.
- (4) Traffic signals located at intersection of Leon Road at Scott Road.
- (5) Graffiti abatement of walls and other permanent structures.
- (6) Street sweeping.

For street lighting, the project proponent shall contact the County Service Area (CSA) Project Manager who determines whether the development is within an existing CSA or will require annexation into the CSA.

If the project is outside boundaries of a CSA, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

- (1) Completed Transportation Department application.
- (2) Appropriate fees for annexation.
- (3) Two (2) sets of street lighting plans approved by Transportation Department.
- (4) "Streetlight Authorization" form from SCE, IID or other electric provider.

050 - Transportation. 2 0050-Transportation-MAP - ASSESSMENT DIST 1 Not Satisfied

Should this project lie within any assessment/benefit district, the applicant shall, prior to recordation, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district.

050 - Transportation. 3 0050-Transportation-MAP - CONSTRUCT RAMP Not Satisfied

Ramps shall be constructed at 4-way intersections and "T" intersections per Standard No. 403, sheets 1 through 7 of Ordinance 461.

050 - Transportation. 4 0050-Transportation-MAP - CORNER CUT-BACK I Not Satisfied

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Transportation

050 - Transportation. 4 0050-Transportation-MAP - CORNER CUT-BACK I (cont.) Not Satisfied

All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit 'C' of the Countywide Design Guidelines.

050 - Transportation. 5 0050-Transportation-MAP - DEDICATION Not Satisfied

La Ventana Road and street "V" shall be improved as a COLLECTOR ROAD with 44' full-width AC pavement, 6" concrete curb and gutter, and sidewalks within 74' full-width dedicated right-of-way in accordance with County Standard No. 103, Section "A", Ordinance 461. (The design criteria apply if GP-1129 is approved by the Board of Supervisors to downgrade La Ventana Road to a Collector Road.)

NOTE: 1. A 5' sidewalk shall be constructed 3' from the property line within the 15' parkway.

2. If the GP-1129 (proposed downgrade of La Ventana Road to a Collector Road) is not approved by the Board of Supervisors, the project proponent shall submit the revised tentative map.

3. A minimum 6' bike lane shall be striped on the roadway and shall conform to the Caltrans Highway Design Manual.

Street "F" and street "K" along Veteran's Park boundary shall be improved as an ENHANCED LOCAL road with 44' full-width AC pavement, 6" concrete curb and gutter, 11' sidewalk (park side) and 5' sidewalk (other side of the centerline) within the 66' full-width dedicated right-of-way in accordance with County Standard No. 104, Section "A", Ordinance 461 and per Amended Exhibit No. 2, dated 1/28/2016. (44'/66')

NOTE: An 11' sidewalk (park side) and a 5' sidewalk (on the opposite side of the park, adjacent to the right-of-way) shall be constructed within the 11' parkway.

All other interior streets shall be improved as a LOCAL ROAD with 36' full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk within the 56' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "A", Ordinance 461. (36'/56')

NOTE: A 5' sidewalk shall be constructed adjacent to the right-of-way line within the 10' parkway.

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50. Prior To Map Recordation

Transportation

050 - Transportation. 5

0050-Transportation-MAP - DEDICATION (cont.)

Not Satisfied

Wickerd Road along project boundary is designated a SECONDARY HIGHWAY and shall be improved with 32' half-width AC pavement, 6" concrete curb and gutter (project side), within a 50' half-width dedicated right-of-way in accordance with County Standard No. 94, Ordinance 461. (32'/50')

NOTE: A 5' sidewalk shall be constructed 9' from the curb line within 18' parkway.

A minimum 6' bike lane shall be striped on the roadway and shall conform to the Caltrans Highway Design Manual.

Garbani Road along project boundary is designated as MAJOR HIGHWAY and shall be improved with 38' half-width AC pavement, 8" concrete curb and gutter (project side), within a 59' half-width dedicated right-of-way in accordance with County Standard No. 93, Ordinance 461. (38'/59')

NOTE: A 5' meandering sidewalk shall be constructed within the 21' parkway.

A minimum 6' bike lane shall be striped on the roadway and shall conform to the Caltrans Highway Design Manual.

or as approved by the Director of Transportation for any of the conditions described above.

Sufficient public street right-of-way along Meadowgate Lane shall be conveyed for public use to provide for a 30 foot half-width right-of-way. Areas designated as culturally sensitive shall be omitted for the area to be dedicated. Any projects that would improve Meadowgate Lane shall consult with the Pechanga Band of Luiseno Indians or other Native American Indian tribes.

*** This condition was modified by the Planning Commission on June 15, 2016.***

050 - Transportation. 6

0050-Transportation-MAP - IMP PLANS

Not Satisfied

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County

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Transportation

050 - Transportation. 6 0050-Transportation-MAP - IMP PLANS (cont.) Not Satisfied
Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department
Web site: <http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

050 - Transportation. 7 0050-Transportation-MAP - INTERSECTION/50' TANGENT Not Satisfied
All centerline intersections shall be at 90 degrees, plus or minus 5 degrees, with a minimum 50' tangent, measured from flowline/curbface or as approved by the Transportation Planning and Development Review Division Engineer.

050 - Transportation. 8 0050-Transportation-MAP - LANDSCAPING/TRAILS Not Satisfied
The project proponent shall comply in accordance with landscaping (and/or trail) requirements within public road rights-of-way (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping plans shall be submitted on standard County plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans. If landscaping maintenance (and/or trails) is to be annexed to a County Service Area, or Landscaping and Lighting Maintenance District, landscaping plans shall depict ONLY such landscaping, irrigation and related facilities as are to be placed within the public road rights-of-way.

050 - Transportation. 9 0050-Transportation-MAP - LIGHTING PLAN Not Satisfied
A separate street light plan is required for this project. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

050 - Transportation. 10 0050-Transportation-MAP - OFF-SITE ACCESS 2 Not Satisfied
The landowner/developer shall provide/acquire sufficient public off-site rights-of-way to provide for two paved access roads to a paved and maintained road. Said access roads shall be constructed with 32' of A.C. pavement within a 60' dedicated right-of-way in accordance with County

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Transportation

050 - Transportation. 10 0050-Transportation-MAP - OFF-SITE ACCESS 2 (cont.) Not Satisfied

Standard No. 106, Section A (32'/60') at a grade and alignment as approved by the Transportation Department. The applicant shall provide the appropriate environmental clearances for said off-site improvements prior to recordation or the signature of any street improvement plans.

Said off-site access road shall be the westerly extension of Wickerd Road to Briggs Road and the southerly extension of Briggs Road to the existing pavement.

Said off-site access road shall be the westerly extension of Garbani Road to Briggs Road.

Said off-site access road shall be the easterly extension of Garbani Road to Leon Road.

Said off-site access road shall be the easterly extension of Wickerd Road to Leon Road.

or as approved by the Director of Transportation.

This condition was modified by the Planning Commission on June 15, 2016.

050 - Transportation. 11 0050-Transportation-MAP - OFF-SITE IMPROVEMENTS Not Satisfied

The project shall construct the Line 1 Storm Drain system, which will outlet at the ultimate south Wickerd Road right-of-way line, based upon a design that is approved and accepted by RCFC&WCD or RCTD. The Line 1 Storm Drain shall include the design of an energy dissipator to mitigate the concentration of flows discharged by the storm drain system. The energy dissipator shall be designed in a manner that would disperse the flows in order to re-create a sheet flow condition and would reduce the velocities discharged by the storm drain to a non-erosive rate. The Line 1 Storm Drain System shall be maintained by RCFC&WCD or other acceptable county entity. In order to complete, the construction of the Line 1 Systems, dedication will be required of the southerly portion of the ultimate Wickerd Road right-of-way, the right-of-way shall be required in connection with final engineering. To implement this condition the adjoining property owner of APN 466-220-027 has agreed and shall dedicate such property, right-of-way, and easements as required by RCFC&WCD for the design, construction and maintenance of the Line 1 Storm drain system.

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Transportation

050 - Transportation. 12 0050-Transportation-MAP - OFF-SITE INFO Not Satisfied

The off-site rights-of-way required for said access road(s) shall be accepted to vest title in the name of the public if not already accepted.

050 - Transportation. 13 0050-Transportation-MAP - PART-WIDTH Not Satisfied

El Centro Lane along project boundary is designated LOCAL ROAD and shall be improved with 32' part-width AC pavement (20' on the project side and 12' on opposite side of the centerline), 6" concrete curb and gutter within a 60' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "C".

NOTE: 1. A 5' sidewalk (project side) shall be constructed adjacent to the right-of-way line within the 10' parkway.

2. A 6" concrete curb and gutter (project side) shall be constructed.

3. A 6" AC dike shall be constructed on the opposite side of the centerline.

or as approved by the Director of Transportation.

050 - Transportation. 14 0050-Transportation-MAP - SIGNING & STRIPING PLAN Not Satisfied

A signing and striping plan is required for this project. The applicant shall be responsible for any additional paving and/or striping removal caused by the striping plan

or as approved by the Director of Transportation.

050 - Transportation. 15 0050-Transportation-MAP - SOILS 2 Not Satisfied

The developer/owner shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.

050 - Transportation. 16 0050-Transportation-MAP - STREET NAME SIGN Not Satisfied

The land divider shall install street name sign(s) in accordance with County Standard No. 816 as directed by the Transportation Department.

050 - Transportation. 17 0050-Transportation-MAP - TRANSPORTATION BENEFIT Not Satisfied

Within 2 years of project approval or prior to recordation of the tract map, whichever comes first, the

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050 - Transportation. 17 0050-Transportation-MAP - TRANSPORTATION BENEFIT (c Not Satisfied applicant shall provide its contribution to the Transportation Department in the amount of \$2,000 per unit. If payment is not made within the 2 year period, the applicant would be required to pay the following payments by the dates listed below:

- \$150,000 by September 4, 2019
- \$850,000 by July 31, 2020
- If \$850,000 is not received by July 31, 2020 this shall be replaced by \$950,000 by December 7, 2020

All the contribution is to be used to fund the Scott Road Interchange Project. In the event the Interchange Project is fully funded without this contribution, the funds will be directed to fund other transportation improvement projects the Southwest Area Plan. This contribution is an extraordinary benefit of the project. This is intended to be in addition to any required Transportation Uniform Mitigation Fee (TUMF) or Development Impact Fee (DIF). In the event of a legal challenge against the project the two (2) year period shall begin after the litigation is resolved.

If the contribution has been made to the Transportation Department to satisfy 20.TRANS.1, this condition shall be deemed met. If however, the contribution has not been made within two (2) years of project approval per 20.TRANS.1, this condition shall apply and the contribution shall be provided prior to recordation of the tract map.

This condition was modified by through TR36785M1

050 - Transportation. 18 0050-Transportation-MAP - TS/DESIGN Not Satisfied

The project proponent shall be responsible for the design of traffic signal(s) at the intersections of:

Signals eligible for fee credit if installed in the ultimate location:

Leon Road (NS) at Scott Road (EW)

The project proponent may pay cash-in-lieu of improvements. The cash-in-lieu amount shall be 33% of the total cost to design and construct the traffic signal, including associated street improvements, survey, and inspection. No fee credit will be given if cash-in-lieu is paid.

or as approved by the Transportation Department.

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal.

All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

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50. Prior To Map Recordation

Transportation

050 - Transportation. 18 0050-Transportation-MAP - TS/DESIGN (cont.) Not Satisfied

050 - Transportation. 19 0050-Transportation-MAP - TS/GEOMETRICS Not Satisfied

The intersection of Leon Road (NS) at Scott Road (EW) shall be signalized and improved to provide the following geometrics:

Northbound: one left-turn lane, one through lane

Southbound: one left-turn lane, one through lane

Eastbound: one left-turn lane, one through lane

Westbound: one left-turn lane, one through lane

NOTE: If cash-in-lieu is paid per 50.TRANS.20, the design shall be based on the geometrics above, however construction is not required.

or as approved by the Transportation Department.

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided.

Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

050 - Transportation. 20 0050-Transportation-MAP - UTILITY PLAN Not Satisfied

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

050 - Transportation. 21 0050-Transportation-MAP-DEDICATIONS/ACCEPTANCE/SL Not Satisfied

The applicant shall provide two offsite access roads from the project site to a publicly maintained road to the

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 4 0060-BS-Grade-MAP - GRADING SECURITY (cont.) Not Satisfied
performance security to be posted with the Building and Safety Department. Single Family Dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

060 - BS-Grade. 5 0060-BS-Grade-MAP - IMPORT/EXPORT Not Satisfied
In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department.

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

060 - BS-Grade. 6 0060-BS-Grade-MAP - NOTRD OFFSITE LTR Not Satisfied
A notarized letter of permission from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

060 - BS-Grade. 7 0060-BS-Grade-MAP - NPDES/SWPPP Not Satisfied
Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 7 0060-BS-Grade-MAP - NPDES/SWPPP (cont.) Not Satisfied
construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at www.swrcb.ca.gov .

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

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

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

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

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

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

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 12 0060-BS-Grade-MAP- BMP CONST NPDES PERMIT (cont.) Not Satisfied

Flood

060 - Flood. 1 0060-Flood-MAP ADP FEES Not Satisfied

Tract Map 36785 is located within the limits of the Murrieta Creek/Warm Springs Valley Area Drainage Plan for which drainage fees have been adopted.

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

060 - Flood. 2 0060-Flood-MAP EROS CNTRL AFTER RGH GRAD Not Satisfied

Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to the District for review.

060 - Flood. 3 0060-Flood-MAP OFFSITE EASE OR REDESIGN Not Satisfied

Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to recordation of the final map. If the developer cannot obtain such rights, the map should be redesigned to eliminate the need for the easement.

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

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

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60. Prior To Grading Permit Issuance

Flood

060 - Flood. 4 0060-Flood-MAP PHASING (cont.) Not Satisfied
required prior to the recordation of the final map.

060 - Flood. 5 0060-Flood-MAP SUBMIT FINAL WQMP Not Satisfied
A copy of the project specific WQMP shall be submitted to the District for review and approval.

060 - Flood. 6 0060-Flood-MAP SUBMIT PLANS Not Satisfied
A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of grading permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

060 - Flood. 7 0060-Flood-MAP WRITTEN PERM CONC FLOWS Not Satisfied
The proposed drainage concept proposes to combine onsite and offsite stormwater runoff and discharge concentrated and erosive flows onto the downstream property owner(s). Written authorization letter and/or drainage easement(s) from the affected property owner(s) for the release of concentrated and/or diverted storm flows shall be obtained. A copy of the signed letter shall be submitted to the District for review prior to the issuance of permits for the project. The recorded drainage easement shall be submitted to the District for review and approval prior to the issuance of permits for the project or recordation of the map. If such permission cannot be obtained, then the project shall be redesigned to discharge stormwater runoff in a manner that perpetuates the existing natural drainage patterns and conditions with respect to tributary drainage areas, outlet points and outlet conditions.

060 - Flood. 8 0060-Flood-MAP WRITTEN PERM FOR GRADING Not Satisfied
Written permission shall be obtained from the affected property owner(s) allowing the proposed grading and/or facilities to be installed outside of the tract boundaries . A copy of the written authorization shall be submitted to the District for review and approval.

060 - Flood. 9 0060-Flood-MAP ZONE 7 PRESENT WORTH MAINT Not Satisfied
All flood control facilities should be constructed to District standards. All facilities that the District will

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60. Prior To Grading Permit Issuance

Flood

060 - Flood. 9 0060-Flood-MAP ZONE 7 PRESENT WORTH MAINT (cont.) Not Satisfied
assume for maintenance will require the payment of a one
time maintenance charge equal to the "present worth" value
of 10 years of maintenance costs at the time of improvement
plan approval.

Planning

060 - Planning. 1 0060-Planning-MAP - COMMUNITY TRAIL ESMNT Not Satisfied
The land divider/permit holder shall cause grading plans to
be prepared which delineates grading adjacent to or within
proposed trails as delineated on the TENTATIVE MAP. Said
grading must conform to the trail standards of the
Comprehensive General Plan.

060 - Planning. 2 0060-Planning-MAP - CULTURAL RESOURCE PROF. Not Satisfied
Prior to the issuance of grading permits, the
developer/permit holder shall retain and enter into a
monitoring and mitigation service contract with a qualified
Archaeologist for services.
The Project Archaeologist (Cultural Resource Professional)
shall develop a Cultural Resources Monitoring Plan which
must be approved by the County Archaeologist prior to
issuance of grading permits.
The Project Archaeologist shall be included in the
pre-grade meetings to provide Construction Worker Cultural
Resources Sensitivity Training including the establishment
of set guidelines for ground disturbance in sensitive areas
with the grading contractors and Native American Monitors.
A sign-in sheet for attendees of this training shall be
included in the Phase IV Monitoring Report.
The Project Archaeologist shall manage and oversee
monitoring for all initial ground disturbing activities and
excavation of each portion of the project site including
clearing, grubbing, tree removals, grading, trenching,
stockpiling of materials, rock crushing, structure
demolition and etc.
The Project Monitor shall have the authority to temporarily
divert, redirect or halt the ground disturbance activities
to allow identification, evaluation, and potential recovery
of cultural resources in coordination with the special
interest monitors.
The developer/permit holder shall submit a fully executed
copy of the contract and a wet-signed copy of the
Monitoring Plan to the Riverside County Planning Department
to ensure compliance with this condition of approval.

060 - Planning. 3 0060-Planning-MAP - FEE BALANCE Not Satisfied

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60. Prior To Grading Permit Issuance

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060 - Planning. 3 0060-Planning-MAP - FEE BALANCE (cont.) Not Satisfied
Prior to issuance of grading permits, the Planning

Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

060 - Planning. 4 0060-Planning-MAP - GRADING ELEVATIONS Not Satisfied

The project site is located adjacent to a planned high school and recreational public park . The land divider or successor in interest shall coordinate with the Perris Unified School District and the Valley Wide Recreation District to ensure grading is level between the project site, high school and recreational park which will support pedestrian connectivity between the project site and facilities, to the satisfaction of the Planning Director. The grading shall include handicap accessible 15' minimum wide paseos that incorporate design features that deter criminal behavior. Prior to issuance of the first grading permit, the land divider shall provide documentation to the Planning Director demonstrating that the grading design complies with this condition of approval.

060 - Planning. 5 0060-Planning-MAP - GRADING PLAN REVIEW Not Satisfied

The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the County T.L.M.A - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved tentative map, in compliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

060 - Planning. 6 0060-Planning-MAP - MM 4.10-2 Not Satisfied

Per MM 4.10-2, the future developer shall prepare and implement a Storm Water Pollution Prevention Plan (SWPPP) which specifies Best Management Practices (BMPs) that will be implemented to prevent construction pollutants from contacting stormwater and with the performance standard of keeping all products of erosion from moving offsite. The SWPPP shall be developed with the goal of achieving a reduction in pollutants both during and following construction to control urban runoff to the maximum extent practicable based on available, feasible best management practices. The SWPPP and the monitoring program for the construction projects shall be consistent with the requirements of the latest version of the State's General Construction Activity Storm Water Permit and NPDES no.

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060 - Planning. 6 0060-Planning-MAP - MM 4.10-2 (cont.) Not Satisfied
CAS618033, Order No. R8-2002-0011 for projects within
Riverside County or the permits in place at the time of
construction.

060 - Planning. 7 0060-Planning-MAP - MM 4.13-1 Not Satisfied
Per MM 4.13-1, prior to approval of grading plans and/or
issuance of building permits, plans shall include a
requirement that noise-generating Project construction
activities shall not occur between the hours of 6:00 p.m.
to 6:00 a.m. during the month of June through September,
and between the hours of 6:00 p.m. and 7:00 a.m. during
the months of October through May during weekdays, except
in emergencies.

060 - Planning. 8 0060-Planning-MAP - MM 4.13-14 Not Satisfied
Per MM 4.13-14, prior to the issuance of a grading permit,
the applicant shall retain a qualified
contractor/consultant and have that contractor/consultant
prepare a comprehensive Blasting Plan for this grading
activity, as appropriate, and to the extent blasting
required.

This plan shall include, at a minimum, the following
aspects/information:

- 1.Type of blasting media to be used (TNT, ANFO, etc.).
- 2.Drilling method. Bore hole diameter, depth of bore hole,
number of holes per shot, stemming, burden, weight/volume
of explosives, accelerants, fuse types, etc.
- 3.Amount of material expected to be produced per blast.
- 4.Monitoring plans for blast-induced ground vibrations and
air overpressure (sound).
- 5.Monitoring plans for drilling-induced ground vibrations
and noise impacts on all uses, including wildlife.
- 6.Monitoring plans for potential adverse effects caused by
blasting relative to slope stability.
- 7.Monitoring plans for potential adverse effects caused by
blasting relative to the hydrologic characteristics of the
rock body.
- 8.Recommendations for minimizing any potential drilling and
blasting impacts, as appropriate.
- 9.All necessary blasting permits.

060 - Planning. 9 0060-Planning-MAP - MM 4.5-4 Not Satisfied
Per MM 4.5-4, prior to issuance of grading permits for the
project site, the site developer shall implement the

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060 - Planning. 9 0060-Planning-MAP - MM 4.5-4 (cont.) Not Satisfied

Determination of Biologically Equivalent or Superior Preservation (DBESP) document and regulatory permits for disturbance of approximately 0.131 acre or 1,445 linear feet of heavily disturbed riverine habitat. To compensate for the loss of these waters of the U.S. and State, the developer shall either implement onsite enhancement in the area set aside to protect stream channel habitat or acquire offsite compensatory mitigation habitat or create such habitat at no more than a 2:1 mitigation-to-impact ratio as outlined in the text above. This habitat shall be located within the Santa Margarita River Watershed. The regulatory permits (Corps 404, Regional Board 401 and CDFW 1600) may increase this compensatory ratio but the County finds that this is the minimum habitat required to offset the impacts to water resources on the project site.

060 - Planning. 10 0060-Planning-MAP - MM 4.6-4 Not Satisfied

A professional archaeological monitor shall be on site to monitor all ground disturbing activities. Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. The Project Archaeologist (Cultural Resource Professional), in consultation with the Native American Tribe, shall develop a Cultural Resources Monitoring Plan (CRMP) which must be approved by the County Archaeologist prior to issuance of grading permits. The CRMP shall address the details of all archaeological and cultural activities that will occur on the project site as well as address potential impacts to undiscovered buried archaeological and cultural resources and measures to protect and/or mitigate such impacts. An adequate number of qualified archaeological monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored, including off-site improvements. Monitoring will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of the archaeological monitoring will be determined in consultation with the Native American monitor. The archaeological monitor shall have the limited authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources, in consultation with the Native American monitor. All archaeological monitors shall be approved by the County Archaeologist prior to commencement of grading activities. The developer/permit holder shall

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60. Prior To Grading Permit Issuance

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060 - Planning. 10 0060-Planning-MAP - MM 4.6-4 (cont.) Not Satisfied

submit a fully executed copy of the contract and a wet-signed copy of the Cultural Resources Monitoring Plan to the Riverside County Planning Department to ensure compliance with this condition of approval.

060 - Planning. 11 0060-Planning-MAP - MM 4.9-4 Not Satisfied

Per MM 4.9-4, prior to issuance of grading permits, the site developer shall remove all illegally dumped solid waste on the project site. All of the waste shall be evaluated prior to removal to ensure that the materials are directed to the proper waste disposal system (municipal solid waste, recyclable solid waste, and hazardous waste). A report of findings shall be provided to the Riverside County Environmental Health Department and when the wastes have been removed the Environmental Health Department shall be informed and documentation provided that all wastes were disposed of to the property waste management system.

060 - Planning. 12 0060-Planning-MAP - MM 4.9-5 Not Satisfied

Per MM 4.9-5, prior to issuance of a grading permit, a blasting report, shall be submitted to the County as part of the grading plan check review. Said blasting report shall contain, at a minimum, the following information:

- a. Explosive handling
- b. Chemical exposure
- c. Compliance with 2010 California Fire Code Chapter 33 and the California Code of Regulations, Title 19, Subchapter 4, Article 6

The following shall be required:

a. The use and handling of explosives is restricted to permittees, their employees and authorized representatives, who shall be at least 21 years of age; however, persons between the ages of 18 and 21 years may be permitted to use and handle such explosives if they are under the direct personal supervision of an experienced competent permittee, employee or authorized representative over the age of 21 years.

b. Smoking shall not be permitted while explosives are being used or handled, and no one within 50 feet of explosives shall possess matches, lighters, open light or other fire or flame. Exception: The lighting of safety fuse in conjunction with approved blasting operations.

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0060-Planning-MAP - MM 4.9-5 (cont.)

Not Satisfied

c. No person shall use or handle explosives while under the influence of intoxicating liquors, or narcotics.

d. Authorized containers or Class II magazines shall be used for taking detonators and other explosives from storage magazines to the blasting area.

e. When blasting is done in congested areas or in close proximity to a structure, railway, or highway, or any other installation that may be damaged, the blast shall be covered before firing with a mat constructed so that it is capable of preventing fragments from being thrown. Appropriate provisions (water) shall be available in brush areas to extinguish a fire that may occur as a result of blasting operations.

f. Persons authorized to prepare explosive charges or conduct blasting operations shall use every reasonable precaution, including but not limited to warning signals, flags, barricades, guards or woven mats to insure the safety of the general public.

g. Blasting operations, except by special written permission of the County, shall be conducted during daylight hours. Local residents shall be notified prior to blasting operations (minimum one day notification).

h. Blasting shall be controlled to prevent the blasted material from going off the project site and vibrations from blasting shall not exceed vibration levels that could cause building damage at the nearest residential structure.

i. Whenever blasting is being conducted in the vicinity of gas, electric, water, fire alarm, telephone, telegraph or steam facilities, and flammable liquid and any similar lines, the blaster shall notify the appropriate representatives of such facilities, at least 24 hours in advance of blasting, specifying the location and intended time of such blasting. In an emergency this time limit may be waived by the County.

j. Due precautions shall be taken to prevent accidental discharge of electric blasting caps from current induced by radar, radio transmitters, lightning, adjacent power lines, sand or dust storms, or other sources of extraneous electricity. These precautions shall include:

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060 - Planning. 12 0060-Planning-MAP - MM 4.9-5 (cont.)

Not Satisfied

1. The suspension of all blasting operations and removal of persons from the blasting area during the approach and progress of an electric storm, or sand or dust storm.
2. The posting of signs warning against the use of mobile radio transmitters on all access roads between 1,000 feet and 3,000 feet of the blasting operations. The sign shall be in contrasting 8 inch letters on a white background and shall read "BLASTING AREA - NO RADIO TRANSMITTING". Signs shall be displayed only at time of blasting.
- 3.No electric blasting shall be done under overhead electric lines, or at such distance where it is possible for the blasting line to be blown in contact with any electric line unless the power in the energized line is shut-off or unless shot blow deflectors, hold downs, mats, logs, or other material are placed over the charge to confine the blast.
- 4.When blasting near overhead electric lines, and when placing the lead and leg wires near these lines, the lead and leg wires shall not be placed parallel to the power line, and they shall be securely anchored.
- 5.Before a blast is fired, the person in charge shall make certain that surplus explosive materials are in a safe place, that persons and vehicles are at a safe distance or under sufficient cover, and that a loud warning signal has been sounded. It shall also be ascertained that all entrances to the place or places where charges are to be fired are properly guarded.
- 6.Tools used for the opening of containers of explosive materials shall be made of non sparking materials.
- 7.Empty boxes and paper, plastic or fiber packing material which has previously contained explosive materials shall not be reused, and shall be disposed of in an appropriate manner.
- 8.Explosive materials shall not be abandoned.
- 9.Temporary storage for use in connection with approved blasting operations shall comply with NFPA 495.

060 - Planning. 13 0060-Planning-MAP - NATIVE AMERICAN MONITOR

Not Satisfied

Prior to the issuance of grading permits, the developer/permit applicant shall enter into a contract with

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060 - Planning. 13 0060-Planning-MAP - NATIVE AMERICAN MONITOR (cont.) Not Satisfied

a Tribal monitor(s) from the appropriate LUISENO Native American Tribe(s) who shall be on-site during all ground disturbing activities. The developer shall submit a copy of a signed contract between the appropriate Tribe and the developer/permit holder for the monitoring of the project, and which addresses the treatment of cultural resources, to the Planning Department and the County Archaeologist. The Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow recovery of cultural resources in coordination with the Project Archaeologist. The Native American Monitor shall be given a minimum notice of two weeks that a monitor is required. If a monitor is not available, work may continue without the monitor. The Project Archaeologist shall include in the Phase IV Archaeological Monitoring report any concerns or comments that the monitor has regarding the project and shall include as an appendix any non-confidential written correspondence or reports prepared by the Native American monitor.

Native American monitoring does not replace any Cultural Resources monitoring required by a County-approved Archaeologist, but rather serves as a supplement for coordination and advisory purposes for all groups' interests only.

The developer/permit applicant shall not be required to further pursue any agreement for Native American monitoring of this project if after 60 days from the initial attempt to secure an agreement the developer/permit applicant, through demonstrable good faith effort, has been unable to secure said agreement from the Tribe. A good faith effort shall consist of no less than 3 written attempts from the developer/permit applicant to the tribe to secure the required special interest monitoring agreement and appropriate e-mail and telephone contact attempts. Documentation of the effort made to secure the agreement shall be submitted to the County Archaeologist for review and consideration.

Should repatriation of collected cultural items be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Archaeologist. Should curation be preferred, the developer/permit applicant is responsible for all costs and the repository and curation method shall be described in the Phase IV monitoring report.

060 - Planning. 14 0060-Planning-MAP - PALEO PRIMP & MONITOR Not Satisfied

This site is mapped in the County's General Plan as having

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60. Prior To Grading Permit Issuance

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060 - Planning. 14 0060-Planning-MAP - PALEO PRIMP & MONITOR (cont.) Not Satisfied

a High potential for paleontological resources (fossils).
Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

2.The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:

1.Description of the proposed site and planned grading operations.

2.Description of the level of monitoring required for all earth-moving activities in the project area.

3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.

4.Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.

5.Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.

6.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.

7.Sampling of sediments that are likely to contain the

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 14 0060-Planning-MAP - PALEO PRIMP & MONITOR (cont.) Not Satisfied
remains of small fossil invertebrates and vertebrates.

8.Procedures and protocol for collecting and processing of samples and specimens.

9.Fossil identification and curation procedures to be employed.

10.Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

13.Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees.

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

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

Safeguard Artifacts Being Excavated in Riverside County (SABER)

060 - Planning. 15 0060-Planning-MAP - PALEO PRIMP AND MONITOR Not Satisfied

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60. Prior To Grading Permit Issuance

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060 - Planning. 15 0060-Planning-MAP - PALEO PRIMP AND MONITOR (cont.) Not Satisfied

County Paleontological Report (PDP) No. 1496, prepared by Harry Quinn (CRM Tech) concluded the project's potential to impact significant paleontological resources are high.

HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

2.The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:

1.Description of the proposed site and planned grading operations.

2.Description of the level of monitoring required for all earth-moving activities in the project area.

3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.

4.Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.

5.Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.

6.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.

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060 - Planning. 15 0060-Planning-MAP - PALEO PRIMP AND MONITOR (cont.) Not Satisfied

7.Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.

8.Procedures and protocol for collecting and processing of samples and specimens.

9.Fossil identification and curation procedures to be employed.

10.Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

13.Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees.

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

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

060 - Planning. 16 0060-Planning-MAP - PALEONTOLOGIST REQUIRED Not Satisfied

The land divider/permit holder shall retain a qualified paleontologist for onsultation and comment on the proposed

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060 - Planning. 16 0060-Planning-MAP - PALEONTOLOGIST REQUIRED (cont. Not Satisfied

grading with respect to potential paleontological impacts.
The developer shall submit the name, telephone number and address of the retained, qualified paleontologist to the Planning Department and the Department of Building and Safety. The paleontologist shall submit in writing to the Planning Department - Development Review Division the results of the initial consultation, and the paleontologist shall include details of the fossil recovery plan, if recovery was deemed necessary. Should the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist and the excavation and grading contractor shall be arranged. When necessary, in the professional opinion of the retained paleontologist (and/or as determined by the Planning Director), the paleontologist or representative shall have the authority to monitor actively all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of paleontological resources.

060 - Planning. 17 0060-Planning-MAP - PLANNING DEPT REVIEW Not Satisfied

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

060 - Planning. 18 0060-Planning-MAP - REQUIRED APPLICATIONS Not Satisfied

No grading permits shall be issued until General Plan Amendment No. 1129 and Change of Zone No. 7856 have been approved and adopted by the Board of Supervisors and have been made effective.

060 - Planning. 19 0060-Planning-MAP - SKR FEE CONDITION Not Satisfied

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 170 acres (gross) in accordance

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060 - Planning. 19 0060-Planning-MAP - SKR FEE CONDITION (cont.) Not Satisfied

with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

060 - Planning. 20 0060-Planning-MAP- FENCING FOR CULTURAL AREA Not Satisfied

Prior to Grading Permits, the locations of the temporary and permanent fencing, and the location of the Ball Field poles within the Culturally Sensitive area on the northeast of the property, need to be determined and agreed upon between the Native American Tribes and the Applicant.

060 - Planning. 21 0060-Planning-MAP- MM 4.6-1 (2) Not Satisfied

The property surrounding Site 33-002007 shall be avoided and preserved in perpetuity by the Valley Wide Recreation and Park District (VWRPD) or through arrangement with a Native American tribe. This site shall be protected by a fence and maintained as part of the community park that will be constructed by the proposed project. In consultation with Native American tribal representatives, a plaque or kiosk explaining the significance of the Native American archaeological resources at this site shall be developed, installed and maintained at this site. The site shall be protected from future trespass but shall be accessible to any Native American or professional archaeologist for future study with approval of the participating Native American tribal representatives. This mitigation measure is repeated in the 90 series.

060 - Planning. 22 0060-Planning-MAP- MM 4.6-10 Not Satisfied

In the event that cultural resources are inadvertently unearthed during earth-moving activities for the Project, all earth-disturbing activities within a 100-foot radius of the area of discovery shall cease. The project archaeologist, in consultation with the Native American monitor, shall evaluate the significance of the find and determine appropriate avoidance and/or mitigation. If avoidance of the resources is determined not to be feasible by the County, in consultation with Native American monitor, salvage operation requirements pursuant to Section 15064.5 of the CEQA Guidelines shall be followed and which shall take in to account tribal preferences and sensitivity concerns. After the find has been appropriately avoided or mitigated and cleared by the County, the Project cultural resources professional and, the Native American monitor, work in the area may resume. Pursuant to California Public Resources Code Section 21083.2(b), avoidance is the preferred method of preservation for archaeological and tribal cultural resources. If the developer/permit holder,

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060 - Planning. 22 0060-Planning-MAP- MM 4.6-10 (cont.) Not Satisfied

the Project archaeologist and the Native American monitor cannot agree on the significance of or the avoidance or mitigation for such resources, these issues will be presented to the County of Riverside for decision. The County of Riverside shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological and tribal cultural resources and shall take into account the religious beliefs, customs, and practices of the appropriate Native American tribe. Notwithstanding any other rights available under the law, the decision of the County of Riverside shall be appealable to the Planning Commission and/or Board of Supervisors.

060 - Planning. 23 0060-Planning-MAP- MM 4.6-6 Not Satisfied

The County certified Archaeologist and Native American monitor shall attend the pre-grading meeting with the developer/permit holder's contractors to provide Cultural Sensitivity Training for all construction personnel. This shall include the procedures to be followed during ground disturbance in sensitive areas and protocols that apply in the event that unanticipated resources are discovered. This is a mandatory training and all construction personnel must attend prior to beginning work on the project site. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

060 - Planning. 24 0060-Planning-MAP- MM 4.6-7 Not Satisfied

Within 50 feet of the boundaries of P-33-002007 & P-33-0023956 and in the areas of P-33-002039 and P-33-23952, any grading shall be conducted using controlled grading techniques. Large indiscriminate grading equipment shall not be used, and the controlled grading technique shall be reviewed by the County and Native American monitor to ensure that the grading effort in these areas are conducted in a manner that enhances the identification of and minimizes damage to any unknown subsurface cultural resources.

060 - Planning. 25 0060-Planning-MAP- MM 4.6-8 Not Satisfied

The landowner(s) shall relinquish ownership of all cultural resources, (with the exception of sacred items, burial goods, and human remains) including all archaeological artifacts and non-human remains as part of the required mitigation for impacts to cultural resources. This shall include any and all artifacts collected during any previous

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60. Prior To Grading Permit Issuance

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060 - Planning. 25 0060-Planning-MAP- MM 4.6-8 (cont.) Not Satisfied

archaeological investigations. A curation agreement shall be developed with an appropriate qualified repository within Riverside County that meets federal standards pursuant to 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation. If more than one Native American Group is involved with the project and cannot come to an agreement between themselves as to the disposition of cultural resources, the landowner(s) shall curate at the Western Science Center.

060 - Planning. 26 0060-Planning-MAP- MM 4.6-9 Not Satisfied

Prior to issuance of any grading permit, County Building and Safety Grading shall confirm that the following requirement is included on Contractor Specifications: "Should any cultural or archaeological resources be discovered during earth-moving activities, no further grading shall occur in the area of the discovery until the County Archaeologist, in consultation with the Native American monitor, is satisfied that adequate provisions are in place to evaluate and protect these resources." This condition and the approved provisions/recom-mendations as determined in the Agreement prepared under MM 4.6-4 & 4.6-5 and as outlined in the CRMP, shall be incorporated on the cover sheet of the grading plan. Native American and archaeological monitors shall be allowed to monitor all grading, excavation and groundbreaking activities, and shall also have the authority to temporarily stop and redirect grading activities in the vicinity of a potential find.

Planning-EPD

060 - Planning-EPD. 1 0060-Planning-EPD- - BIOLOGICAL MONITORING Not Satisfied

Prior to grading permit issuance a qualified biological monitor shall be contracted to provide biological monitoring of the grading and construction activities, fence installation, and to survey the site for nesting birds. A work plan shall be submitted to the EPD from the qualified biological monitor to review and approve, that may include but not be limited to Best Management Practices (BMPs), fencing of Open Space/Conserved Areas, and monitoring reports. The applicant must provide evidence that the qualified biologist has reviewed all construction

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Planning-EPD

060 - Planning-EPD. 1 0060-Planning-EPD- - BIOLOGICAL MONITORING (cont.) Not Satisfied

plans and proposed activities to minimize impacts to any sensitive species and habitats. The EPD may require additional documentation in the form of biological reports and/or site visit(s) to confirm completion. Please contact EPD for further information.

060 - Planning-EPD. 2 0060-Planning-EPD- - HMMP/MITIGATION CREDITS Not Satisfied

Prior to the issuance of a grading permit, a biologist who holds a MOU with the County of Riverside shall submit documentation that the appropriate mitigation credits have been purchased in accordance with the mitigation measures described in the document titled "Determination of Biologically Equivalent or Superior Preservation" prepared by PCR Services Corporation and dated April, 2015. There will be permanent impacts to 0.131 acre of MSHCP Riverine Areas and temporary impacts to 0.118 acre. The drainages with temporary impacts will be restored and then avoided as open space. On-site mitigation proposed for the permanent drainage impacts will be at a 2:1 mitigation-to-impact ratio and includes 0.262 acre of streambed expansion and riparian habitat creation within and adjacent to the restored portions of the drainages with temporary impacts. The biologist shall provide a Habitat Mitigation and Monitoring Plan (HMMP) to the Planning Department/Environmental Programs Division (EPD) for review and approval. The HMMP shall include, but not be limited to: time lines, success criteria, reporting standards, financial assurances, and plans for conveyance of lands to a conservation agency for long term management.

060 - Planning-EPD. 3 0060-Planning-EPD- - IMPLEMENT DBESP Not Satisfied

Prior to issuance of grading permits for the project area, the site developer shall implement the Determination of Biologically Equivalent or Superior Preservation (DBESP) document (prepared by PCR Services Corporation and dated April, 2015) and regulatory permits for disturbance of approximately 0.131 acre or 1,445 linear feet of heavily disturbed riverine habitat. To compensate for the loss of these waters of the U.S. and State, the developer shall either implement onsite enhancement in the area set aside to protect stream channel habitat or acquire offsite compensatory mitigation habitat or create such habitat at no more than a 2:1 mitigation-to-impact ratio as outlined in the text in the DBESP. This habitat shall be located within the Santa Margarita River Watershed. The regulatory permits (Corps 404, Regional Board 401 and CDFW 1600) may increase this compensatory ratio but the County finds that

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Planning-EPD

060 - Planning-EPD. 3 0060-Planning-EPD- - IMPLEMENT DBESP (cont.) Not Satisfied
this is the minimum habitat required to offset the impacts
to water resources on the project site.

060 - Planning-EPD. 4 0060-Planning-EPD- - NESTING BIRD SURVEY Not Satisfied

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

060 - Planning-EPD. 5 0060-Planning-EPD- - PERMANENT FENCING PLAN Not Satisfied

Prior to the issuance of a grading permit, the applicant shall submit a proposed fencing and signage plan for the protection of all biologically sensitive areas. The areas mapped as "MSHCP Riverine Areas" and "On-Site Mitigation" on Figures 7 & 8 of the document titled "Determination of Biologically Equivalent or Superior Preservation" dated April 2015 and prepared by PCR Services Corporation shall

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Planning-EPD

060 - Planning-EPD. 5 0060-Planning-EPD- - PERMANENT FENCING PLAN (con) Not Satisfied

be permanently fenced for protection as open space. The fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping. Fencing shall be proposed and installed at all interfaces between conservation lands and urban uses such as roads, development, residential, etc. The fence shall have a minimum height of six feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of two inches cannot pass through the plane of the fence at any point below the minimum height. The Regional Conservation Authority (RCA) or other agency tasked with management of the area shall be consulted on the fence design. The fencing plan will be reviewed and approved by the Riverside County Planning Department Environmental Programs Division (EPD). The fence shall not be installed until EPD staff has reviewed and approved the fencing plan. EPD staff shall have sole discretion in determining whether the proposed fencing will adequately protect the conservation area, and whether changes to the proposed fencing and signage plan are required.

060 - Planning-EPD. 6 0060-Planning-EPD- -30 DAY BURROWING OWL Not Satisfied

Pursuant to Objectives 5 & 6 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. Two burrowing owls and sign were identified on site during the focused surveys. The Regional Conservation Authority (RCA) and County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. A grading permit may be issued once the species has been relocated.
If the grading permit is not obtained within 30 days of the survey, a new survey shall be required.

Transportation

060 - Transportation. 1 0060-Transportation-MAP - CONSTRUCTION MIT MEASURI Not Satisfied

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Transportation

060 - Transportation. 1 0060-Transportation-MAP - CONSTRUCTION MIT MEASUR Not Satisfied

The MM number corresponds to the mitigation number in the project EIR.

Per MM 4.9-6, to the extent that construction activities must occur within adjacent on-site and off-site roadway rights-of-way, a Traffic Management Plan, prepared for construction activities, shall provide adequate emergency access to all parcels of land at all times, and shall include measures to ensure that during an evacuation, the right-of-way is accessible for this purpose. Adequate emergency access is defined as access by any emergency personnel to any occupied parcel at all times during construction activities. Prior to grading permit issuance, the County shall verify and approve the construction Traffic Management Plan incorporates adequate measures to ensure emergency access and availability of adjacent on-site and off-site roadways should an evacuation be needed.

Per MM 4.13-4, prior to grading permit issuance, the County shall review and approve a Construction Haul Route Exhibit prepared by the Project Applicant that identifies all public and private roadways that will be used for haul truck deliveries. Haul routes shall minimize passage by noise-sensitive land uses. In addition, the construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment (between the hours of 6:00 a.m. and 6:00 p.m., during the months of June through September, and 7:00 a.m. and 6:00 p.m., during the months of October through May). A requirement to comply with the Construction Haul Route Exhibit and hours shall be noted on all grading and building plans and also shall be specified in bid documents issued to prospective construction contractors.

060 - Transportation. 2 0060-Transportation-MAP - SUBMIT GRADING PLAN Not Satisfied

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

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

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60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 2 0060-Transportation-MAP - SUBMIT GRADING PLAN (cont.) Not Satisfied

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

Standard plan check turnaround time is 10 working days.

060 - Transportation. 3 0060-Transportation-MAP - TRANSPORTATION BENEFIT Not Satisfied

Prior to issuance of a grading permit, the applicant shall
provide its contribution to the Transportation Department
in the amount of \$2,000 per unit. The contribution is
to be used to fund the Scott Road Interchange Project.
In the event the Interchange Project is fully funded
without this contribution, the funds will be directed
to fund other transportation improvement projects the
Southwest Area Plan. This contribution is an extraordinary
benefit of the project. This is intended to be in addition
to any required Transportation Uniform Mitigation Fee
(TUMF) or Development Impact Fee (DIF).

NOTE: This condition outlines a separate contribution from
the contribution identified in 20.TRANS.1 and
50.TRANS.22.

***This condition was modified by the Planning Commission
on June 15, 2016.***

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

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

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

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

70. Prior To Grading Final Inspection

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70. Prior To Grading Final Inspection

Planning

070 - Planning. 1 0070-Planning-MAP - CURATION AGREEMENT Not Satisfied

Prior To Grading Permit Final, the developer/permit applicant shall provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during archaeological investigations have or will be curated at a Riverside County Curation facility that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.

070 - Planning. 2 0070-Planning-MAP - PALEO MONITORING REPORT Not Satisfied

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories.

070 - Planning. 3 0070-Planning-MAP - PALEO MONITORING REPORT Not Satisfied

PRIOR TO GRADING FINAL:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted

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70. Prior To Grading Final Inspection

Planning

070 - Planning. 3 0070-Planning-MAP - PALEO MONITORING REPORT (cont. Not Satisfied
to the Western Center, the San Bernardino County Museum and
Los Angeles County Museum of Natural History, at a minimum,
for incorporation into their Regional Locality Inventories.

070 - Planning. 4 0070-Planning-MAP - PHASE IV REPORT Not Satisfied

Prior To Grading Permit Final (Archaeological
Monitoring/Phase IV Report Submittal): The developer/holder
shall prompt the Project Archaeologist to submit one (1)
wet-signed paper copy and (1) CD of a Phase IV Cultural
Resources Monitoring Report that complies with the
Riverside County Planning Department's requirements for
such reports for all ground disturbing activities
associated with this grading permit. The report shall
follow the County of Riverside Planning Department Cultural
Resourc
es (Archaeological) Investigations Standard Scopes of Work
posted on the TLMA website. The County Archaeologist shall
review the report to determine adequate compliance with the
approved conditions of approval. Upon determining the
report is adequate, the County Archaeologist shall clear
this condition

070 - Planning. 5 0070-Planning-MAP- MM 4.6-11 Not Satisfied

A Phase IV Monitoring Report, prepared by the Project
archaeologist, that complies with the Riverside County
Planning Department's requirements for such reports shall
be submitted to the County Archaeologist documenting
monitoring activities conducted by the Qualified
Archaeologist and Native American monitor within 60 days of
completion of grading. The report shall follow the County
of Riverside Planning Department Cultural Resources
(Archaeological) Investigations Standard Scopes of Work
posted on the TLMA website. This report shall document the
impacts to the known resources on the property; describe
how each mitigation measure pertaining to the four sites on
the property was fulfilled; document the type of cultural
resources recovered and the disposition of such resources;
provide evidence of the required cultural sensitivity
training for the construction staff held during the
required pre-grade meeting; and, in a confidential
appendix, include the daily/weekly monitoring notes from
each archaeological and Native American monitor. All
reports produced will be submitted to the County of
Riverside, Eastern Information Center and the appropriate
Native American tribe.

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BS-Grade

080 - BS-Grade. 1 0080-BS-Grade-MAP - NO B/PMT W/O G/PMT Not Satisfied

Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department.

080 - BS-Grade. 2 0080-BS-Grade-MAP - ROUGH GRADE APPROVAL Not Satisfied

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

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

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

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

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

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

Fire

080 - Fire. 1 0080-Fire-MAP-#50C-TRACT WATER VERIFICA Not Satisfied

The required water system, including all fire hydrant(s), shall be installed and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustible building material placed on an individual lot. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, all weather surface, and all access and/or secondary.

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Fire
080 - Fire. 1 0080-Fire-MAP-#50C-TRACT WATER VERIFICA (cont.) Not Satisfied

Approved water plans must be a the job site.

080 - Fire. 2 0080-Fire-MAP-RESIDENTIAL FIRE SPRINKLER Not Satisfied

Residential fire sprinklers are required in all one and two family dwellings per the California Residential Code, California Building Code and the California Fire Code. Contact the Riverside County Fire Department for the Residential Fire Sprinkler standard.

West County- Riverside Office 951-955-4777

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

Tract Map 36785 is located within the limits of the Murrieta Creek/Warm Springs Valley Area Drainage Plan for which drainage fees have been adopted.

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

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

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

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

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

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Flood

080 - Flood. 4 0080-Flood-MAP ZONE 7 PRESENT WORTH MAINT Not Satisfied

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

Planning

080 - Planning. 1 0080-Planning-MAP - ACOUSTICAL STUDY Not Satisfied

The land divider/permit holder shall cause an acoustical study to be performed by an acoustical engineer to establish appropriate mitigation measures

that shall be applied to individual dwelling units within the subdivision to reduce the first and second story ambient interior and exterior levels to 45 Ldn and 65 Ldn, respectively. The study shall be submitted, along with the appropriate fee, to the County Environmental Health Department - Industrial Hygiene Division for review and approval. The approved mitigation measures, if any, shall be forwarded from the Environmental Health Department to the County Department of Building and Safety and the County Planning Department for implementation into the final building plans.

080 - Planning. 2 0080-Planning-MAP - BUILDING SEPARATION 2 Not Satisfied

Building separation between all buildings shall not be less than ten (10) feet. Additional encroachments are only allowed as permitted by County Ordinance No. 348.

080 - Planning. 3 0080-Planning-MAP - CONFORM FINAL SITE PLAN Not Satisfied

Final clearance shall be obtained from the County Planning Department - Development Review Division stipulating that the building plans submitted conform to the approved Final Plan of Development.

080 - Planning. 4 0080-Planning-MAP - ENTRY MONUMENT PLOT PLAN Not Satisfied

The land divider/permit holder shall file four (4) sets of an Entry Monument and Gate plot plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department),

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Planning

080 - Planning. 4 0080-Planning-MAP - ENTRY MONUMENT PLOT PLAN (cor Not Satisfied
along with the current fee. The plan shall be in compliance
with Section 18.12, and the TENTATIVE MAP conditions of
approval.

The plot plan shall contain the following elements:

1. A color photosimulation of a frontal view of all/the entry monument(s) and gate(s) with landscaping.
2. A plot plan of the entry monuments) and/or gate(s) with landscaping drawn to an engineer's scale. If lighting is planned, the location of lights, their intended direction, and proposed power shall be indicated.
3. An irrigation plan for the entry monument(s) and/or gate(s).

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by the conditions of approval for this subdivision. However, this ENTRY MONUMENT nd GATES PLAN condition of approval shall be cleared individually.

080 - Planning. 5 0080-Planning-MAP - FEE BALANCE Not Satisfied
Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

080 - Planning. 6 0080-Planning-MAP - FINAL SITE PLAN Not Satisfied
A plot plan application shall be submitted to the County Planning Department pursuant to Section 18.30.a.(1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee.

Subdivision development shall conform to the approved plot plan and shall conform to the Design and Landscape Guidelines and the approved DESIGN MANUAL.

The plot plan shall be approved by the Planning Director prior to issuance of building permits for lots included within that plot plan.

The plot plan shall contain the following elements:

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Planning

080 - Planning. 6 0080-Planning-MAP - FINAL SITE PLAN (cont.) Not Satisfied

1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, mechanical equipment and model assignments on individual lots.
2. Each model floor plan and elevations (all sides).
3. Six (6) sets of photographic or color laser prints (8" x 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.
4. At a minimum there should be three different floor plans for tract maps with 50 or less units. Reverse floor plans are not included as different floor plan. For tract maps with from 51 to 99 units, there shall be at least four different floor plans. Tract maps with 100 units or more shall provide five different floor plans and an additional floor plan for every 100 dwelling units above 100 units. For development projects that are to constructed in phases, a phasing plan shall be submitted to assure that the requirements for the number of floor plans is being met.
5. Homes and garages shall be placed at varying distances from the street and have varying entry locations. Front yard setbacks shall average 20 feet and may be varied by up to 25%, in increments of any size. The minimum front yard setback shall not be less than 15 feet.
6. The colors and materials on adjacent residential structures should be varied to establish a separate identity for the dwellings. A variety of colors and textures of building materials is encouraged, while maintaining overall design continuity in the neighborhood. Color sample boards shall be submitted as a part of the application and review process.
7. All new residences with garages shall be provided with roll-up (i.e. on tracks) garage doors (either sectional wood or steel). At least 25% of the garage doors in any project should have windows.

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by this

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Planning

080 - Planning. 6 0080-Planning-MAP - FINAL SITE PLAN (cont.) Not Satisfied
subdivision's conditions of approval. However, this FINAL SITE DEVELOPMENT plot plan condition of approval shall be cleared individually.

080 - Planning. 7 0080-Planning-MAP - MM 4.13-17 Not Satisfied
Per MM 4.13-17, the final noise study shall finalize the mitigation measures proposed in the preliminary noise study using the precise grading plans and actual building design specifications. The final noise study shall include additional mitigation, if necessary, to meet the County of Riverside 45 dBA CNEL interior noise level performance standard.

080 - Planning. 8 0080-Planning-MAP - MM 4.18.3-2 Not Satisfied
Per MM 4.18.3-2, to assure compliance with the California Solid Waste Reuse and Recycling Act of 1991 (AB 1327), which requires the local jurisdiction to require adequate areas for collecting and loading recyclable materials at specific types of development, prior to issuance of Building Permits the applicant shall submit a Recyclable Collection and Loading Area plot plan to the Riverside County Waste Management Department for review and approval. The plot plan shall conform to the Departments' Design Guideline for Recyclable Collection and Loading Areas to verify compliance with AB 1327 requirements to recycling access areas. Recyclables Collection and Loading Area shall be installed prior to final building inspections in compliance with the approved and stamped plot plan.

080 - Planning. 9 0080-Planning-MAP - MM 4.3-1 Not Satisfied
Per MM 4.3-1, prior to the sale of any specific residential lots, the future developer shall compile an education pamphlet that will be provided to all individuals that purchase property within the project area. This pamphlet shall describe potential effects of living or working adjacent to existing agricultural operations and shall provide general guidance for management of human and domestic pet control to minimize the potential for trespass on adjacent agricultural lands. This pamphlet shall be reviewed and approved by the Riverside County Agricultural Commissioner prior to issuance of building permits.

080 - Planning. 10 0080-Planning-MAP - MM 4.4-19 Not Satisfied
Per MM 4.4-19, prior to the issuance of building permits, the Project proponent shall submit energy usage

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 10 0080-Planning-MAP - MM 4.4-19 (cont.) Not Satisfied

calculations to the Planning Division showing that the Project is designed to achieve 20% efficiency beyond the incumbent California Building Code Title 24 requirements. Examples of measures that reduce energy consumption include, but are not limited to, the following (it being understood that the items listed below are not all required and merely present examples; the list is not all-inclusive and other features that reduce energy consumption also are acceptable):

1. Increase in insulation such that heat transfer and thermal bridging is minimized;
2. Limit air leakage through the structure and/or within the heating and cooling distribution system;
3. Use of energy-efficient space heating and cooling equipment;
4. Installation of electrical hook-ups at loading dock areas;
5. Installation of dual-paned or other energy efficient windows;
6. Use of interior and exterior energy efficient lighting that exceeds then incumbent California Title 24 Energy Efficiency performance standards;
7. Installation of automatic devices to turn off lights where they are not needed;
8. Application of a paint and surface color palette that emphasizes light and off-white colors that reflect heat away from buildings;
9. Design of buildings with "cool roofs" using products certified by the Cool Roof Rating Council, and/or exposed roof surfaces using light and off-white colors;
10. Design of buildings to accommodate photo-voltaic solar electricity systems or the installation of photo-voltaic solar electricity systems; and
11. Installation of ENERGY STAR-qualified energy-efficient appliances, heating and cooling systems, office equipment, and/or lighting products.

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Planning

080 - Planning. 11 0080-Planning-MAP - MM 4.4-20 Not Satisfied

Per MM 4.4-20, to reduce energy demand associated with potable water conveyance, the Project shall be designed to comply with the mandatory reductions in indoor water usage contained in the incumbent CalGreen Code and the mandated reduction in outdoor water usage contained in the County's water efficient landscape requirements. Additionally, the Project shall implement the following:

1. Landscaping palette emphasizing drought tolerant plants;
2. Use of water-efficient irrigation techniques; and
3. U.S. EPA Certified WaterSense labeled or equivalent faucets, high-efficiency toilets (HETs), and water-conserving shower heads.

080 - Planning. 12 0080-Planning-MAP - MM 4.4-23 Not Satisfied

Per MM 4.4-23, the applicant shall plant shade trees in parking areas to provide minimum 50% cover to reduce evaporative emissions from parked vehicles.

080 - Planning. 13 0080-Planning-MAP - MM 4.4-24 Not Satisfied

Per MM 4.4-24, the applicant shall plant at least 50 percent low-ozone forming potential (Low-OFP) trees and shrubs, preferably native, drought-resistant species, to meet city/county landscaping requirements.

080 - Planning. 14 0080-Planning-MAP - MM 4.6-2 Not Satisfied

Sites P-33-002039 and 33-023952 cannot be avoided through Project design. Prior to any ground disturbance in these areas, the Project Supervisor, Project Archaeologist and the Native American monitor shall meet onsite to determine the strategy for relocating the features to a permanent open space area predetermined and designated on a confidential map required in the Preservation Plan (Mitigation Measure 4.6-3). Before construction activities are allowed to start, any visible artifacts shall be recovered and recorded using professional archaeological methods. The current Department of Parks and Recreation forms for the sites shall be updated, detailing which features were relocated, the process through which this was done, and updated maps using sub meter GIS technology to document the new location of each feature.

080 - Planning. 15 0080-Planning-MAP - MODEL HOME COMPLEX Not Satisfied

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Parcel: 466210029

80. Prior To Building Permit Issuance

Planning

080 - Planning. 15 0080-Planning-MAP - MODEL HOME COMPLEX (cont.) Not Satisfied

A plot plan application shall be submitted to the County Planning Department pursuant to Section 18.30.a.(1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee.

The Model Home Complex plot plan shall contain the following elements:

1. An engineer's scaled plan showing the model home lots, lot numbers, tract number, and north arrow.
2. Show front, side and rear yard setbacks.
3. Provide two dementioned off street parking spaces per model and one parking space for office use. The plan must have one accessible parking space.
4. Show detailed fencing plan including height and location.
5. Show typical model tour sign locations and elevation.
6. Six (6) sets of photographic or color laser prints (8" X 10") of the sample board and colored elevations shall be submitted for permaanent filing and agency distribution after the Plannning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.
7. Provide a Model Home Complex landscape and irrigation plan.

NOTES: The Model Home Complex plot plan shall not be approved without Final Site Development Plan approval, or concurrent approval of both. See the Planning Department Model Home Complex application for detailed requirements.

The requirements of this plot plan may be incorporated with any minor plot plan required by the subdivision's conditions of approval. However, this MODEL HOME COMPLEX condition of approval shall be cleared individually.

080 - Planning. 16 0080-Planning-MAP - ROOF MOUNTED EQUIPMENT Not Satisfied
Roof-mounted mechanical equipment shall not be permitted

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Parcel: 466210029

80. Prior To Building Permit Issuance

Planning

080 - Planning. 16 0080-Planning-MAP - ROOF MOUNTED EQUIPMENT (cont. Not Satisfied
within the subdivision, however, solar equipment or any
other energy saving devices shall be permitted with County
Planning Department approval.

080 - Planning. 17 0080-Planning-MAP - SCHOOL MITIGATION Not Satisfied
Impacts to the Menifee Unified School District shall be
mitigated in accordance with California State law.

080 - Planning. 18 0080-Planning-MAP - UNDERGROUND UTILITIES Not Satisfied
All utility extensions within a lot shall be placed
underground.

080 - Planning. 19 0080-Planning-MAP - Walls/Fencing Plans Not Satisfied
The land divider/permit holder shall file seven (7) sets of
a Wall/Fencing Plan to the County Planning Department for
review and approval. Said plan shall be submitted to the
Department in the form of a plot plan application pursuant
to County Ordinance No. 348, Section 18.30.a.(1) (Plot
Plans not subject to the California Environmental Quality
Act and not subject to review by any governmental agency
other than the Planning Department), along with the
current fee. The plan shall be in compliance with Section
18.12, the DESIGN MANUAL, and the TENTATIVE MAP conditions
of approval.

A. The plan shall show all project fencing including, but
not limited to, perimeter fencing, side and rear yard
fencing, and open space or park fencing. A typical frontal
view of all fences shall be shown on the fencing plan.

B. All utility service areas and enclosures shall be
screened from view with landscaping or decorative barriers
or baffle treatments, as approved by the Planning
Department.

C. Front yard return walls shall be constructed of masonry
slump stone or material of similar appearance, maintenance,
and structural durability) and shall be a minimum of five
feet in height.

D. Side yard gates are required on one side of front yard,
and shall be constructed of wrought iron, wood, vinyl or
tubular steel. Side and rear yard fencing shall be masonry,
slump stone or other material of similar appearance,
maintenance, and structural durability. Chain link fencing
is not permitted. All construction must be of good quality

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Parcel: 466210029

80. Prior To Building Permit Issuance

Planning

080 - Planning. 19 0080-Planning-MAP - Walls/Fencing Plans (cont.) Not Satisfied
and sufficient durability with an approved stain and/or sealant to minimize water staining. (Applicants shall provide specifications that shall be approved by the Planning Department).

E. Corner lots shall be constructed with wrap-around decorative block wall returns.

F. Side yard gates are required on one side of the home and shall be constructed of powder-coated wrought iron or tubular steel.

G. Wrought iron or tubular steel fence sections may be included within tracts where view opportunities and/or terrain warrant its use. Where privacy of views is not an issue, tubular steel or wrought iron sections should be constructed in perimeter walls in order to take advantage of casual view opportunities.

Planning-EPD

080 - Planning-EPD. 1 0080-Planning-EPD-MAP - MSHCP UWIG Not Satisfied
The project must avoid indirect impacts to conserved habitats and must be compliant with Section 6.1.4 of the MSHCP. The following guidelines must be incorporated into the project design.

*Drainage

Proposed developments in proximity to the MSHCP Conservation Area shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System (NPDES), to ensure that the quantity and quality of runoff discharged to the on-site mitigation areas or downstream to the MSHCP Conservation Area is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into the on-site mitigation areas or downstream to the MSHCP Conservation Area. Storm water systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the on-site mitigation areas or MSHCP Conservation Area. This can be accomplished using a variety of methods including natural detention basins, grass swales or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems.

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80. Prior To Building Permit Issuance

Planning-EPD

080 - Planning-EPD. 1 0080-Planning-EPD-MAP - MSHCP UWIG (cont.) Not Satisfied

*Toxics

Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate byproducts such as manure that are potentially toxic or may adversely affect wildlife species, habitat or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the on-site mitigation areas or to any downstream MSHCP Conservation Areas. Measures such as those employed to address drainage issues shall be implemented.

*Lighting

Night lighting shall be directed away from the on-site mitigation areas to protect species within it. Shielding shall be incorporated into project designs to ensure ambient lighting in the on-site mitigation areas is not increased.

*Noise

Proposed noise generating land uses affecting the MSHCP Conservation Area shall incorporate setbacks, berms or walls to minimize the effects of noise on MSHCP Conservation Area resources pursuant to applicable rules, regulations and guidelines related to land use noise standards. For planning purposes, wildlife within the MSHCP Conservation Area should not be subject to noise that would exceed residential noise standards.

*Invasives

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

*Barriers

Proposed land uses adjacent to the MSHCP Conservation Area or on-site mitigation areas shall incorporate barriers where appropriate in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area.

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80. Prior To Building Permit Issuance

Planning-EPD

080 - Planning-EPD. 1 0080-Planning-EPD-MAP - MSHCP UWIG (cont.) Not Satisfied

Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage and/or other appropriate mechanisms.

*Grading/Land Development and/or Fuel Modification Activities

Manufactured slopes associated with proposed site development shall not extend into the MSHCP Conservation Area or on-site mitigation areas.

080 - Planning-EPD. 2 0080-Planning-EPD-MAP - PERMANENT FENCE INSTALL Not Satisfied

Prior to the issuance of a building permit, all biologically sensitive areas will be permanently fenced for protection as open space according to the fencing plan approved by the Riverside County Environmental Programs Division (EPD). The fence shall have a minimum height of six feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of two inches cannot pass through the plane of the fence at any point below the minimum height. EPD staff shall inspect the finished fence, and have sole discretion in determining whether the fence is consistent with the fencing plan.

Transportation

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

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

- (1) Landscaping.
- (2) Trails.
- (3) Streetlights.
- (4) Traffic signals located at the intersection of Leon Road at Scott Road.
- (5) Graffiti abatement of walls and other permanent structures.

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90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-BS-Grade-MAP - BMP GPS COORDINATES (cont.) Not Satisfied

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

090 - BS-Grade. 2 0090-BS-Grade-MAP - PRECISE GRDG APPROVAL Not Satisfied

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1. Requesting and obtaining approval of all required grading inspections.

2. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for all lots included in the grading permit from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

3. Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

4. Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

090 - BS-Grade. 3 0090-BS-Grade-MAP - REQ'D GRDG INSP'S Not Satisfied

The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457.

1. Precise grade inspection.

a. Precise Grade Inspection can include but is not limited

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90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 3 0090-BS-Grade-MAP - REQ'D GRDG INSP'S (cont.) Not Satisfied
to the following:

1. Installation of slope planting and permanent irrigation on required slopes.

2. Completion of drainage swales, berms and required drainage away from foundation.

b. Inspection of completed onsite drainage facilities

c. Inspection of the WQMP treatment control BMPs

090 - BS-Grade. 4 0090-BS-Grade-MAP - WQMP ANNUAL INSP FEE Not Satisfied
Prior to final building inspection, the applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

090 - BS-Grade. 5 0090-BS-Grade-MAP - WQMP BMP CERT REQ'D Not Satisfied
Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

090 - BS-Grade. 6 0090-BS-Grade-MAP - WQMP BMP INSPECTION Not Satisfied
Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

090 - BS-Grade. 7 0090-BS-Grade-MAP - WQMP BMP REGISTRATION Not Satisfied
Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a facility conditioned to install WQMP treatment control BMPs shall register such facility for annual inspections.

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90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 7 0090-BS-Grade-MAP - WQMP BMP REGISTRATION (cont.) Not Satisfied

BS-Plan Check

090 - BS-Plan Check. 1 0090-BS-Plan Check-BP - MSHCP FEE/ORDS 810 & 875 Not Satisfied

Prior to the final inspection, applicants are required to pay the Riverside County Multiple Species Habitat Conservation Plan fees required by either Ordinance 810, Western MSHCP or Ordinance 875, Coachella Valley MSHCP.

Flood

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

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

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

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

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

The District will not release occupancy permits for any residential lot exceeding the 80% of the total recorded residential lots within the map or phase within the recorded map prior to the District's acceptance of the drainage system for operation and maintenance.

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

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future

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90. Prior to Building Final Inspection

Flood

090 - Flood. 3 0090-Flood-MAP IMPLEMENT WQMP (cont.) Not Satisfied
owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the total recorded residential lots within the map or phase within the map prior to the completion of these tasks.

Planning

090 - Planning. 1 0090-Planning-MAP - BLOCK WALL ANTIGRAFFITI Not Satisfied
The perimeter walls shall be subject to the approval of the County Department of Building and Safety. An anti-graffiti coating shall be provided on all block walls, and written verification from the developer shall be provided to both the TLMA - Land Use Division, and the Development Review Division.

090 - Planning. 2 0090-Planning-MAP - CONCRETE DRIVEWAYS Not Satisfied
The land divider/permit holder shall cause all driveways to be constructed of cement concrete.

090 - Planning. 3 0090-Planning-MAP - FENCING COMPLIANCE Not Satisfied
Fencing shall be provided throughout the subdivision in accordance with the approved final site development plans.

090 - Planning. 4 0090-Planning-MAP - MITIGATION MONITORING Not Satisfied
The land divider/permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all these conditions of approval and mitigation measures of this permit and

Environmental Impact Report No. 542.

The Planning Director may require inspection or other monitoring to ensure such compliance.

090 - Planning. 5 0090-Planning-MAP - MM 4.10-4 Not Satisfied
Per MM 4.10-4, a bioremediation basin management plan for maintenance operations and water quality shall be submitted to the County for review and approval. This plan shall protect human health and safety related to water quality issues, vectors and odors within the basins. Compliance with this measure shall be measured by prevention of anaerobic decomposition of organic matter for odors and control of vector habitat to prevent vector growth and dispersal.

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90. Prior to Building Final Inspection

Planning

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0090-Planning-MAP - MM 4.11-1

Not Satisfied

Per MM 4.11-1, to offset project trips that are forecast to utilize the Highway 79 corridor, the developer shall pay a project specific fee of \$295,189 prior to issuance of any occupancy permits for the project. This fee is based on the 2009 WRCOG TUMF Nexus Study as used in the Urban Crossroads analysis, La Ventana Ranch Highway 79 Policy Area Evaluation, dated May 20, 2015. The fee to be paid shall be adjusted using the most updated WRCOG TUMF Nexus Study unit cost estimates. If the Highway 79 policy is rescinded prior to project implementation, this requirement need not be fulfilled. If the County establishes a new fee policy for the Highway 79 Policy Area, this measure will be superseded and the developer shall pay the new fee in the time and manner identified in the new fee policy. This condition was modified by the Planning Commisison on June 15, 2016.

090 - Planning. 7

0090-Planning-MAP - MM 4.13-15

Not Satisfied

Per MM 4.13-15, the recommended noise control barriers shall be constructed as shown on Figures 4.13-6 and 4.13-7 and described in Table 4.13-14 so that the top of each wall and wall and berm extends to the recommended height above the pad elevation of the lot it is shielding. When the road is elevated above the pad elevation, the barrier shall extend to the recommended height above the highest point between the residential home and the road. The barriers shall provide a weight of at least 4 pounds per square foot of face area with no decorative cutouts or line-of-sight openings between shielded areas and the roadways. The noise barrier may be constructed using one of the following materials:

1. Masonry block
2. Stucco veneer over wood framing (or foam core), or 1 inch thick tongue and groove wood of sufficient weight per square foot
3. Glass (1/4 inch thick) or other transparent material with sufficient weight per square foot
4. Earthen berm
5. Any combination of these construction materials

The barrier must present a solid face from top to bottom. Unneces-sary openings or decorative cutouts should not be made. All gaps (except for weep holes) should be filled with grout or caulking.

The improvements listed in this measure shall be offered to

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90. Prior to Building Final Inspection

Planning

090 - Planning. 7 0090-Planning-MAP - MM 4.13-15 (cont.) Not Satisfied
the existing residents along Garbani Road and included in
the future residences exposed to noise from the high school
athletic field(s).

090 - Planning. 8 0090-Planning-MAP - MM 4.4-29 Not Satisfied
Per MM 4.4-29, the applicant shall provide a brochure to
future residents displaying transportation information in a
prominent area accessible to residents and a kiosk at park
locations.

090 - Planning. 9 0090-Planning-MAP - MM 4.6-1 Not Satisfied

Tribal Cultural Resources P-33-002007 and P-33-023956 shall be avoided and preserved as depicted in the confidential map required in the Preservation Plan (Mitigation Measure 4.6-3) in perpetuity by the Valley Wide Recreation and Park District (VWRPD) or an HOA or through arrangement with the appropriate Native American tribe. No grading or earthmoving shall occur to damage either site, other than the agreed upon impacts to Features in P-33-002007.

Prior to the issuance of grading permits, the developer/permit holder shall prepare and implement a temporary fencing plan for the protection of P-33-002007 and P-33-023956 during any grading activities within one hundred feet (100'). The temporary fencing plan shall be prepared in consultation with a County approved archaeologist and the Native American monitor. The fence shall be installed under the supervision of the County approved archaeologist and the Native American monitor prior to commencement of grading or brushing and be removed only after all grading and construction activities have been completed. The temporary fencing plan shall include the following requirements:
1) Provide evidence to the County Archaeologist that the following notes have been placed on the Grading Plan:

a. In the event that construction activities are to take place within 100 feet of sites P-33-002007 and P-33-023956, the temporary fencing plan shall be implemented under the supervision of a County approved archaeologist, in consultation with the Native American monitor, that consists of the following:

b. The site boundaries shall be identified.

c. An adequate buffer for the protection of the sites in consultation with the County archaeologist shall be determined.

d. Upon approval of buffers, install fencing under the supervision of the project archaeologist and the Native American monitor.

e. Submit to the Planning Department for approval, a signed and stamped statement from a California Registered Engineer, or licensed surveyor that temporary fences have been installed in all locations of the project where proposed grading or clearing is within 100 feet of the sites P-33-002007 and P-33-023956.

f. Fencing will be removed after the conclusion of grading and construction activities and will be monitored by the project archaeologist and Native American monitor.

After mass grading of the project site has been completed, the site shall be avoided and preserved in perpetuity by the Valley Wide Recreation and Park District (VWRPD), or an HOA or the appropriate Native American Tribe or appropriate agency as part of the community park that will be constructed by the proposed Project. Future access to the site will be addressed in the Preservation Plan required in Mitigation Measure 4.6-3. Permanent fencing, if deemed appropriate, will be determined prior to ground disturbance as part of the Preservation Plan. If a fence is not feasible, as determined by the developer in consultation with the appropriate Native American Tribe, an alternative means of

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90. Prior to Building Final Inspection

Planning

090 - Planning. 9 0090-Planning-MAP - MM 4.6-1 (cont.) Not Satisfied
controlling access shall be identified at the County's discretion.

090 - Planning. 10 0090-Planning-MAP - MM 4.9-3 Not Satisfied

Per MM 4.9-3, prior to issuance of occupancy permits, an information brochure shall be prepared and approved by the Riverside County Environmental Health Department and provided to all home purchasers prior to the close of escrow that informs all purchasers of homes within this development of the system for disposal of household hazardous wastes and the prohibition against disposal of such materials in the municipal solid waste collection system that serves the subdivision. This brochure shall also provide residents with an outline of a neighborhood plan to support self-sufficiency in an emergency. This will include how to establish a volunteer fire response team to support the local fire and emergency responders to manage small fires and identification of local residents with emergency response skills (medical personnel or individuals certified to perform first aid or CPR).

090 - Planning. 11 0090-Planning-MAP - QUIMBY FEES (2) Not Satisfied

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. Said certification shall be obtained from the Valley-wide Parks and Recreation District.

090 - Planning. 12 0090-Planning-MAP - RCA BENEFIT Not Satisfied

PRIOR TO THE FINAL BUILDING PERMIT INSPECTION of each unit, the applicant shall provide evidence to the Planning Department that a contribution has been made to the Riverside Conservation Authority in the amount of \$1,460 per unit. This contribution is an extraordinary benefit of the project intended to provide funds for the acquisition of additional open space, to achieve the goals of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). This is intended to be in addition to any required Transportation Uniform Mitigation Fee (TUMF) or Development Impact Fee (DIF).

090 - Planning. 13 0090-Planning-MAP - SKR FEE CONDITION Not Satisfied

rior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the

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90. Prior to Building Final Inspection

Planning

090 - Planning. 13 0090-Planning-MAP - SKR FEE CONDITION (cont.) Not Satisfied

provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 170 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

090 - Planning. 14 0090-Planning-MAP- RCA BENEFIT Not Satisfied

PRIOR TO THE FINAL BUILDING PERMIT INSPECTION of each unit, the applicant shall provide evidence to the Planning Department that a contribution has been made to the Riverside Conservation Authority in the amount of \$1,460 per unit. This contribution is an extraordinary benefit of the project intended to provide funds for the acquisition of additional open space, to achieve the goals of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). This is intended to be in addition to any required Transportation Uniform Mitigation Fee (TUMF) or Development Impact Fee (DIF).

090 - Planning. 15 0090-Planning-MAP- ROLL-UP GARAGE DOORS Not Satisfied

All residences shall have automatic roll-up garage doors.

Transportation

090 - Transportation. 1 0090-Transportation-MAP - 80% COMPLETION Not Satisfied

Occupancy releases will not be issued to Building and Safety for any lot exceeding 80% of the total recorded residential lots within any map or phase of map prior to completion of the following improvements:

- a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 1 0090-Transportation-MAP - 80% COMPLETION (cont.) Not Satisfied
improvement plans and as noted elsewhere in these conditions.

- b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed. The final lift of Asphalt Concrete on interior streets shall be placed prior to the release of the final 20% of homes or the production models or at any time when construction of new homes within the development has stopped. The developer shall be required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible for the maintenance of these facilities until all improvements within the tract boundary shall be completed and accepted into the County maintained system.
- c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.
- d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.
- e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.
- f) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.

090 - Transportation. 2 0090-Transportation-MAP - LANDSCAPING Not Satisfied

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way,

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 2 0090-Transportation-MAP - LANDSCAPING (cont.) Not Satisfied
(or within easements adjacent to the public rights-of-way),
in accordance with Ordinance 461, Comprehensive Landscaping
Guidelines & Standards, and Ordinance 859.

090 - Transportation. 3 0090-Transportation-MAP - STREETLIGHTS INSTALL Not Satisfied
Install streetlights along the streets associated with
development in accordance with the approved street lighting
plan and standards of County Ordinance 460 and 461. For
projects within Imperial Irrigation District (IID) use
(IID's) pole standard. Streetlight annexation into L&LMD or
similar mechanism as approved by the Transportation
Department shall be completed.

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

090 - Transportation. 4 0090-Transportation-MAP - TS/INSTALLATION Not Satisfied
The project proponent shall be responsible for the design
and construction of traffic signal(s) at the intersections
of:

Signals eligible for fee credit if installed in the
ultimate location:

Leon Road (NS) at Scott Road (EW)

The project proponent may pay cash-in-lieu of
improvements. The cash-in-lieu amount shall be 33% of the
total cost to design and construct the traffic signal,
including associated street improvements, survey, and
inspection. No fee credit will be given if cash-in-lieu
is paid.

or as approved by the Transportation Department.

For improvements eligible for fee credit, the project
proponent shall contact the Transportation Department and
enter into an agreement for signal mitigation fee credit or
reimbursement prior to start of construction of the signal.

All work shall be pre-approved by and shall comply with
the requirements of the Transportation Department and the
public contract code in order to be eligible for fee credit
or reimbursement.

090 - Transportation. 5 0090-Transportation-MAP - UTILITY INSTALL Not Satisfied

Plan: TR36785M1

Parcel: 466210029

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 5 0090-Transportation-MAP - UTILITY INSTALL (cont.) Not Satisfied

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

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

090 - Transportation. 6 0090-Transportation-MAP - WRCOG TUMF Not Satisfied

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

Waste Resources

090 - Waste Resources. 1 0090-Waste Resources-MAP - WASTE REPORTING FORM Not Satisfied

Prior to building final inspection, evidence (i.e., receipts or other types of verification) to demonstrate project compliance with the approved Waste Reporting Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- | | |
|---|---|
| <input checked="" type="checkbox"/> TENTATIVE TRACT MAP | <input type="checkbox"/> TENTATIVE PARCEL MAP |
| <input type="checkbox"/> REVERSION TO ACREAGE | <input type="checkbox"/> EXPIRED RECORDABLE MAP |
| <input type="checkbox"/> AMENDMENT TO FINAL MAP | <input type="checkbox"/> VESTING MAP |

MINOR CHANGE Original Case No. TTM # 36785

REVISED MAP Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Global Investment Pool LLC

Contact Person: Jeff Enes E-Mail: jenes@ihpinc.com

Mailing Address: 100 Bayview Circle, Suite 2000
Newport Beach CA 92660
City State ZIP

Daytime Phone No: (949) 945-2290 Fax No: () None

Engineer/Representative Name: K&A Engineering, Inc.

Contact Person: Farrish Haddad E-Mail: farrish@kaengineering.com

Mailing Address: 357 N. Sheridan Street, Suite 117
Corona CA 92880
City State ZIP

Daytime Phone No: (951) 279-1800 ext. 170 Fax No: (951) 279-4380

Property Owner Name: JVRL - 220, LLC

Contact Person: James A. Lytle E-Mail: jlytle@rancongroup.com

Mailing Address: 41391 Kalmia Street, Suite 200

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of Wickerd Rd., South of Garbani Rd., East of El Centro Ln., West of Brandon Ln.

SUBDIVISION PROPOSAL:

Map Schedule: N/A Minimum Developable Lot Size: 5,000 SF
Number of existing lots: 9 Number of proposed developable lots: _____
Planned Unit Development (PUD): Yes No Vesting Map: Yes No
Number of proposed non-developable lots (excluding streets): 14 Subdivision Density: 2.99 dwelling units per acre.

Is there previous development application(s) filed on the same site: Yes No

If yes, provide Application No(s). CZ 7856 / TIM 36785 / GPA 1129
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) N/A EIR No. (if applicable): 542

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

If yes, indicate the type of report(s) and provide signed copy(ies): See attached EIR Technical Appendices TOC.

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

If not known, please refer to [Riverside County's Map My County website](#) to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

- [Santa Ana River/San Jacinto Valley](#)
- [Santa Margarita River](#)
- [Whitewater River](#)

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to [Section 65962.5](#) of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: Global Investment Pool LLC

Address: 100 Bayview Circle, Suite 2000, Newport Beach, CA 92660

Phone number: 949-945-2290

Address of site (street name and number if available, and ZIP Code): _____

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 466-210-029, 030, 031, 032, 033, 034, 036, & 038

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

Regulatory Identification number: _____

Date of list: _____

Applicant: See attached signature page Date _____

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

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\Subdivision Condensed Application.docx
Created: 04/08/15 Revised: 08/03/18



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.

See attached signature page

Property Owner(s) Signature(s) and Date

PRINTED NAME of Property Owner(s)

If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets, if necessary.

If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:

- *If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.*
- *If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.*
- *If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.*
- *If the property owner is a trust, provide a copy of the trust certificate.*

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"

INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION

- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.

In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.

ONLY FOR WIRELESS PROJECTS (SEE BELOW)

If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.

**SIGNATURE PAGE TO
INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS**

PROPERTY OWNER(S):

Date: 3-13-2020

GLOBAL INVESTMENT POOL LLC,
a Delaware limited liability company

By: IHP Capital Partners VI, LLC,
a Delaware limited liability company
Its Member

By: Institutional Housing Partners VI L.P.,
a California limited partnership
Its General Partner

By: IHP Capital Partners,
a California corporation
Its General Partner

By: Jeffrey D. Enes
Jeffrey D. Enes
Senior Vice President

By: Barry S. Villines
Barry S. Villines
Chief Financial Officer



Dawn-Marie Aleson

Direct Dial No.
(949) 655-7490

Direct Fax No.
(949) 655-9035

Email Address
dmaleson@ihpinc.com

March 13, 2020

VIA FEDERAL EXPRESS

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

Attn: Gabriel Villalobos
Russell Brady

Re: **Global Investment Pool LLC, a Delaware limited liability company (“Venture”)**

Dear Mr. Villalobos and Mr. Brady,

Please be advised that IHP Capital Partners, a California corporation (“IHP”), is the general partner of Institutional Housing Partners VI L.P., a California limited partnership (“**General Partner**”). General Partner is the manager of IHP Capital Partners VI, LLC, a Delaware limited liability company (“IHP VI”), which is the sole member of Venture.

Enclosed are copies of the Certificate of Formation and Application for Registration (LLC-5) of Venture, evidencing formation and qualification in Delaware and California, respectively. Due to IHP’s confidentiality protocol, we are unable to provide you with a copy of the Amended and Restated Limited Liability Company Agreement (“**Agreement**”) of Venture. In lieu thereof, this letter will confirm that any two (2) of the following officers of IHP (collectively, “**Senior Officers**”) are authorized, on behalf of IHP in its capacity as general partner of General Partner, in General Partner’s capacity as manager of IHP VI, in IHP VI’s capacity as the sole member of Venture (collectively, “**on behalf of Venture**”), to execute and deliver any and all documents relating to the minor amendment to the final tract map for Tract No. 36785, as may be required (“**Minor Amendment**”).

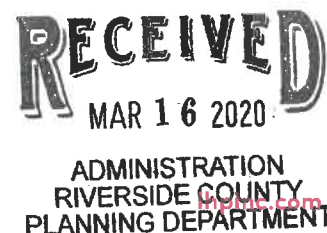
Newport Beach

100 Bayview Circle
Suite 2000
Newport Beach, CA 92660
949.851.2121

San Francisco

505 Montgomery Street
Suite 1015
San Francisco, CA 94111
415.249.1600

{00062792.1 - 735.374 }



The Senior Officers of IHP are:

Chief Executive Officer	Douglas C. Neff
Co-President	Christopher W. Bley
Co-President	Richard S. Whiteley
Executive Vice President	Donald S. Grant
Chief Financial Officer	Barry S. Villines

As an alternate to the foregoing authority, any one (1) Senior Officer acting together with any one (1) of the following officers, are authorized, on behalf of Venture, to execute documents relating to the Minor Amendment:

Chief Accounting Officer	Brenda L. Zalke
Senior Vice Presidents	Brenda J. Habeck
	C. Blaine Peterson
	Jeffrey D. Enes
	Jennifer T. Dudley
	Reneé P. McDonnell

Please do not hesitate to contact Shelli J. Black, Esq. or the undersigned if you have any questions or require additional information.

Very truly yours,



Dawn-Marie Aleson
Assistant Secretary
Senior Paralegal

Enclosures

cc: Michelle Ouellette, Esq.
Noah Shih
Jeffrey D. Enes
Shelli J. Black, Esq.

Delaware

PAGE 1

The First State

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT COPY OF THE CERTIFICATE OF FORMATION OF "GLOBAL INVESTMENT POOL LLC", FILED IN THIS OFFICE ON THE TWELFTH DAY OF MARCH, A.D. 2014, AT 5:40 O'CLOCK P.M.

5497290 8100

140324551

You may verify this certificate online
at corp.delaware.gov/authver.shtml




Jeffrey W. Bullock, Secretary of State
AUTHENTICATION: 1204377

DATE: 03-13-14

State of Delaware
Secretary of State
Division of Corporations
Delivered 06:28 PM 03/12/2014
FILED 05:40 PM 03/12/2014
SRV 140324551 - 5497290 FILE

STATE OF DELAWARE
LIMITED LIABILITY COMPANY
CERTIFICATE OF FORMATION
OF
GLOBAL INVESTMENT POOL LLC

1. The name of the limited liability company is Global Investment Pool LLC.
2. The address of its registered office in the State of Delaware is 2711 Centerville Road, Suite 400, in the City of Wilmington, Delaware 19808. The name of its Registered Agent at such address is Corporation Service Company.

IN WITNESS WHEREOF, the undersigned has executed this Certificate of Formation this 11th day of March, 2014.


CYNTHIA REYES
Authorized Person

State of California
Secretary of State

CERTIFICATE OF REGISTRATION

I, DEBRA BOWEN, Secretary of State of the State of California, hereby certify:

That on the 13th day of March, 2014, GLOBAL INVESTMENT POOL LLC, complied with the requirements of California law in effect on that date for the purpose of registering to transact intrastate business in the State of California; and further purports to be a limited liability company organized and existing under the laws of Delaware as GLOBAL INVESTMENT POOL LLC and that as of said date said limited liability company became and now is duly registered and authorized to transact intrastate business in the State of California, subject, however, to any licensing requirements otherwise imposed by the laws of this State.

IN WITNESS WHEREOF, I execute
this certificate and affix the Great Seal
of the State of California this day of
March 18, 2014.



Debra Bowen

DEBRA BOWEN
Secretary of State

LML

201407710466

LLC-5

Application to Register a Foreign Limited Liability Company (LLC)

To register in California an LLC from another state, country or other place, fill out this form, and submit for filing along with:

- A \$70 filing fee, and
- A certificate of good standing, issued within the last six (6) months by the agency where the LLC was formed.
- A separate, non-refundable \$15 service fee also must be included, if you drop off the completed form.

Important! LLCs in California may have to pay a minimum \$800 yearly tax to the California Franchise Tax Board. For more information, go to https://www.ftb.ca.gov.

Registered LLCs cannot provide in California "professional services," as defined by California Corporations Code sections 13401(a) and 13401.3.

FILED
Secretary of State
State of California

MAR 13 2014

This Space For Office Use Only

For questions about this form, go to www.sos.ca.gov/business/be/filing-tips.htm

LLC Name to be used for this LLC in California

1 a. GLOBAL INVESTMENT POOL LLC

LLC Name

List the LLC name you use now (exactly as listed on your certificate of good standing)

b.

Alternate Name

If the LLC name in item 1a does not comply with California Corporations Code section 17701.08; list an alternate name to be used in California exactly as it is to appear on the records of the California Secretary of State. The alternate name must include: LLC, L.L.C., Limited Liability Company, Limited Liability Co., Ltd. Liability Co. or Ltd. Liability Company; and may not include: bank, trust, trustee, incorporated, inc., corporation, or corp., insurer, or insurance company. For general entity name requirements and restrictions, go to www.sos.ca.gov/business/be/name-availability.htm.

LLC History

2 a. Date your LLC was formed (MM, DD, YYYY):

March 12, 2014

b. State, country or other place where your LLC was formed:

Delaware

c. Your LLC currently has powers and privileges to conduct business in the state, country or other place listed above.

Service of Process (List a California resident or a California registered corporate agent that agrees to be your initial agent to accept service of process in case your LLC is sued. You may list any adult who lives in California. You may not list an LLC as the agent. Do not list an address if the agent is a California registered corporate agent as the agent's address for service of process is already on file.)

3 a. Corporation Service Company which will do business in California as CSC-Lawyers Incorporating Service

Agent's Name

CA

b.

Agent's Street Address (if agent is not a corporation) - Do not list a P.O. Box City (no abbreviations) State Zip

If the agent listed above has resigned or cannot be found or served after reasonable attempts, the California Secretary of State will be appointed the agent for service of process for your LLC.

LLC Addresses

4 a. 3470 Wilshire Boulevard, Suite 1020

Los Angeles California 90010

Street Address of Principal Executive Office - Do not list a P.O. Box

City (no abbreviations)

State Zip

b. 3470 Wilshire Boulevard, Suite 1020

Los Angeles CA 90010

Street Address of Principal Office in California, if any - Do not list a P.O. Box

City (no abbreviations)

State Zip

c.

Mailing Address of Principal Executive Office, if different from 4a or 4b

City (no abbreviations)

State Zip

Read and sign below:

I am authorized to sign this document under the laws of the state, country or other place where this LLC was formed.

Cynthia Reyes (Signature)

Sign here

Cynthia Reyes

Print your name here

Authorized Person

Your business title

Make check/money order payable to: Secretary of State

Upon filing, we will return one (1) uncertified copy of your filed document for free, and will certify the copy upon request and payment of a \$5 certification fee.

By Mail

Secretary of State
Business Entities, P.O. Box 944228
Sacramento, CA 94244-2280

Drop-Off

Secretary of State
1500 11th Street, 3rd Floor
Sacramento, CA 95814

Delaware

PAGE 1

The First State

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY "GLOBAL INVESTMENT POOL LLC" IS DULY FORMED UNDER THE LAWS OF THE STATE OF DELAWARE AND IS IN GOOD STANDING AND HAS A LEGAL EXISTENCE SO FAR AS THE RECORDS OF THIS OFFICE SHOW, AS OF THE THIRTEENTH DAY OF MARCH, A.D. 2014.

AND I DO HEREBY FURTHER CERTIFY THAT THE SAID "GLOBAL INVESTMENT POOL LLC" WAS FORMED ON THE TWELFTH DAY OF MARCH, A.D. 2014.

AND I DO HEREBY FURTHER CERTIFY THAT THE ANNUAL TAXES HAVE NOT BEEN ASSESSED TO DATE.



5497290 8300

140326564

You may verify this certificate online
at corp.delaware.gov/authver.shtml

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

Jeffrey W. Bullock, Secretary of State

AUTHENTICATION: 1204455

DATE: 03-13-14

201407710466



I hereby certify that the foregoing transcript of 2 page(s) is a full, true and correct copy of the original record in the custody of the California Secretary of State's office.

MAR 19 2014 PS

Date: _____

Debra Bowen
DEBRA BOWEN, Secretary of State

NOTICE OF PUBLIC HEARING

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **Riverside County PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

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

TIME OF HEARING: **9:00 a.m. or as soon as possible thereafter**
DATE OF HEARING: **MARCH 18, 2020**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project please contact Project Planner Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org, or go to the County Planning Department’s Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that although the proposed project could have a significant effect on the environment, **No New Environmental Documentation Is Required** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible. The Planning Commission will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Planning Department office, located at 4080 Lemon Street 12th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Gabriel Villalobos
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on March 04, 2020,

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

APN (s) or case numbers TR36785M1 for

Company or Individual's Name RCIT - GIS,

Distance buffered 1000'

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

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

TITLE: GIS Analyst

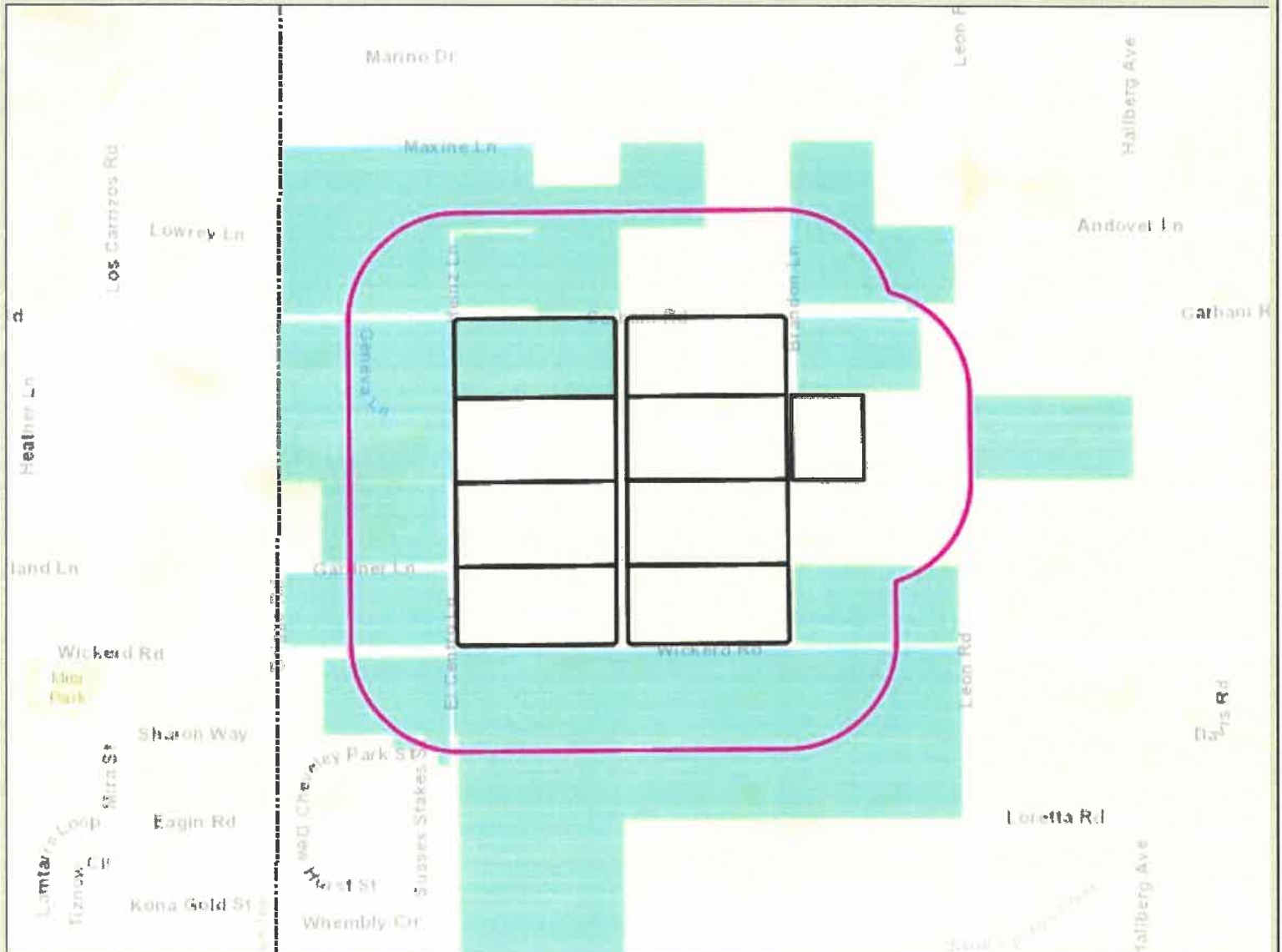
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

Riverside County GIS Mailing Labels

TR36785M1 (1000 feet buffer)



Legend

- County Boundary
- Cities
- World Street Map

Notes



0 1,505 3,009 Feet

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

REPORT PRINTED ON... 3/3/2020 4:26:15 PM

© Riverside County RCIT

NOTICE OF PUBLIC HEARING

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

TIME OF HEARING:	9:00 a.m. or as soon as possible thereafter
DATE OF HEARING:	MAY 6, 2020
PLACE OF HEARING:	RIVERSIDE COUNTY ADMINISTRATIVE CENTER BOARD CHAMBERS, 1ST FLOOR 4080 LEMON STREET, RIVERSIDE, CA 92501

Pursuant to Executive Order N-29-20, this meeting will be conducted by teleconference. 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 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 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.

Any person wishing to comment on the proposed project may submit their comments in writing by mail or email, or by phone between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. Please note that access to the meeting is limited. All comments received prior to the public hearing will be submitted to the Planning Commission for consideration, in addition to any oral testimony, before making a decision on the proposed project. All correspondence received during or after 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

466130009
JMB LEGACY PROP
PO BOX 298
WENDELL ID 83355

466130011
LARRY K. VANLIEW
31580 CORTE ROSARIO
TEMECULA CA 92592

466130025
DAVID RAY BURCH
30464 STEIN WAY
HEMET CA 92543

466130027
CARMEN JIMENEZ
30940 GARBANI RD
WINCHESTER CA 92596

466130028
WENDY L. BOND
1769 OAK ST
LAKE OSWEGO OR 97034

466130031
SHARON R. GAMBILL
P O BOX 2288
SUN CITY CA 92586

466130033
THOMAS J. SCHNEIDER
3525 ROSE AVE
LONG BEACH CA 90807

466130036
ANNE HYMAN
201 S LAKE AVE NO 600
PASADENA CA 91101

466130045
MARILEE ELLEN HILL
30300 GARBANI RD
MENIFEE CA 92584

466130046
LYLE L. CHRISTENSEN
14797 SUNRISE HILL
RIVERSIDE CA 92508

466130047
CYNTHIA E. CARROLL
20221 PEAR CIR
PERRIS CA 92570

466130051
MARIA RAMIREZ
31780 BRIGGS RD
MENIFEE CA 92584

466130052
RICHARD DENNIS SCALES
31800 BRIGGS RD
MENIFEE CA 92584

466210011
HILDA HERNANDEZ
1001 FLINTROCK RD
DIAMOND BAR CA 91765

466210012
HERNANDEZ 2011 FAMILY TRUST DATED
2621 W LA HABRA BLVD
LA HABRA CA 90631

466210013
VICKI LYNN ROMBERGER
32100 GENEVA LN
MENIFEE CA 92584

466210014
ROBERT L. ROBINSON
14465 BUSH ST
RIVERSIDE CA 92508

466210019
AUSTREBERTO MONGE
30145 GARDNER LN
MENIFEE CA 92584

466210020
RONALD W. WYSCARVER
30155 GARDNER LN
MENIFEE CA 92584

466210021
WADE L. RICHARDS
30735 GARBONI RD
WINCHESTER CA 92596

466210022
GRANT BECKLUND
30811 GARBANI RD
WINCHESTER CA 92596

466210023
RUSSELL WINKLER
10746 FRANCIS PL NO 327
LOS ANGELES CA 90034

466210026
RICHARD M. BATES
30076 GARDNER LN
MENIFEE CA 92584

466210027
PHILIP R. SHANE
30220 GARDNER LN
MENIFEE CA 92584

466210028
SHARON K. SHEPARD
1041 N CALIFORNIA AVE
LA PUENTE CA 91744

466210029
GLOBAL INV POOL
100 BAYVIEW CIR STE 2000
NEWPORT BEACH CA 92660

466210037
PERRIS UNION HIGH SCHOOL DIST
155 E 4TH ST
PERRIS CA 92570

466220003
CALVARY CHAPEL OF MENIFEE
29220 SCOTT RD
MENIFEE CA 92584

466220020
DARRYL K. BENDER
18267 MARBRISE ABANITA
MURRIETA CA 92562

466220021
JONG DUK KIM
16288 CAMEO CT
WHITTIER CA 90604

466220022
JENELLE MARIE JACKSON
32575 EL CENTRO LN
MENIFEE CA 92584

466220027
KGK RIVERSIDE PROP
2309 WEYBRIDGE LN
LOS ANGELES CA 90077

466220029
HYUN JAEIHM
1 HEATH WAY
S BARRINGTON IL 60010

466330002
KIM INV
1360 ARBOLITA DR
LA HABRA CA 90631

466381016
THERESSIA HOLLIS
30220 CHEVELEY PARK ST
MENIFEE CA 92584

466381017
KEVIN MCNEELEY
30240 CHEVELEY PARK ST
MENIFEE CA 92584

466382001
ANDREW MORALES
200 RUTHERFORD WAY
JACKSONVILLE NC 28540

466382005
ROBERT HAWKINS
32675 EL CENTRO LN
MENIFEE CA 92584

466382006
BENITO SANCHEZ
10001 W FRONTAGE RD OFC
SOUTH GATE CA 90280

Applicant/Owner:

Global Investment Pool LLC
c/o Jeff Enes
100 Bayview Circle, Suite 2000
Newport Beach, CA 92660

Applicant/Owner:

Global Investment Pool LLC
c/o Jeff Enes
100 Bayview Circle, Suite 2000
Newport Beach, CA 92660

Engineer/Rep:

K&A Engineering, Inc.
c/o Farris Haddad
357 N. Sheridan St., Suite 117
Corona, CA 92880

Engineer/Rep:

K&A Engineering, Inc.
c/o Farris Haddad
357 N. Sheridan St., Suite 117
Corona, CA 92880

Owner:

JVRL – 220, LLC
c/o James A. Lytle
41391 Kalmia Street, Suite 200
Murrieta, CA 92562

Owner:

JVRL – 220, LLC
c/o James A. Lytle
41391 Kalmia Street, Suite 200
Murrieta, CA 92562

Non-County Agencies:

Kirkland West
Habitat Defense Council
PO Box 7821
Laguna Niguel, Ca, 92607-7821

Richard Drury
Komalpreet Toor
Lozeau Drury, LLP
1939 Harrison Street, Suite 150
Oakland, CA 94612



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**


Agenda Item No.

4.6

Planning Commission Hearing: May 6, 2020

PROPOSED PROJECT

Case Number(s):	General Plan Amendment No. 1194	Applicant(s):	Schober Family Trust
CEQA Exempt	Sections 15061(b)(3) and 15301		
Area Plan:	Southwest	Representative(s):	Larry Markham
Zoning Area/District:	Rancho California Area		
Supervisory District:	Third District		
Project Planner:	Russell Brady		
Project APN(s):	918-140-012		



Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

General Plan Amendment No. 1194 is a proposal to change the Land Use designation of a portion of APN 918-140-012, from Rural: Rural Mountainous (R:RM) to Community Development: Light Industrial (CD: LI) ("Project"). This change includes a change to the Foundation component on the site, but is considered a Technical Amendment based on the slope analysis for the site that does not support the current designation of Rural: Rural Mountainous (R:RM) that was previously applied to the property in 2003. This change would also be consistent with the existing zoning to apply the Community Development: Light Industrial (CD:LI) designation to the portion of the site that is currently zoned Manufacturing – Service Commercial (M-SC).

The project site is located east of Interstate-15 and Rainbow Canyon Road and just south of the City of Temecula.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

STAFF RECOMMENDS THAT THE PLANNING COMMISSION:

ADOPT PLANNING COMMISSION RESOLUTION NO. 2020-004 recommending adoption of General Plan Amendment No. 1194 to the Board of Supervisors.

STAFF ALSO RECOMMENDS THAT THE PLANNING COMMISSION MAKE THE FOLLOWING RECOMMENDATIONS TO THE BOARD OF SUPERVISORS:

FIND that the Project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(b) (3) (Common Sense Exemption) and Section 15301 (Existing Facilities) and based on the findings and conclusions in the staff report; and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1194, which changes the General Plan land use designation on a portion of parcel 918-140-012 from Rural: Rural Mountainous (R:RM) to Community Development: Light Industrial (CD: LI) on Figure 3 of the Southwest Area Plan and other related tables and figures, in accordance with Exhibit #6, based on the findings and conclusions incorporated in the staff report, pending final adoption of the General Plan Cycle Resolution by the Board of Supervisors.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Rural
Proposed General Plan Foundation Component:	Community Development, Rural
Existing General Plan Land Use Designation:	Rural Mountainous (RM)
Proposed General Plan Land Use Designation:	Light Industrial (LI), Rural Mountainous (RM)
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	City of Temecula
East:	Rural Mountainous (RM)
South:	Rural Mountainous (RM), Light Industrial (LI)
West:	Public Facilities, Medium High Density Residential, Rural Mountainous
Existing Zoning Classification:	Manufacturing – Service Commercial (M-SC), Rural Residential (R-R)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	City of Temecula
East:	Rural Residential (R-R)
South:	Manufacturing – Service Commercial (M-SC), Residential Agricultural, ten-acre minimum (R-A-10)
West:	Rural Residential (R-R)
Existing Use:	Contractors Storage Yard
Surrounding Uses	
North:	Vacant land
East:	Vacant land
South:	Industrial, vacant land
West:	Vacant land

Located Within:

City's Sphere of Influence:	Yes – City of Temecula
Community Service Area ("CSA"):	No
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	No
Subsidence Area:	No
Fault Zone:	No
Fire Zone:	Yes – Very High
Mount Palomar Observatory Lighting Zone:	Yes
WRCMSHCP Criteria Cell:	Yes, Criteria Cell 7592
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

General Plan Initiation Process

General Plan Amendment No. 1194 was applied for on June 2, 2016 as a Regular Foundation Component Amendment. This Amendment proceeded through the General Plan Initiation Process (GPIP) being discussed by the General Plan Advisory Committee (GPAC) on August 25, 2016, Planning Commission on November 2, 2016, and Board of Supervisors on March 21, 2017. The Board of Supervisors decided to initiate the General Plan Amendment.

Technical Amendment Basis

Since the completion of the initiation, further discussions have occurred with the applicant's representative and staff that focused on the basis for the change in the land use designation. The proposed change in land use designations has not altered since the initiation, but the basis or justification for the change has. The Rural Mountainous (RM) land use designation is intended to apply to "areas of at least 10 acres where a minimum 70% of the area has slopes of 25% or greater." A slope analysis was prepared by the applicant and provided to the County for review (and is attached with this staff report) that shows out of the whole parcel, which is approximately 30.1 acres, that only 19.6 acres (65% of the site) contains slopes that are 25% or greater. Additionally, the limited approximately 12.8 acre area proposed to change from Rural Mountainous to Light Industrial contains 4.4 acres or 34% of the area to change that contains slopes that are 25% or greater. While this area does contain some slopes, it is noticeably more flat relative to the remaining areas of the parcel. The remaining 17.3 acre area of the parcel that would remain Rural Mountainous would contain 15.2 acres that contain slopes that are 25% or greater which would be 87% of the area, which is more consistent with the definition of the Rural Mountainous land use designation compared to the current land use designation that is applied to the site. The findings necessary for the General Plan Amendment as a Technical Amendment are included in detail in the Findings section of this staff report.

Property History and Permitted Uses

The property has long been used for various types of industrial type uses since approximately the 1950s when an aluminum die casting business was started on the property. In 1986 a General Plan Amendment (CGPA70) was approved to change the open space designation on a portion of the site from Mountainous to Areas Not Designated as Open Space. In 1988 a Change of Zone (CZ04995) changed the zone of a portion of the site from Rural Residential (R-R) to Manufacturing – Service Commercial (M-SC), which is the zoning that exists today. With the County's General Plan update in 2003, the County designated the property as entirely Rural Mountainous as an extension of the hillside area that exists to the east, north, and south of the project site. The existing use, zoning, and detailed topography appear to not have been taken into account when this designation was applied.

The applicant had submitted for a Determination of Non-Conforming Use (PPN180001) to determine whether any of the historical and existing uses may have been historically permitted by right based on the zoning classifications applied to the property and the zoning ordinance requirements in place at these times. The review of this request determined that there is no indication that the uses that have existed on the property and that continue to exist were ever permitted by right. Therefore, the appropriate use permit application (i.e. a Plot Plan or Conditional Use Permit) is necessary to be submitted, reviewed, and

approved for the existing uses to be permitted. Staff had requested this use permit application to be submitted to be processed concurrently with this General Plan Amendment. However, the applicant requested that this General Plan Amendment be processed first to provide greater certainty on the outcome of the General Plan designation before spending money on preparing and submitting a use permit application. If the Planning Commission and Board of Supervisors to decide to approve the General Plan Amendment, the applicant then plans on submitting an implementing project and processing of that permit may occur.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

The Project is exempt pursuant to State CEQA Guidelines Section 15061 (b)(3), as this Project is subject to the general rule that CEQA applies only to those projects that have the potential for causing a significant effect on the environment. The proposed Project is for a change to the land use designation in the General Plan for the subject property. No construction or grading are proposed or would be allowed via the General Plan Amendment and the existing industrial use would not be permitted or otherwise authorized via the General Plan Amendment. This proposed Project is also exempt from California Environmental Quality Act (CEQA) review pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) since the subject property contains an existing industrial use and the current General Plan Amendment will not expand the use of the site beyond existing operations. This General Plan Amendment is required to ensure consistency with the site's existing zoning.

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 currently has a General Plan Land Use Designation of Rural: Rural Mountainous (R:RM) and proposes to change the land use designation on a portion of the project site to Community Development: Light Industrial (CD:LI). That portion of the Project site is currently zoned Manufacturing – Service Commercial (M-SC). The Community Development: Light Industrial (CD:LI) land use designation is being proposed since the current Rural Mountainous (RM) land use designation is improperly applied to the site based on the description of Rural Mountainous (RM) land use designation that it applies to areas of at least 10 acres where a minimum 70% of the area has slopes of 25% or greater”, which does not apply to the site. The Light Industrial land use designation is specifically proposed since it would be consistent with the existing zoning and the existing onsite operations.
2. The CD:LI land use designation allows 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. Building intensity ranges from 0.25 to 0.6 FAR.
3. The project site currently has a Zoning Classification of Rural Residential (R-R) and Manufacturing – Service Commercial (M-SC).

Entitlement Findings:

For a Technical General Plan Amendment, the following findings are required to be made:

The first finding is required to be made for all Technical GPAs and a least one additional finding is also required. The additional finding selected is noted as number 2 and 3 below, which corresponds with subsections c. and e., respectively, for the additional findings pursuant to Section 2.4 C.1. of Ordinance No. 348, as follows:

1. The proposed amendment would not change any policy direction or intent of the General Plan.

The technical amendment is intended to correct the boundary of the Rural Mountainous land use designation, which pursuant to the General Plan Land Use Element Table LU-4 notes applies to areas of at least 10 acres where a minimum of 70% of the area has slopes of 25% or greater. The land use boundaries of Rural Mountainous areas were intended to be located at the toe-of-slope line as this was the distinction between mountainous and non-mountainous area. The data used to determine the toe-of-slope in the General Plan were hand drawn using USGS 10-foot contours; whereas, the updated topography was obtained using 1-foot contours. A slope analysis was prepared by the applicant and provided to the County for review (and is attached with this staff report) that shows out of the whole parcel, which is approximately 30.1 acres, that only 19.6 acres (65% of the site) contains slopes that are 25% or greater. Additionally, the limited approximately 12.8 acre area proposed to change from Rural Mountainous to Light Industrial contains 4.4 acres or 34% of the area to change that contains slopes that are 25% or greater. While this area does contain some slopes, it is noticeably more flat relative to the remaining areas of the parcel. The remaining 17.3 acre area of the parcel that would remain Rural Mountainous would contain 15.2 acres that contain slopes that are 25% or greater which would be 87% of the area, which is more consistent with the definition of the Rural Mountainous land use designation compared to the current land use designation that is applied to the site. The technical amendment would correct the boundary to reflect the actual topography and toe of slope to be consistent with the policy direction and intent of the General Plan for this land use designation. Thus, the Technical Amendment will provide for correct information and does not change the intent of the General Plan.

2. A land use designation was based on inaccurate or misleading information and should therefore be changed to properly reflect the policy intent of the General Plan

The land use boundaries of Rural Mountainous areas were intended to be located at the toe-of-slope line as this was the distinction between mountainous and non-mountainous area. The data used to determine the toe-of-slope in the General Plan were hand drawn using USGS 10-foot contours; whereas, the updated topography was obtained using 1-foot contours. The updated, more accurate information indicates that the existing boundaries of the General Plan land use designations do not accurately reflect actual topography. The information generally results in reducing the amount of area designated as Rural Mountainous and increasing the amount of area designated as non-mountainous. With this General Plan Amendment, the land use designations following more detailed topography are more accurately reflected. Moreover, by changing the land use designation from Rural Mountainous to Light Industrial, the land use designation would be consistent with the existing M-SC zone.

3. A minor change in boundary will more accurately reflect geological or topographic features, or legal or jurisdictional boundaries

The Technical Amendment will rectify errors related to mapping which resulted in inaccuracies related to specific areas with slopes greater than and less than 25% slope. The data used to determine the boundaries of the Rural Mountainous land use designation were hand drawn using USGS 10-foot

contours; whereas, the updated toe-of-slope line was utilizes 1-foot contours. The land use boundaries of Rural Mountainous were intended to be located at the toe-of-slope line as this was the distinction between mountainous and non-mountainous area. This technical correction will provide an accurate representation of the topographic features on the project site and provide correct General Plan land use designations. Thus, the Technical Amendment will provide a point of clarification to more accurately express the General Plan's meaning and eliminate a source of confusion by providing for correct information which does not change the intent of the General Plan.

Other Findings:

1. A small portion of project site is located within Criteria Cell 7592 of the Western Riverside County Multiple Species Habitat Conservation Plan. The proposed area of change is located outside of the Criteria Cell. Additionally, when there is an implementing project, the site(s) will still need to show compliance with the MSHCP, which could potentially result in small portions of conservation based on compliance with Sections 6.1.2, 6.1.3, 6.1.4, and 6.3.2 of the Plan. This project fulfills the plan requirements of the Multi-Species Habitat Conservation Plan.
2. The project site is located within the City of Temecula Sphere of Influence. No memorandum of understanding exists between the City of Temecula and County that requires review or coordination of General Plan Amendments. The City of Temecula was noticed of the public hearing and as of the writing of this staff report no comments have been received.
3. The project site is not located within an Airport Influence Area ("AIA") boundary and is therefore not subject to the Airport Land Use Commission ("ALUC") review.
4. In compliance with Senate Bill 18 (SB18), the County requested a list from the Native American Heritage Commission (NAHC) of Tribes whose historical extent includes the project area. Although as a categorical exemption AB 52 does not apply, the County mailed joint notices regarding this project to the Cahuilla Band of Indians, the Colorado River Indian Tribes, the Morongo Band of Mission Indians, Pala Band of Mission Indians, Pechanga Band of Luiseno Indians, Ramona Band of Cahuilla Indians, Rincon Band of Luiseno Indians, Soboba Band of Luiseno Indians, and the Agua Caliente Band of Cahuilla Indians on February 21, 2019. Responses from Agua Caliente, Cahuilla, and Soboba were received that deferred to Pechanga. Response received from Pechanga on March 20, 2019 requested consultation. On March, 21 2019 consultation was formally initiated between the County and Pechanga. On November 4, 2019, December 9, 2019 and December 31, 2019 emails were sent to Pechanga requesting input on Tribal Cultural Resources. Consultation via email with Pechanga on February 10, 2020 confirmed they had no further comments related to the General Plan Amendment understanding that any future development permits at the site will include a Tribal Cultural Resource analysis at that time.
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. Pursuant to Ordinance No. 663, this project does not meet the definition of a development permit; therefore, SKRHCP Fees are not required at this time.

Fire Findings:

1. The project site is located within a Cal Fire State Responsibility Area ("SRA") and is within a very high fire hazard severity zone. As a part of being within an SRA, the Director of the Department of Forestry and Fire Protection or his/her designee must be notified of applications for building permits, tentative tract/parcel maps, and use permits for construction or development within an SRA. Riverside County Ordinance No. 787 Section 5.D states that the Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the Board of Supervisors. The project under consideration does not include any building permits, subdivision, or use permits. Any subsequent use permits would be required to comply with applicable requirements for projects within a SRA and very high fire hazard severity zone.

Conclusion:

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

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 2,400 feet of the project site. As of the writing of this report, Planning Staff has not received any written communication either in support or opposition to the proposed project.

RESOLUTION 2020-004
RECOMMENDING ADOPTION OF
GENERAL PLAN AMENDMENT NO. 1194

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 May 6, 2020 to consider the above-referenced matter; and,

WHEREAS, all the procedures of the California Environmental Quality Act and the Riverside County Additional Procedures to Implement the California Environmental Quality Act have been satisfied and the recommendation to consider the project exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines Section 15061(b)(3) and Section 15301 and has 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,

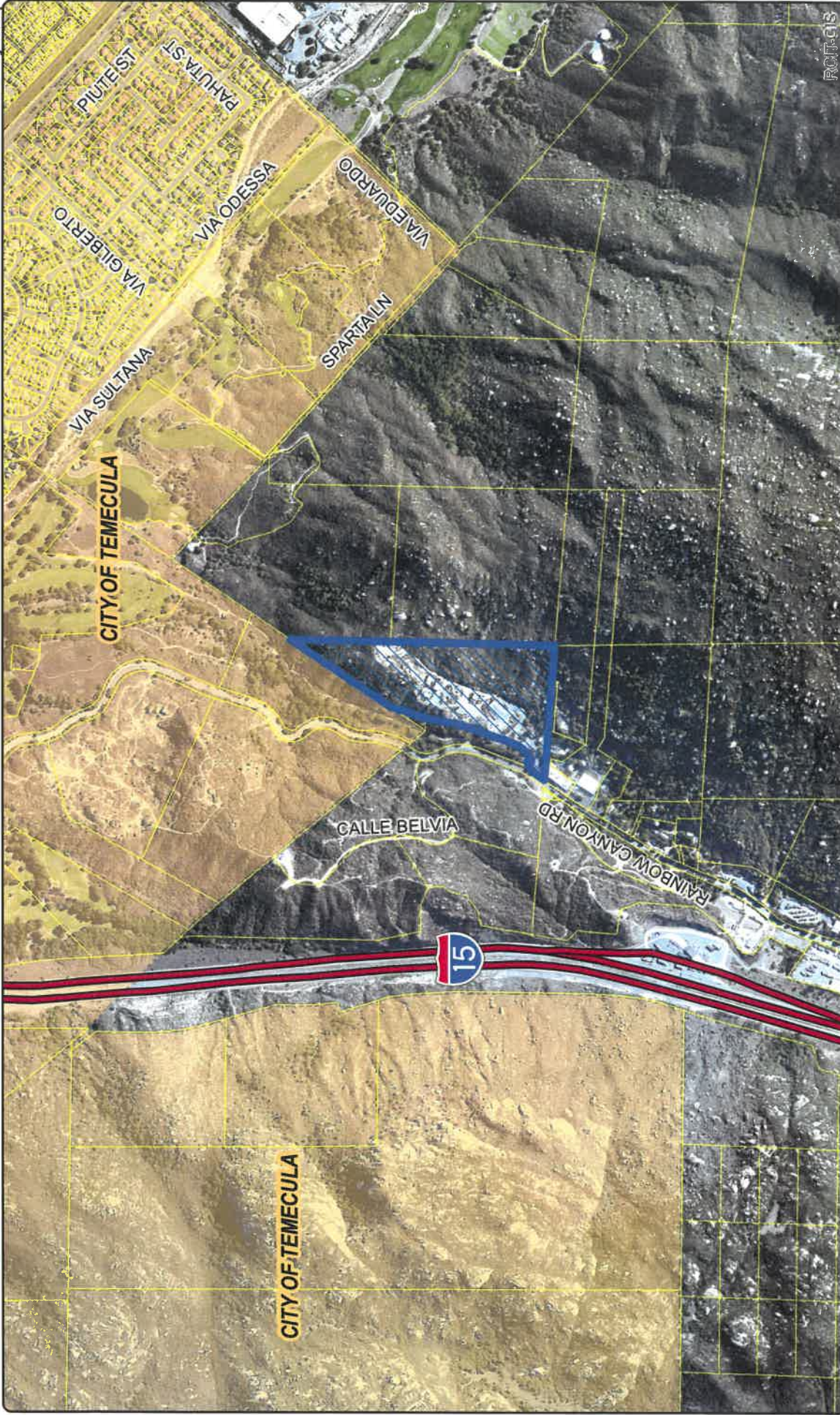
BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED by the Planning Commission of the County of Riverside, in regular session assembled on May 6, 2020, that it has recommended that the project be found exempt from the California Environmental Quality Act and recommends the following based on the staff report and the findings and conclusions stated therein:

APPROVAL of GENERAL PLAN AMENDMENT NO. 1194.

RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA01194
VICINITY/POLICY AREAS

Supervisor: Washington
 District 3

Date Drawn: 03/11/2020
 Vicinity Map



PCRS

Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2005, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department at (760)940-8277. Riverside County is located at www.riverside.ca.gov.

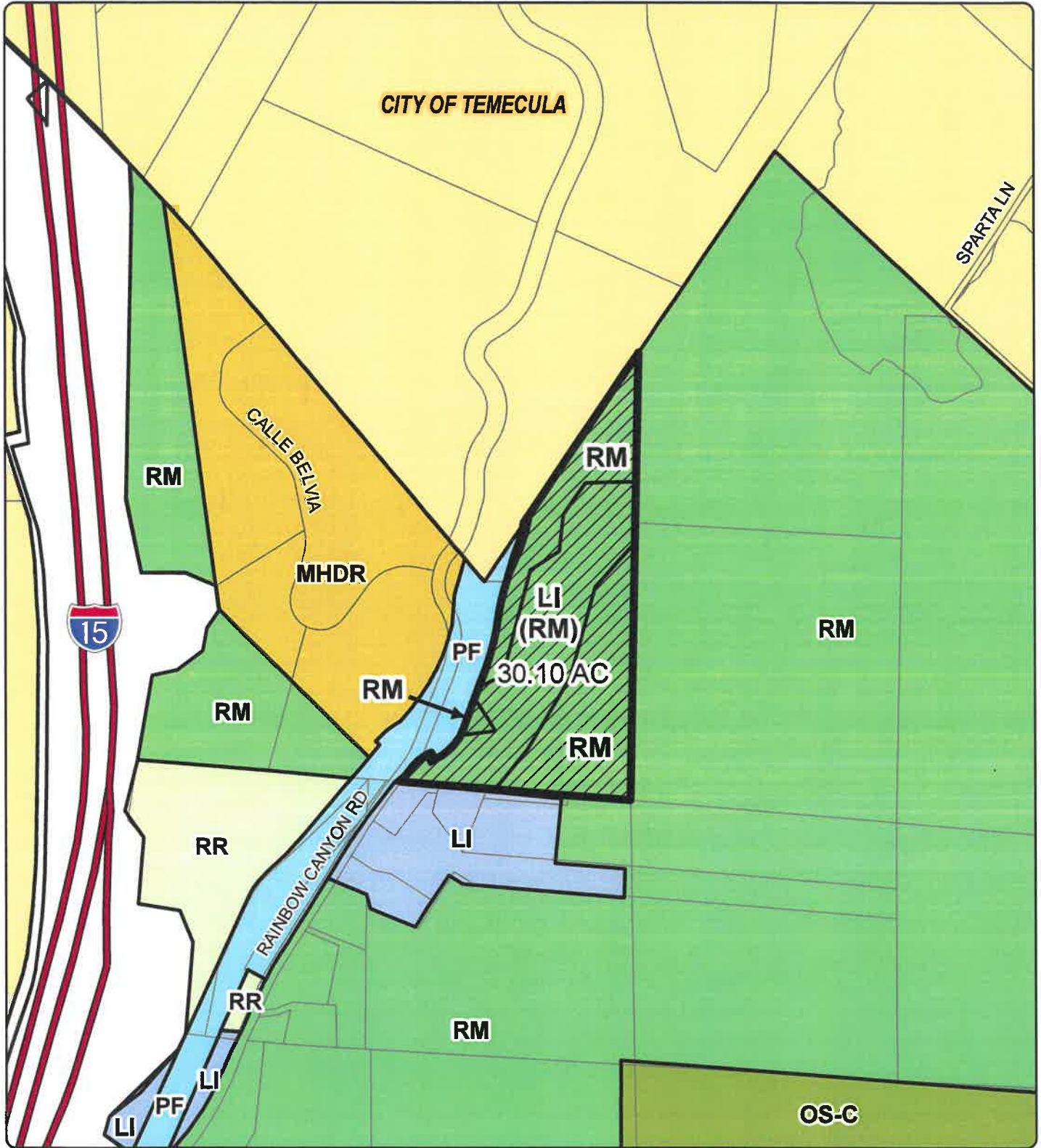
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01194

PROPOSED GENERAL PLAN

Supervisor: Washington
District 3

Date Drawn: 03/11/2020
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>

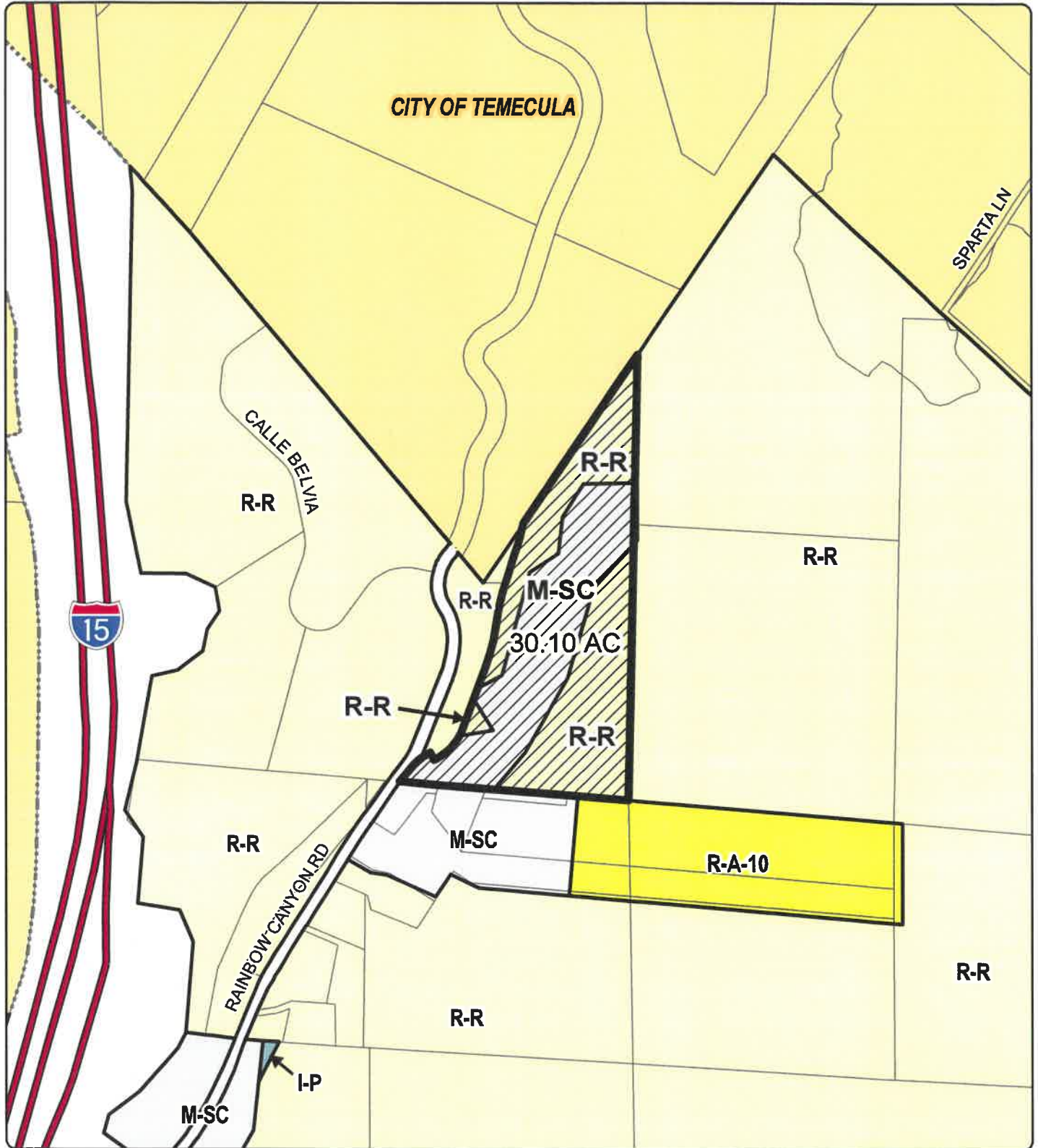
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01194

EXISTING ZONING

Supervisor: Washington
District 3

Date Drawn: 03/11/2020
Exhibit 2



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)663-8277 (Eastern County) or Website <http://planning.rcclma.org>

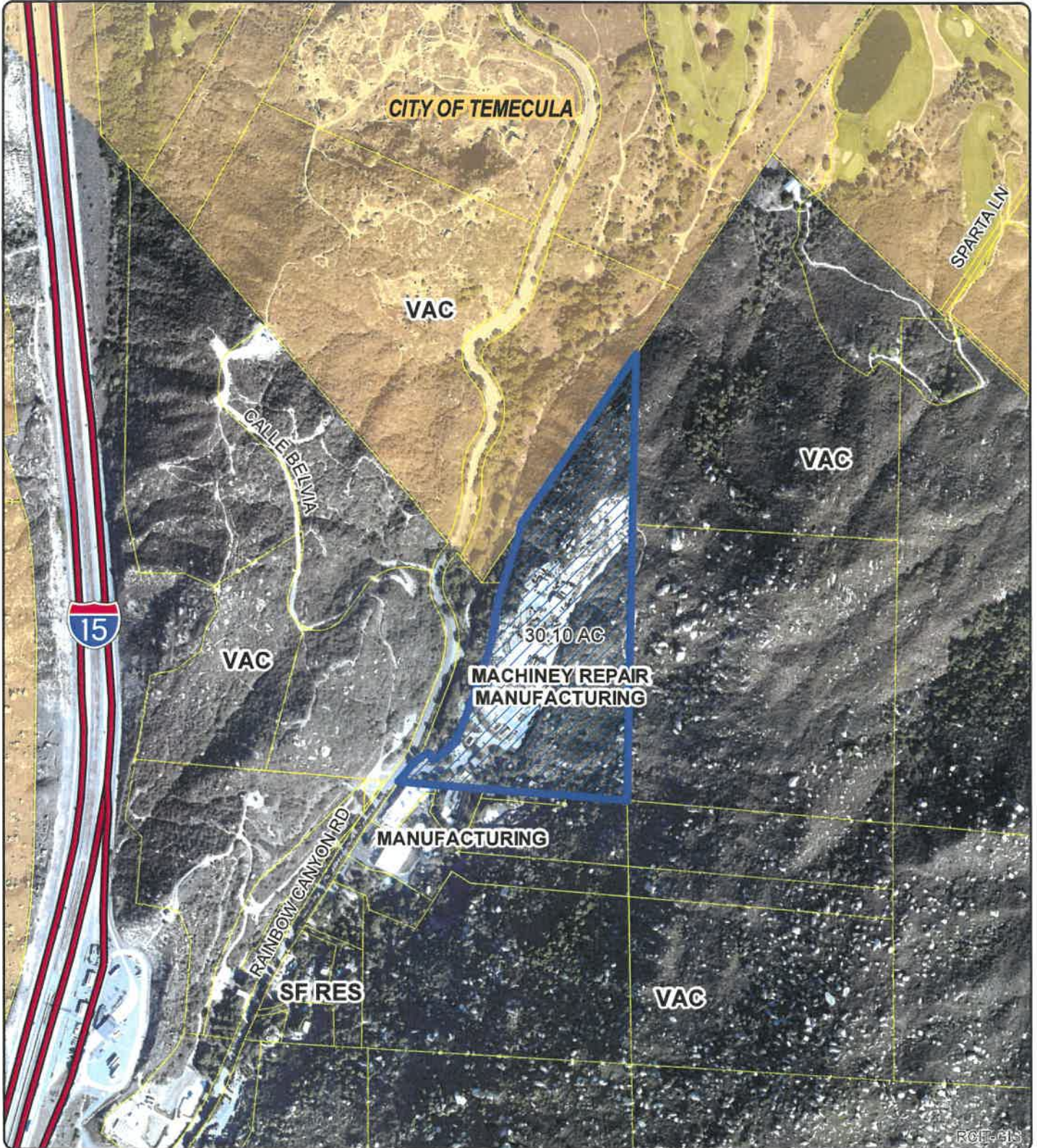
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01194

LAND USE

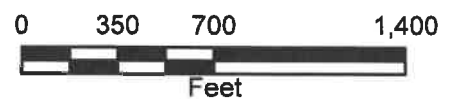
Supervisor: Washington
District 3

Date Drawn: 03/11/2020
Exhibit 1



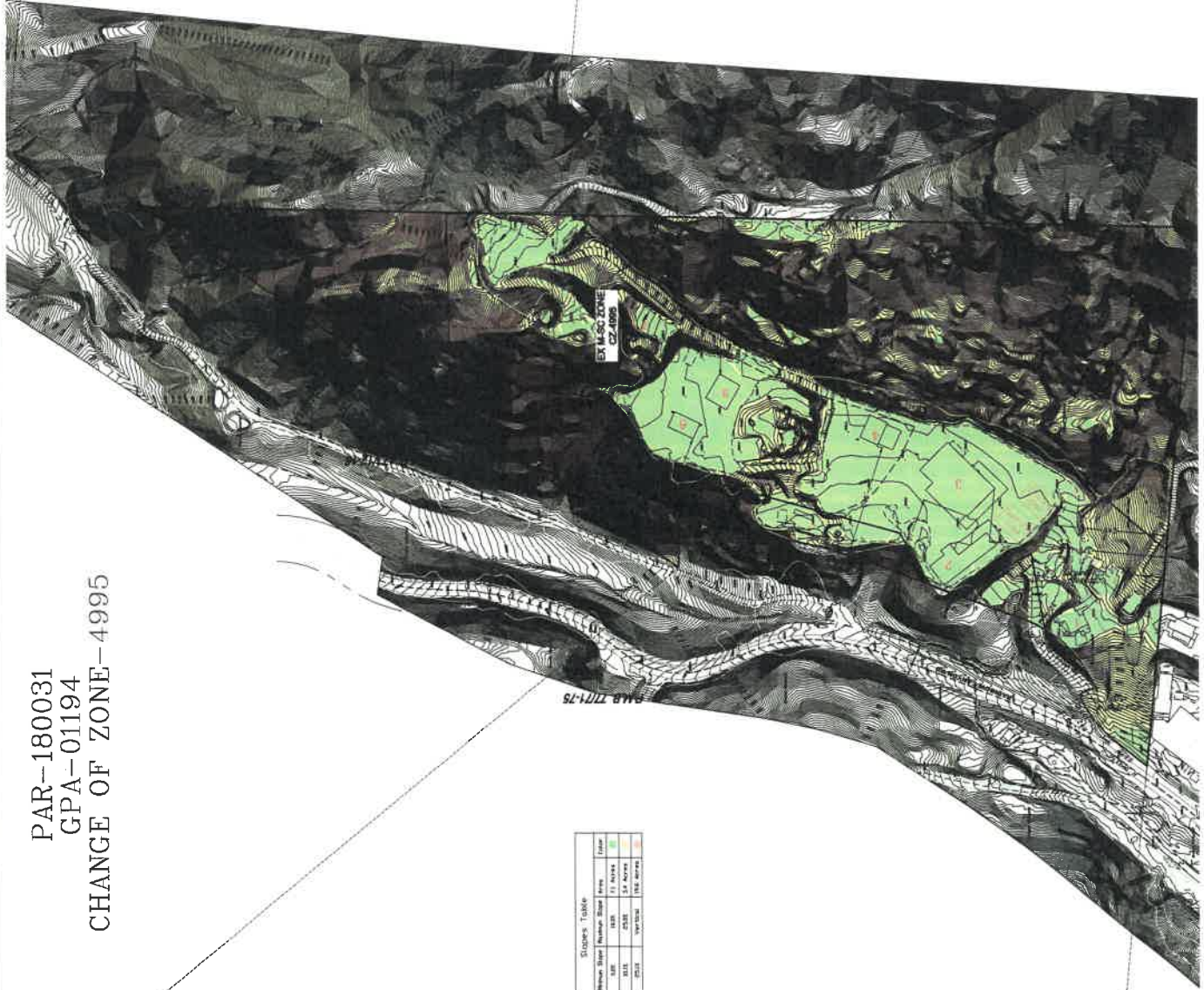
Zoning Area: Rancho California

Author: Vinnie Nguyen



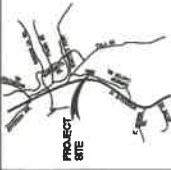
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)663-8277 (Eastern County) or Website <http://planning.rctdms.org>

PAR-180031
 GPA-01194
 CHANGE OF ZONE-4995



Colors Table

Number	Color	Height	Area	Notes
1	Blue	1000	11 Acres	
2	Green	2500	14 Acres	
3	Yellow	3000	11 Acres	



VICINITY MAP
 PROJECT SITE
 1/4 1/2 3/4 1

LEGAL DESCRIPTION:
 TRACT, PORTION OF GOVERNMENT LOTS 3 AND 4 IN
 SAN JOAQUIN COUNTY, CALIFORNIA, BEING THE
 SAN JOAQUIN BASE AND ADDITION, IN THE
 COUNTY OF INDIAN, STATE OF CALIFORNIA

TOTAL ORIGINAL ACRES:
 118-146-012: 38.7 ACRES CROSS
 118-146-012: 38.7 ACRES CROSS

NUMBER OF PARCELS:
 1

CROSSER OF BOUNDARIES:
 CITY OF SACRAMENTO

EXISTING ZONING:
 AGRICULTURAL (A-5) 12.21 ACRES
 AGRICULTURAL (A-5) 12.21 ACRES

EXISTING LAND USE:
 AGRICULTURE

PROPOSED LAND USE:
 AGRICULTURE

EXISTING LAND USE DESIGNATION:
 AGRICULTURAL (A-5) 12.21 ACRES

PROPOSED LAND USE DESIGNATION:
 AGRICULTURAL (A-5) 12.21 ACRES

METHOD OF SURVEY:
 METRIC

DATE PREPARED:
 1/15/2015

LIMITS:
 NORTH - 120TH AVENUE NORTH DISTRICT
 SOUTH - 120TH AVENUE NORTH DISTRICT
 EAST - 120TH AVENUE NORTH DISTRICT
 WEST - 120TH AVENUE NORTH DISTRICT

SCHOOL DISTRICT:
 SACRAMENTO VALLEY UNIFIED SCHOOL DISTRICT

ASSESSOR'S PARCEL NO. 3:
 018-140-011 018-140-012

ASSASSIN ROAD:
 4125 ASSASSIN CANYON RD
 SACRAMENTO, CA 95825

SOLE TRUSTEES:
 COUNTY SERVICE AREA (CSA)
 107 8TH A COUNTY SERVICE AREA (CSA)
 107 8TH A COUNTY SERVICE AREA (CSA)

SPECIAL FLOOD HAZARD AREA:
 SPECIAL FLOOD HAZARD AREA
 NOT SUBJECT TO FLOODING
 NOT SUBJECT TO FLOODING

FLOOD LINE/PAINT:
 FLOOD LINE/PAINT ZONE
 WITH A 100 YEAR FLOOD ZONE
 WITH A 100 YEAR FLOOD ZONE

CALIFORNIA WATER BOARD CASE NO.:
 REC 8 - 9 200002707

GRAPHIC SCALE
 0 10 20 30
 (IN FEET)
 1 inch = 60 ft

MDMG
 METRIC DESIGN GROUP
 1155 Commercial Blvd, Suite 8
 Sacramento, CA 95834
 TEL: (916) 386-9944
 FAX: (916) 386-9923

OWNER:
 KENNETH SCOTCHER
 107 8TH A COUNTY SERVICE AREA (CSA)
 107 8TH A COUNTY SERVICE AREA (CSA)

DATE:
 1/15/2015



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

I. GENERAL INFORMATION:

GPA D 1194

APPLICATION INFORMATION:

Applicant Name: Kenneth Schober c/o MDMG Inc

Contact Person: James Bach

E-Mail: jrb@markhamdmg.com

Mailing Address: 41635 Enterprise Circle North, Suite B

Temecula CA 92590
City State ZIP

Daytime Phone No: (951) 296-3466 ext 221

Fax No: (951) 296-3476

Engineer/Representative Name: MDMG, Inc.

Contact Person: James Bach

E-Mail: jrb@markhamdmg.com

Mailing Address: 41635 Enterprise Circle North, Suite B

Temecula CA 92590
City State ZIP

Daytime Phone No: (951) 296-3466 ext 221

Fax No: (951) 296-3476

Property Owner Name: Schober Family Trust

Contact Person: Kenny Schober

E-Mail: kennyschober@gmail.com

Mailing Address: P. O. Box 919

Pauma Valley CA 92061
City State ZIP

Daytime Phone No: (951) 506-9944

Fax No: (951) 506-0633

Riverside Office - 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 - Fax (951) 955-1811

Desert Office - 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 - Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

**APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY
GENERAL PLAN**

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 General Plan Amendment 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 General Plan Amendment is ready for public hearing.)

JAMES R BACH MDMG INC
PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

JAMES R BACH MDMG INC
PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of this application, the applicant will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 918-140-012

Approximate Gross Acreage: 36.7

General location (nearby or cross streets): North of 15 FWY, South of CITY OF TEMECULA, East of Rainbow Canyon Rd, West of SPARTA LN

Existing General Plan Foundation Component(s): Rural

Proposed General Plan Foundation Component(s): Community Development / Rural

Existing General Plan Land Use Designation(s): Rural Mountainous

Proposed General Plan Land Use Designation(s): Light Industrial / Rural Mountainous

General Plan Policy Area(s) (if any): None

Existing Zoning Classification(s): Manufacturing Service Commercial (MSC)

Provide details of the proposed General Plan Amendment (attach separate pages if needed):

~~Foundation GPA is to fix erroneous change to Land Use in 2003. The 2003 General Plan made an existing use and zoning inconsistent and thereby making the existing use non-conforming. The GPA adoption also downgraded the value of the land.~~

Are there previous development application(s) filed on the same site: Yes No

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

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

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

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

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	Edison	X	
Gas Company	So. Cal Gas	X	
Telephone Company	Verizon	X	
Water Company/District	WMWD	X	

APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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
Sewer District		X

If "No," how far away are the nearest facilities/services? (No. of feet/miles):

Is the Foundation Component General Plan Amendment located within any of the following watersheds?

- Santa Ana River/San Jacinto Valley
- Santa Margarita River
- Whitewater River

Please refer to Riverside County's Map My County website to determine if the subdivision is located within any of these watersheds (using the Geographic Layer - Watershed) (http://webintprod.agency.tlma.co.riverside.ca.us/MMC_View/Custom/disclaimer/Default.htm)

If any of these watersheds 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.

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

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

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

- The project is not located on or near an identified hazardous waste site.
- The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1)  Date 6.1.16

Owner/Representative (2) _____ Date _____

APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

III. OTHER TYPES OF GENERAL PLAN AMENDMENTS:

Would the proposed Foundation Component Amendment result in a conflict with any part of the Riverside County General Plan? If so, describe in detail the conflict. (Attach separate pages if needed.)

No

NOTES:

1. Please see the 2016 property owner initiated Regular General Plan Foundation Component Amendment (FGPA) Process approved by the Riverside County Board of Supervisors on March 8, 2016.
2. Most Riverside County entitlement application fees are Deposit Based Fees ("DBF"). The FGPA initial application filing fee is \$10,000.00. This application fee includes the review of the FGPA through the GPIP process only. Each case is unique; therefore, additional funds may be requested should unanticipated circumstances arise during the course of the GPIP review process.

Furthermore:

- o If an accompanying implementing project application is submitted concurrently, additional fees pursuant to Ordinance No. 348, which are specified on the Planning Department website and based upon the application type, shall be required upon submittal.
 - o Should the FGPA application be initiated by the Board of Supervisors at the conclusion of the GPIP process, additional General Plan Amendment fees, to complete the adoption process, shall be required.
3. Application submittal items a for Foundation General Plan Amendment:
 - o This completed application form.
 - o Application filing fees.
 - o Site map showing the project area and extent.
 - o Any additional maps/plans relevant to illustrate the project area location.

NOTICE OF PUBLIC HEARING

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

GENERAL PLAN AMENDMENT NO. 1194 (GPA01194) – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) and Section 15301 (Existing Facilities) – Applicant: Schober Family Trust – Representative: Larry Markham – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural: Rural Mountainous (R-RM) – Location: Easterly of Interstate 15 and Rainbow Canyon Road and just southerly of the City of Temecula – Zoning: Manufacturing – Service Commercial (M-SC) – Rural Residential (R-R) – 30.1 Acres – **REQUEST:** The **General Plan Amendment** is a proposal to change the Land Use designation of a portion of APN 918-140-012 from Rural: Rural Mountainous (R-RM) to Community Development: Light Industrial (CD-LI) as a Technical General Plan Amendment.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **MAY 6, 2020**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501

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: Russell Brady at (955) 951-3025 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 application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Commission will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Riverside County Planning Department office located at 4080 Lemon Street 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Russell Brady
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on March 11, 2020,

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

APN (s) or case numbers GPA01194 for

Company or Individual's Name RCIT - GIS,

Distance buffered 2400'

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

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

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

GPA01194 (2400 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... 3/11/2020 3:49:34 PM

© Riverside County RCIT

918140010
NATURE CONSERVANCY
201 MISSION ST 4TH FL
SAN FRANCISCO CA 94105

918140011
KENNETH D. SCHOBEN
P O BOX 919
PAUMA VALLEY CA 92061

918150002
PECHANGA BAND OF LUISENO MISSION
P O BOX 1477
TEMECULA CA 92593

918150005
USA PECHANGA BAND LUISENO MISSION
2800 COTTAGE WAY
SACRAMENTO CA 95825

918160004
MEG ELLEN BERRY
46870 RAINBOW CANYON RD
TEMECULA CA 92592

918160005
HIJINX
333 WASHINGTON BLV NO 321
MARINA DEL REY CA 90292

918160011
JACK GETTMAN
46970 RAINBOW CANYON RD
TEMECULA CA 92592

918160012
WORTHY REVOCABLE FAMILY TRUST DATED
46960 RAINBOW CANYON RD
TEMECULA CA 92592

918160016
BRODY THOMAS F TRUST DATED 04/24/2019
46950 RAINBOW CANYON RD
TEMECULA CA 92592

918160018
PAUL JONES
46920 RAINBOW CANYON RD
TEMECULA CA 92592

918160019
MWD
P O BOX 54153
LOS ANGELES CA 90054

918160021
SAN DIEGO COUNTY WATER AUTHORITY
4677 OVERLAND AVE
SAN DIEGO CA 92123

918160022
SOUTHWEST CONST CO INC
2909 RAINBOW VALLEY BL
FALLBROOK CA 92028

918170002
PAULSON MANUFACTURING CORP
46752 RAINBOW CANYON RD
TEMECULA CA 92592

918170004
THOMAS V. PAULSON
46752 RAINBOW CANYON RD
TEMECULA CA 92592

918170007
WESTERN RIVERSIDE COUNTY REG CON
3403 10TH ST STE 500
RIVERSIDE CA 92502

918190006
GEOFFREY T. MOORE
17117 S BROADWAY ST
GARDENA CA 90248

918190008
GORDON THOMAS EUGENE
16776 BERNARDO CTR DR 203
SAN DIEGO CA 92128

918190009
DENNIS E. ROBERTS
47100 RAINBOW CANYON RD
TEMECULA CA 92592

922230002
PECHANGA RESORTS INC
44501 RAINBOW CANYON RD
TEMECULA CA 92592

922230024
TEMECULA BAND OF LUISENO INDIANS
P O BOX 1477
TEMECULA CA 92593

922230025
RUPINDER UPPAL
1007 N LOS ALISOS
FALLBROOK CA 92028

922230026
SUDEEP DHILLON
1007 N LOS ALISOS
FALLBROOK CA 92028

Owner:

Park West Industrial Center
213 21st Street
Huntington Beach, CA 92648

Representative:

Markham Development Strategies LLC
41593 Winchester Road, #200
Temecula, CA 92590

Owner:

Park West Industrial Center
213 21st Street
Huntington Beach, CA 92648

Representative:

Markham Development Strategies LLC
41593 Winchester Road, #200
Temecula, CA 92590

City of Temecula
4100 Main Street
Temecula, CA 92590

Pechanga
P.O. Box 2183
Temecula, CA 92593

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.

4.7

Planning Commission Hearing: May 6, 2020

PROPOSED PROJECT

Case Number(s): CZ2000003

Select Environ. Type No Further Environmental
Document Required

Area Plan: Harvest Valley/Winchester

Zoning Area/District: Winchester Area

Supervisory District: Third District

Project Planner: Russell Brady

461-520-001 through 461-520-023
461-521-001 through 461-521-028
461-530-001 through 461-530-022

Project APN(s): 461-531-001 through 461-531-007

Applicant(s): County of Riverside



Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

Change of Zone No. 2000003 is a proposal to modify the Specific Plan No. 293 zoning ordinance text related to Planning Area 30. The modification would restore the correct uses and development standards for Planning Area 30 that were initially changed in 2005 and subsequently unintentionally undone in 2009. The modification would also include clarification for Planning Area 35 that all other provisions of Ordinance No. 348 apply within the planning area.

The above shall hereinafter be referred to as “the Project.”

The Project site is located south of Olive Avenue, west of Rice Road, and north of Salt Creek for Planning Area 30 and north of Domenigoni Parkway, east of Frontier Loop Road, west of Beeler Road, and south of Salt Creek for Planning Area 35.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

FIND that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED** because all potentially significant effects on the environment have been adequately analyzed in the previously certified **ENVIRONMENTAL IMPACT REPORT NO. 380** pursuant to applicable legal standards and have been avoided or mitigated pursuant to that earlier EIR, and none of the conditions described in CEQA Guidelines Section 15162 exist based on the findings and conclusions set forth herein; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 2000003, based upon the findings and conclusions provided in this staff report, subject to adoption of the Zoning Ordinance.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	Winchester Hills Specific Plan No. 293
Specific Plan Land Use:	Medium Density Residential (MDR)
Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Medium Density Residential (MDR)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Highway 79 Policy Area
Surrounding General Plan Land Uses	
North:	Mixed Use Area (MUA)
East:	Open Space: Recreation (OS:R)
South:	Open Space: Recreation (OS:R)
West:	Medium Density Residential (MDR)
Existing Zoning Classification:	Specific Plan (Winchester Hills Specific Plan No. 293)
Proposed Zoning Classification:	Specific Plan (Winchester Hills Specific Plan No. 293)
Surrounding Zoning Classifications	
North:	Mixed Use (MU)
East:	Rural Residential (R-R)
South:	Light Agriculture, 10-acre minimum (A-1-10)
West:	Specific Plan
Existing Use:	Vacant Land
Surrounding Uses	
North:	Vacant Land
East:	Vacant Land
South:	Vacant Land, Salt Creek
West:	Vacant Land

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	Planning Area 30: 18.4 acres Planning Area 35: 27.5 acres	N/A

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – 146-Lakeview/Nuevo/Romoland/Homeland
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – High/Very High
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

Winchester Hills Specific Plan No. 293 was approved by the County of Riverside in October 1997. At that time, it included approximately 1,995.3 acres in the unincorporated community of Winchester. Since the adoption of Specific Plan No. 293, it has been modified seven (7) times through Amendments and Substantial Conformances.

Planning Area 30 was previously included within an agricultural preserve and due to that the base zone referenced in the Specific Plan Zoning Ordinance for Planning Area 30 was Light Agriculture (A-1) with the original approval of Specific Plan No. 293. Once Planning Area 30 was removed from the agricultural preserve, Change of Zone No. 6861 initially modified the Specific Plan zoning ordinance text related to Planning Area 30 to a base zone of One Family Dwellings (R-1) that reflected the Planning Area's Medium Density Residential land use designation in the Specific Plan. This Change of Zone was adopted on November 22, 2005. Subsequently Change of Zone No. 7461 associated with Specific Plan No. 293 Amendment No. 5 unintentionally modified the Specific Plan zoning ordinance text related to Planning Area 30 by including the text for Planning Area 30 that existed prior to Change of Zone No. 6861 with a base zone of A-1. Change of Zone No. 7461 was adopted on December 22, 2009. Subsequent Change of Zones have been processed and adopted since then that have retained this same text for Planning Area 30. This error and related history was recently brought to staff's attention and this Change of Zone was initiated by the County to correct this unintentional error that was caused by Change of Zone 7461.

There are no issues of concern for this item. The proposed Change of Zone site is within the boundaries of the Winchester Hills Specific Plan which was analyzed by certified Environmental Impact Report No. 380 (EIR No. 380). There are no new or significant factors or impacts as a result of this project that were not previously identified by EIR No. 380. Any future entitlement project will comply with the applicable regulations and the California Environmental Quality Act.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

In accordance with State CEQA Guidelines Section 15162, Change of Zone No. 2000003 will not result in any new significant environmental impacts not identified in certified EIR No. 380. The Change of Zone will not result in an increase in the severity of previously identified significant effects, does not propose any substantial changes which will require major revision to EIR No. 380, no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible because of the following:

- a. Change of Zone No. 2000003 is correcting the permitted uses and development standards within Planning Area 30 and clarifying other applicability of Ordinance No. 348 for Planning Area 35, which would make these Planning Areas consistent with the land uses and development standards described in Winchester Hills Specific Plan No. 293 as amended.
- b. The subject site was included within the project boundary analyzed in EIR No. 380; and,
- c. There are no changes to the mitigation measures included in EIR No. 380; and

- d. Change of Zone No. 2000003 does not propose any changes to the approved Winchester Hills Specific Plan No. 293 analyzed in EIR No. 380.

FINDINGS AND CONCLUSIONS

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

Land Use Findings:

1. The Project site has a General Plan Land Use Designation of Community Development: Medium Density Residential (CD: MDR) (2 -5 du/acre).
2. The project site has a Zoning Classification of Specific Plan (Winchester Hills Specific Plan No. 293). The Specific Plan zoning is consistent with the land use designations of the General Plan and SP No. 293.
3. The project site is located within the Highway 79 Policy Area. Projects within the Highway 79 Policy Area must demonstrate adequate transportation infrastructure capacity to accommodate the added traffic growth resulting from new development. To facilitate this intent, development projects must ensure that they produce traffic generation at a level that is 9% less than the trips projected from the General Plan traffic model residential land use designations. Studies and analysis conducted for the Winchester Hills Specific Plan determined that consistency with the Highway 79 Policy Area requirements, have been met.

Entitlement Findings:

Change of Zone:

1. Change of Zone No. 2000003 is a proposal to correct the zoning ordinance text related primarily to Planning Area 30 as well as Planning Area 35 within Specific Plan No. 293 (Winchester Hills). The zoning classification for these planning areas is Specific Plan (SP). The change related to Planning Area 30 will make the permitted uses and development standards consistent with the General Plan and Specific Plan land use designations for Planning Area 30 of Medium Density Residential. The change related to Planning Area 35 provides clarification on the applicability of other regulations of Ordinance No. 348 not specifically cited in the Specific Plan zoning ordinance.

Other Findings:

1. The project site is not located within an Airport Influence Area ("AIA") boundary and is therefore not subject to the Airport Land Use Commission ("ALUC") review.
2. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). Implementing projects within the Specific Plan will be required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
3. Pursuant to the requirements of AB 52, tribal consultation was not required for the Project since no further environmental analysis is necessary and a new Negative Declaration, Mitigated Negative

Declaration, or Environmental Impact Report is not required for this project as is detailed in the previous Environmental Findings in this staff report. The Project is not subject to tribal consultation pursuant to SB 18 requirements since the project does not include an Amendment to the Specific Plan or General Plan. Mitigation measures and conditions of approval from the previous EIR and Specific Plan will still apply to implementing projects from the Specific Plan relative to cultural resources, tribal cultural resources, and related monitoring.

4. The proposed Change of Zone will not cause environmental damage or substantially and avoidably injure fish or wildlife or their habitat because, EIR No. 380 prepared for the Specific Plan determined that with adherence to existing regulations and implementation of mitigation measures, will ensure that substantial damage to the environment or the injury to any fish, wildlife, or habitat will not occur due to approval of the Change of Zone No. 2000003.
5. The project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP"). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP. This was required as a condition of approval from the Specific Plan.

Fire Findings:

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

Conclusion:

1. For the reasons discussed above, as well as the information provided in EIR No. 380 the proposed project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed project would not be detrimental to the health, safety or general welfare of the community.

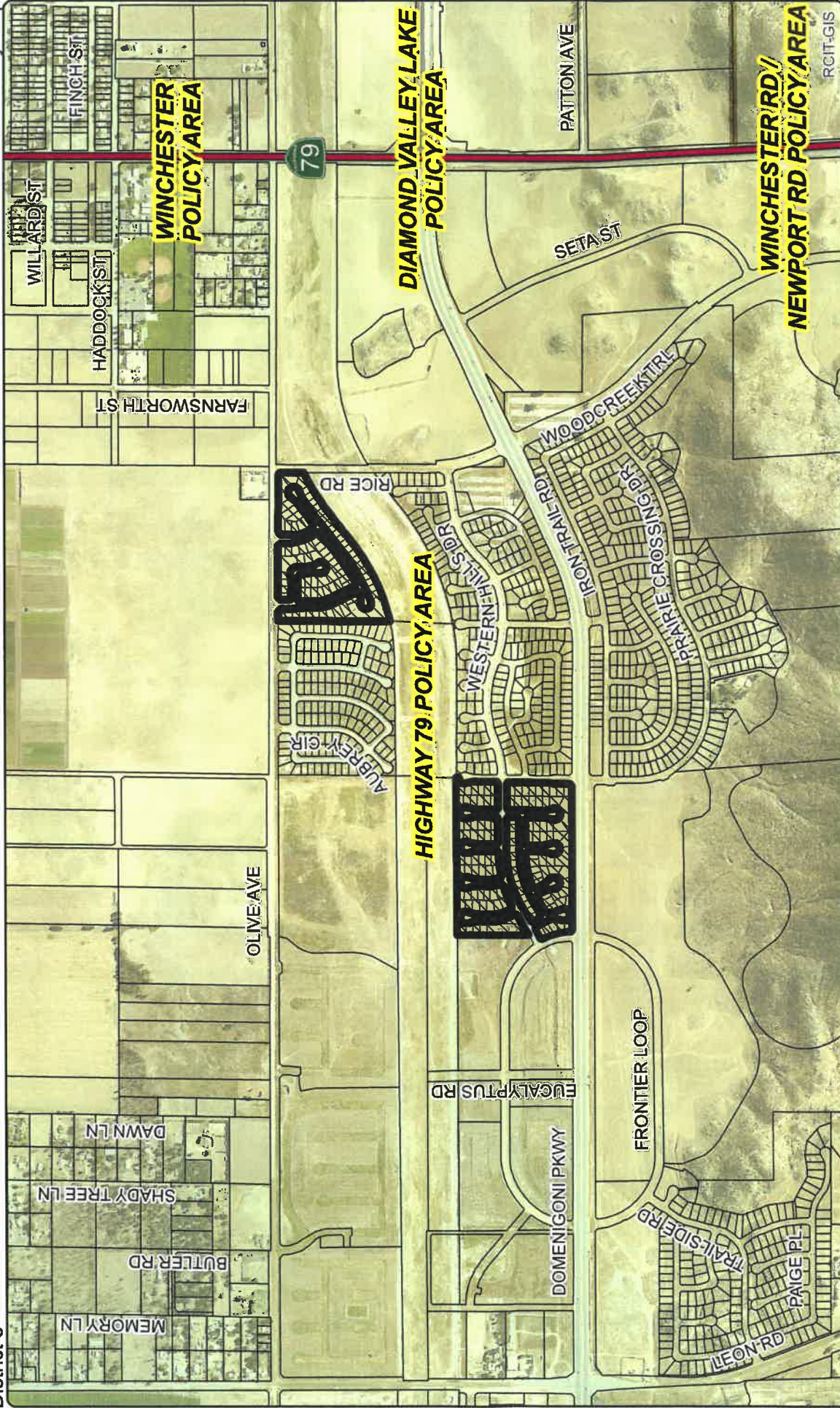
PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 1,000 feet of the project site. As of the writing of this report, Planning Staff has not received written communication/phone calls from any persons indicating support/opposition to the proposed project.

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ2000003
VICINITY/POLICY AREAS

Supervisor: Washington
 District 3

Date Drawn: 03/06/2020
 Vicinity Map



Zoning Area: Winchester

Author: Vinnie Nguyen

DISCLAIMER: On October 7, 2020, the County of Riverside adopted a new General Ordinance that updates the zoning code. The new Ordinance includes new zoning districts and policies. The new Ordinance may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department office in Riverside at (951) 960-2020 (Riverside County) or in Palm Desert at (760) 943-7777 (Desert County) or visit www.riversideca.gov.

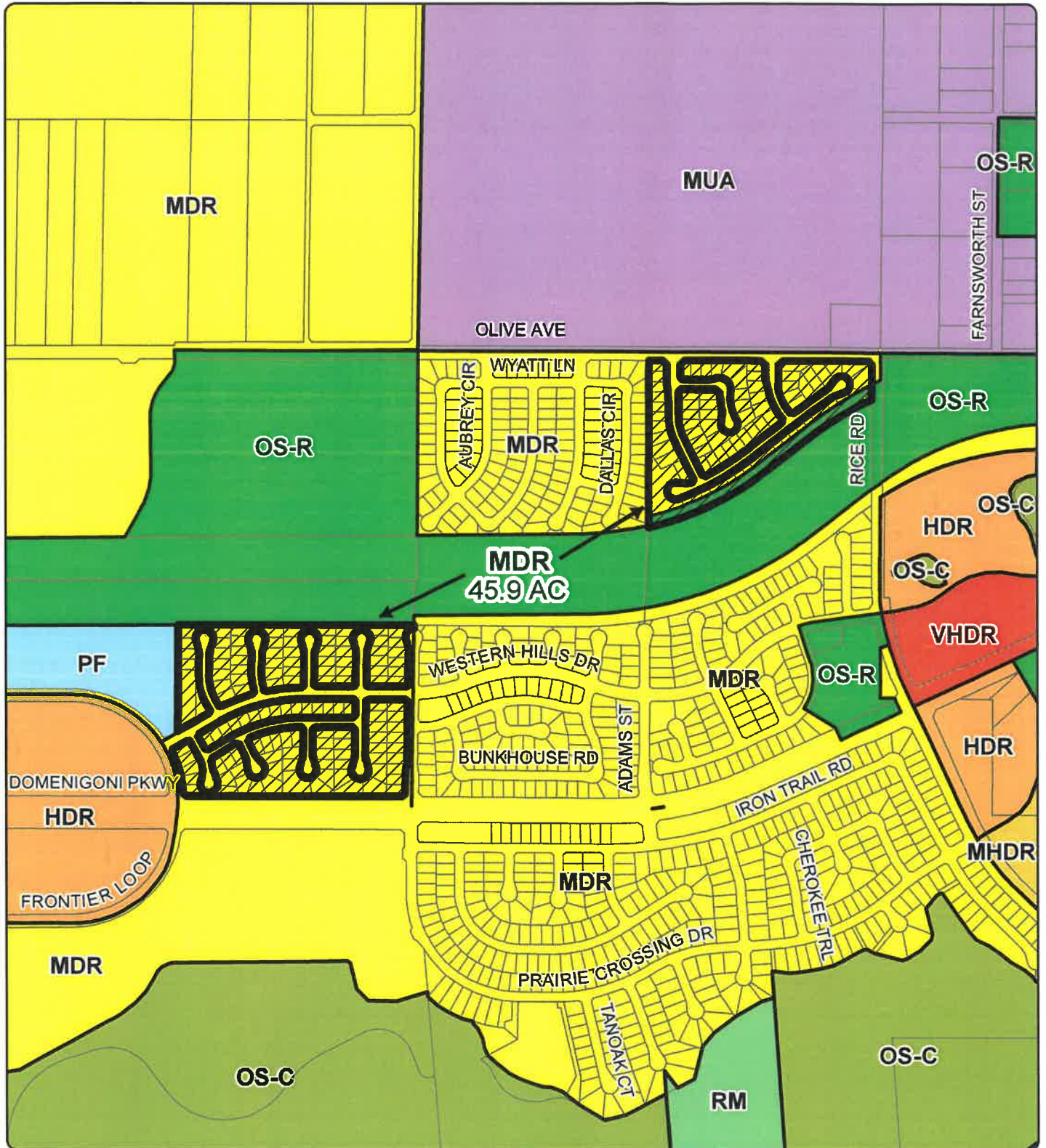
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ2000003

EXISTING GENERAL PLAN

Supervisor: Washington
District 3

Date Drawn: 03/06/2020
Exhibit 5



Zoning Area: Winchester

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different 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.rcdca.org>

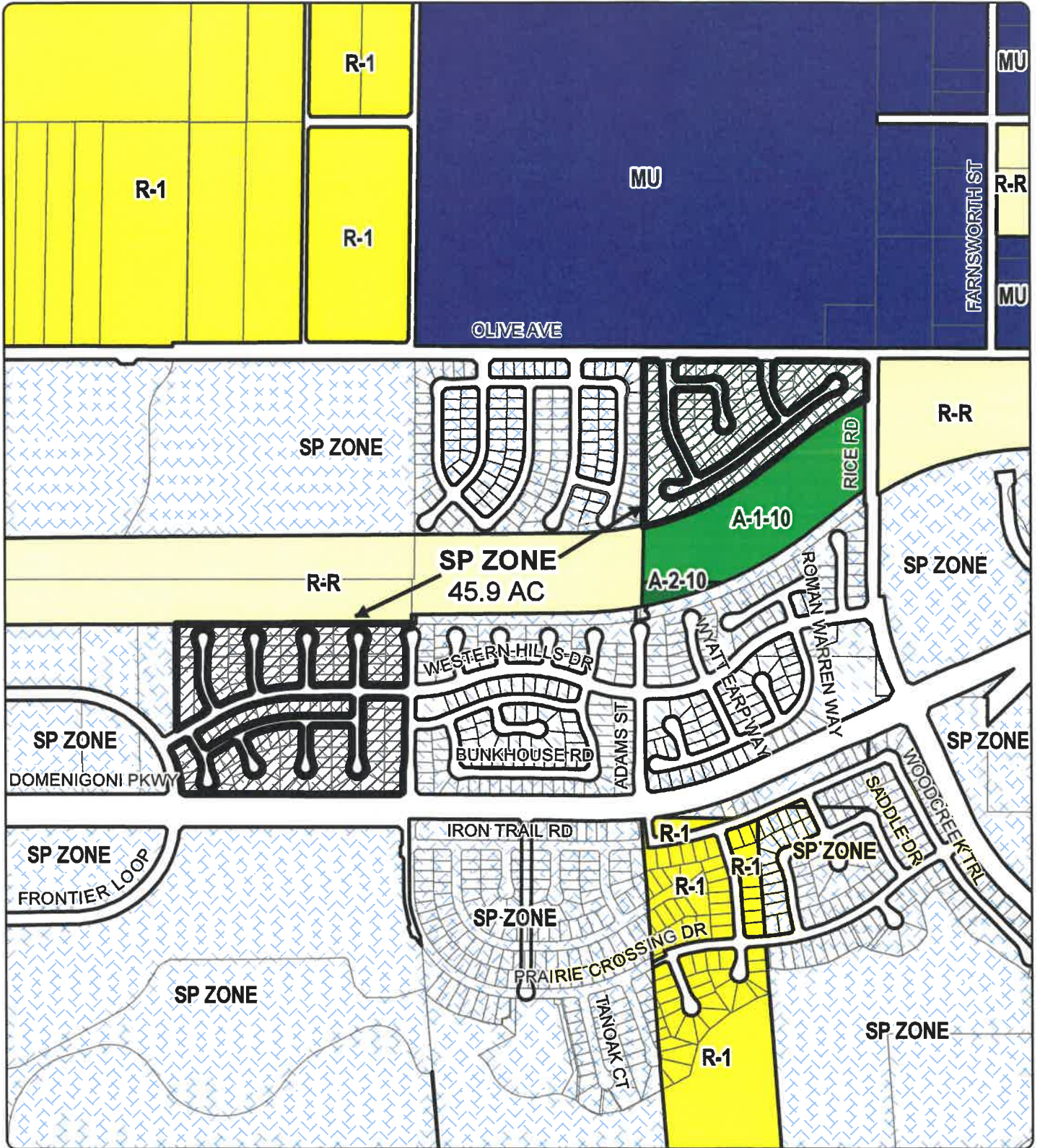
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ2000003

PROPOSED ZONING

Supervisor: Washington
District 3

Date Drawn: 03/06/2020
Exhibit 3



Zoning Area: Winchester

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

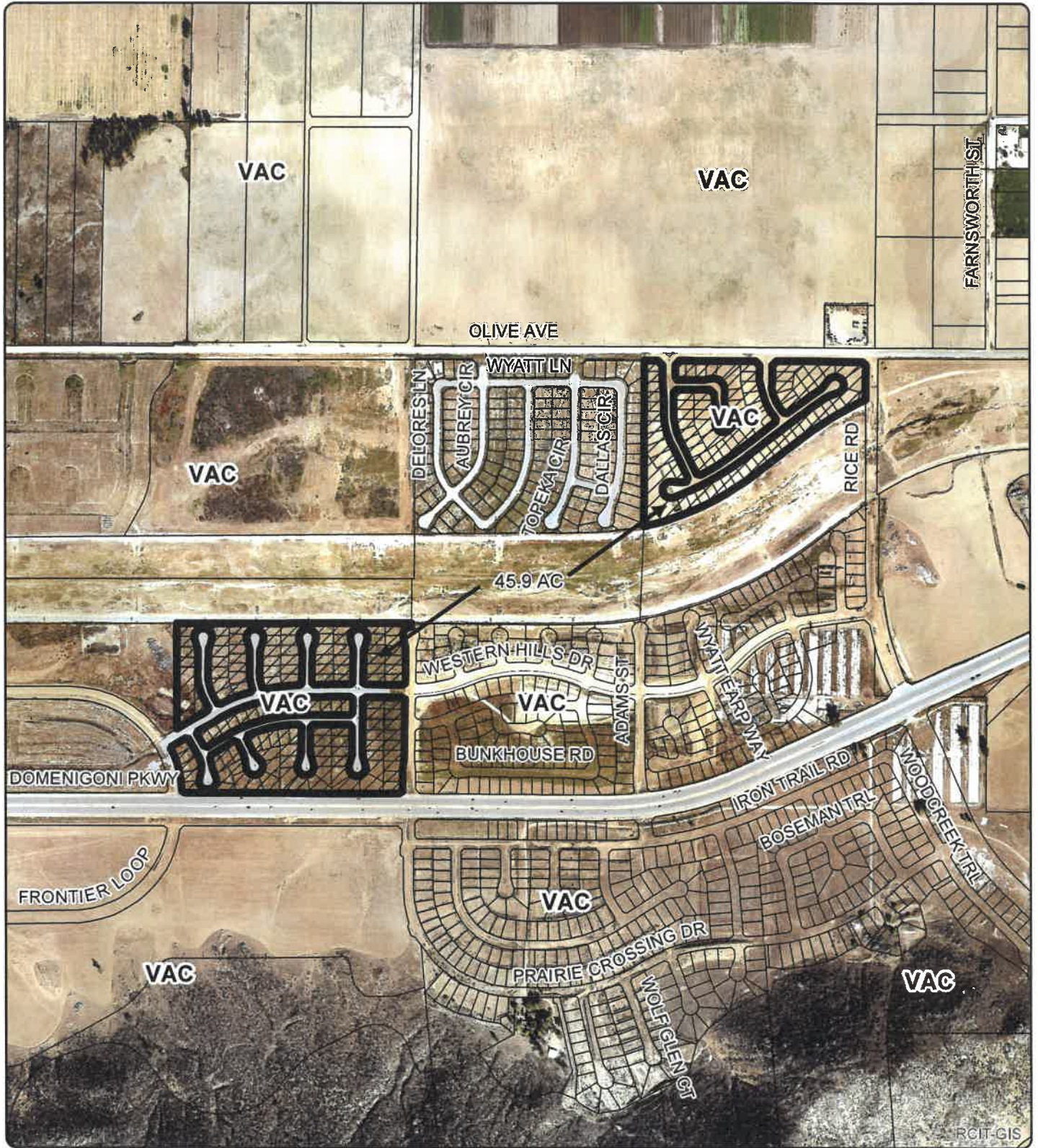
CZ2000003

LAND USE

Supervisor: Washington
District 3

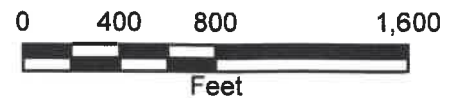
Date Drawn: 03/06/2020

Exhibit 1



Zoning Area: Winchester

Author: Vinnie Nguyen



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>

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ORDINANCE NO. 348.4851XXXX

AN ORDINANCE OF THE COUNTY OF RIVERSIDE
AMENDING ORDINANCE NO. 348 RELATING TO ZONING

The Board of Supervisors of the County of Riverside Ordains as Follows:

~~Section 1. — Section 4.1 of Ordinance No. 348, and Official Zoning Plan, Map No.2, as amended are further amended by placing in effect in the Winchester Zoning Area the zone or zones as shown on the map entitled, "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2407, Change of Zone Case No. 7825," which map is made a part of this ordinance.~~

Section 12. Article XVII, Section 17.82 of Ordinance No. 348 is amended to read as follows:

"SECTION 17.82 SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 293.

a. Planning Areas 1 and 2.

(1) The uses permitted in Planning Areas 1 and 2 of Specific Plan No. 293 shall be the same as those uses permitted in Article IXd, Section 9.72 of Ordinance No. 348. In addition, the permitted uses identified under Section 9.72.a. shall also include congregate care residential facilities, public and private recreation areas, paseos/trails and all permitted uses set forth in Article IXd, Section 9.50 except that the uses permitted pursuant to Section 9.50.a. (11), (23), (30), (32), (52) and (64); Section 9.50.b.(5) and (7) shall not be permitted.

(2) Any land division application submitted within Planning Areas 1 and 2 shall be heard concurrently with a comprehensive plot plan application for the entire affected Planning Area by the Planning Commission in accordance with Section 18.30.d.(3) of Ordinance No. 348. The application for a comprehensive plot plan shall be submitted in accordance with provisions of Section 18.30 of Ordinance No. 348 and shall also at a minimum include the following:

A. A statement indicating how the land division and comprehensive plot plan applications implement Specific Plan No. 293 and comply with the conditions of approval for said specific plan.

- 1 B. A comprehensive plot plan for the entire planning area, a conceptual
2 grading plan and a tentative subdivision map, based upon a contour interval
3 no greater than four feet, which in addition to the requirements of
4 Ordinance No. 460 and Section 18.30 of Ordinance No. 348 include:
- 5 i. the proposed lots including lot lines and proposed easements, if any;
 - 6 ii. building footprints;
 - 7 iii. floor plan assignments;
 - 8 iv. pad elevations, street grades and all cut and fill slopes in excess of
9 one (1) foot in vertical height;
 - 10 v. the proposed uses, their location, and architectural designs;
 - 11 vi. buffers, if any.
- 12 C. A design manual which includes:
- 13 i. a description of floor plans and their mix;
 - 14 ii. the lot and building calculations for each lot and building as follows:
 - 15 (a) lot area and lot pad area,
 - 16 (b) building footprint area,
 - 17 (c) percentage of lot coverage,
 - 18 (d) front setback,
 - 19 (e) usable rear yard area and depth,
 - 20 (f) building square-footage for commercial uses;
 - 21 iii. a fencing plan including details of proposed materials to be used;
 - 22 iv. dimensioned conceptual floor plans and elevations, including details
23 of proposed materials for elevations, and square-footages and heights of
24 individual units; and
 - 25 v. a proposed phasing plan showing the planned sequence of
26 subdivision map recordation and development.
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1 (3) Except for congregate care residential facilities, the development standards within
2 Planning Areas 1 and 2 of Specific Plan No. 293 shall be the same as those standards identified in
3 Article IXd, Section 9.73 of Ordinance No. 348.

4 (4) The development standards for congregate care residential facilities shall be the
5 same as those standards identified in Article XIXe of Ordinance No. 348.

6 (5) Nonsubstantial adjustments to an approved project's design are permitted subject to
7 the approval of a minor change pursuant to Ordinance No. 460. For purposes of this section,
8 "nonsubstantial adjustment" shall be defined as changes to setbacks, floor plans and elevations.
9 All other changes including changes in concept and product type shall be submitted for review in
10 accordance with the provisions of Ordinance No. 460 governing minor changes and revised
11 tentative maps.

12 (6) Except as provided above, all other zoning requirements shall be the same as those
13 requirements identified in Article IXd of Ordinance No. 348.

14 b. Planning Area 3.

15 (1) The uses permitted in Planning Area 3 of Specific Plan No. 293 shall be the same
16 as those uses permitted in Article XIa, Section 11.26 and 11.27 of Ordinance No. 348.

17 (2) The development standards for Planning Area 3 of Specific Plan No. 293 shall be
18 the same as those standards identified in Article XIa, Section 11.28 of Ordinance No. 348.

19 (3) Except as provided above, all other zoning requirements shall be the same as those
20 requirements identified in Article XIa of Ordinance No. 348.

21 c. Planning Area 5.

22 (1) The uses permitted in Planning Area 5 of Specific Plan No. 293 shall be the same
23 as those uses permitted in Article XI, Sections 11.2 and 11.3 of Ordinance No. 348, except that
24 uses pursuant to Section 11.2.b.(1)e.1., 3. and 4., Section 11.2.b.(1)g.5. and Section 11.2.d. shall not
25 be permitted.

26 (2) The development standards for Planning Area 5 of Specific Plan No. 293 shall be
27 the same as those standards identified in Article XI, Section 11.4 of Ordinance No. 348.

1 (3) Except as provided above, all other zoning requirements shall be the same as those
2 requirements identified in Article XI of Ordinance No. 348.

3 d. Planning Areas 6, 22, 42, and 54A.

4 (1) The uses permitted in Planning Areas 6, 22, 42 and 54A of Specific Plan No. 293
5 shall be the same as those uses permitted in Article IX, Section 9.1 of Ordinance No. 348, except
6 that uses pursuant to Section 9.1.a.(7), and Section 9.1.d.(4) and (6) shall not be permitted.

7 (2) The development standards for Planning Areas 6, 22, 42 and 54A of Specific Plan
8 No. 293 shall be the same as those standards identified in Article IX, Section 9.4 or Ordinance No.
9 348.

10 (3) Except as provided above, all other zoning requirements shall be the same as those
11 requirements identified in Article. IX of Ordinance No. 348.

12 e. Planning Areas 7, 28A, 29, 33, 44, 45A, 45B, 46, and 47A.

13 (1) The uses permitted in Planning Areas 7, 28A, 29, 33, 44, 45A, 45B, 46, and 47A of
14 Specific Plan No. 293 shall be the same as those uses permitted in Article VI, Section 6.1 of
15 Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.a.(2) and (3), Section
16 6.1.b.(1) and (3), and Section 6.1.d. shall not be permitted. In addition, the permitted uses
17 identified under Section 6.1.c. shall also include libraries, day care centers, and churches.

18 (2) The development standards for Planning Areas 7, 28a, 29, 33, 44, 45A, 45B, 46,
19 and 47A of Specific Plan No. 293 shall be the same as those standards identified in Article VI,
20 Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI,
21 Section 6.2.a.; Section 6.2.b.; Section 6.2.c.; Section 6.2.d.; and Section 6.2.e.(1), (2) and (4) shall
22 be deleted and replaced by the following:

23 A. Building height shall not exceed two stories with a maximum height of
24 thirty-five feet (35').

25 B. Lot area shall be not less than six thousand (6,000) square feet. The
26 minimum lot area shall be determined by excluding that portion of a lot that
27 is used solely for access to the portion of a lot used as a building site.

- 1 C. The minimum average width of that portion of a lot to be used as a building
2 site shall be fifty-feet (50'), with a minimum average depth of ninety-feet
3 (90'). That portion of a lot used for access on "flag" lots shall have a
4 minimum width of twenty feet (20').
- 5 D. The minimum frontage of a lot shall be forty-feet (40'), except that lots
6 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-
7 feet (30'). Lot frontage along curvilinear streets shall be measured in a
8 straight line from the furthest point behind the right of way between curves.
- 9 E. The front yard shall be not less than eighteen-feet (18'), measured from the
10 existing street line or from any future street line, whichever is nearer the
11 proposed structure.
- 12 F. Side yards on interior and through lots shall be not less than five-feet (5').
13 Side yards on corner and reverse corner lots shall not be less than ten-feet
14 (10') from the existing street line or from any future street line.
- 15 G. Fireplaces and roof eaves may encroach two-feet (2') into side yard
16 setbacks. No other structural encroachments shall be permitted in the front,
17 rear or side yard except as provided for in Section 18.19 of Ordinance No.
18 348.

19 In addition, the following development standards shall also apply:

- 20 AA. Lot coverage shall not exceed fifty percent (50%) for one story and forty
21 percent (40%) for two story buildings.
- 22 BB. Where a zero lot line design is utilized, the alternate side yard shall not be
23 less than ten-feet (10') in width.

24 (3) Except as provided above, all other zoning requirements shall be the same as those
25 requirements identified in Article VI of Ordinance No. 348.
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1 f. Planning Areas 8A and 8B.

2 (1) The uses permitted in Planning Areas 8A and 8B of Specific Plan No. 293 shall be
3 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the
4 uses permitted pursuant to Section 6.1.a. (2) and (3), and Section 6.1.b.(1) and (3) shall not be
5 permitted.

6 (2) The development standards for Planning Areas 8A and 8B of Specific Plan No. 293
7 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348,
8 except that the development standards set forth in Article VI, Section 6.2.a.; Section 6.2.b.;
9 Section 6.2.c.; and Section 6.2.e.(1), (2), and (4) shall be deleted and replaced by the following:

- 10 A. Building height shall not exceed two stories with a maximum height of
11 forty-feet (40').
- 12 B. Lot area shall be not less than three thousand nine hundred (3,900) square
13 feet. The minimum lot area shall be determined by excluding that portion of
14 a lot that is used solely for access to the portion of a lot used as a building
15 site.
- 16 C. The minimum average width of that portion of a lot to be used as a building
17 site shall be forty-feet (40'), with a minimum average depth of eighty-feet
18 (80').
- 19 D. The front yard shall be not less than fifteen-feet (15'), measured from the
20 existing street line or from any future street line, whichever is nearer the
21 proposed structure. Garages shall be setback a minimum of twenty-feet (20')
22 from any future street line whichever is nearer the proposed structure.
- 23 E. Side yards on interior and through lots shall not be less than five-feet (5').
24 Side yards on corner and reverse corner lots shall be not less than eight-feet
25 (8') from the existing street line or from any future street line.
- 26 F. Fireplaces and roof eaves may encroach two-feet (2') into side yard
27 setbacks. Porches may encroach five-feet (5') into front yard setbacks. No
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1 other structural encroachments shall be permitted in the front, rear or side
2 yard except as provided for in Section 18.19 of Ordinance No. 348.

3 In addition, the following development standards shall also apply:

4 AA. Lot coverage shall not exceed seventy percent (70%).

5 BB. Where a zero lot line design is utilized, the alternate side yards shall not be
6 less than ten-feet (10') in width.

7 CC. The minimum private yard area shall be not less than two hundred fifty
8 (250) square feet per dwelling unit, including a minimum twelve-feet (12')
9 by fifteen-feet (15') open area void of any obstructions or building
10 encroachments.

11 (3) Except as provided above, all other zoning requirements shall be the same as those
12 requirements identified in Article VI of Ordinance No. 348.

13 g. Planning Areas 9A, 9B, and 15.

14 (1) The uses permitted in Planning Areas 9A, 9B, and 15 of Specific Plan No. 293
15 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except
16 that the uses permitted pursuant to Section 6.1.a.(2) and (3), and 6.1.b.(1) and (3) shall not be
17 permitted.

18 (2) The development standards for Planning Areas 9A, 9B, and 15 of Specific Plan No.
19 293 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No.
20 348, except that the development standards set forth in Article VI, Section 6.2.a.; Section 6.2.b.;
21 Section 6.2.c.; and Section 6.2.e.(1), (2) and (4) shall be deleted and replaced by the following:

22 A. Building height shall not exceed two stories with a maximum height of
23 forty-feet (40').

24 B. Lot area shall be not less than three thousand (3,000) square feet. The
25 minimum lot area shall be determined by excluding that portion of a lot that
26 is used solely for access to the portion of a lot used as a building site.

- 1 C. The minimum average width of that portion of a lot to be used as a building
2 site shall be forty-feet (40'), with a minimum average depth of seventy-five
3 feet (75').
- 4 D. The front yard shall be not less than twelve-feet (12'), measured from the
5 existing street line or from any future street line, whichever is nearer the
6 proposed structure.
- 7 E. Side yards on interior and through lots shall not be less than five-feet (5').
8 Side yards on corner and reverse corner lots shall be not less than eight-feet
9 (8') from the existing street line or from any future street line.
- 10 F. Fireplaces and roof eaves may encroach two-feet (2') into side yard
11 setbacks. Porches may encroach four-feet (4') into front yard setbacks. No
12 other structural encroachments shall be permitted in the front, rear or side
13 yard except as provided for in Section 18.19 of Ordinance No. 348.

14 In addition, the following development standards shall also apply:

- 15 AA. Lot coverage shall not exceed eighty percent (80%).
- 16 BB. Where a zero lot line design is utilized, the alternate side yard shall not be
17 _____ less than ten-feet (10') in width.
- 18 CC. The minimum private yard area shall be not less than two hundred (200)
19 square feet, including a minimum ten-feet (10') by twelve-feet (12') open
20 area void of any obstructions or building encroachments.
- 21 DD. The minimum garage setback from an alley drive is three-feet (3'). A garage
22 cannot be setback from an alley drive greater than five-feet (5'), unless it
23 exceeds eighteen-feet (18 ').

24 (3) Except as provided above, all other zoning requirements shall be the same as those
25 requirements identified in Article VI of Ordinance No. 348.

26 h. Planning Areas 10A and 10B.

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1 (1) The uses permitted in Planning Areas 10A and 10B of Specific Plan No. 293 shall
2 be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348 except
3 that the uses permitted pursuant to Section 8.100.a.(1), (2), (3), (4), (5), (6), (7), (8) and (9);
4 Section 8.100.b.(1); and Section 8.100.c.(1) shall not be permitted. In addition, the permitted uses
5 identified under Section 8.100.a. shall also include green belts and open space.

6 (2) The development standards for Planning Areas 10A and 10B of Specific Plan No.
7 293 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance
8 No. 348.

9 (3) Except as provided above, all other zoning requirements shall be the same as those
10 requirements identified in Article VIIIe of Ordinance No. 348.

11 i. Planning Areas 18, 38A, 38B, 39, 40, 43, 53, and 57.

12 (1) The uses permitted in Planning Areas 18, 38A, 38B, 39, 43, 53, and 57 of Specific
13 Plan No. 293 shall be the same as those uses permitted in Article VIII, Section 8.1 of Ordinance
14 No. 348, except that the uses permitted pursuant to Section 8.1.d.(1) shall not be permitted. In
15 addition, the permitted uses identified under Section 8.1.a. shall also include non-commercial
16 community association recreation and assembly buildings and facilities, libraries, daycare centers,
17 and churches.

18 (2) The development standards for Planning Areas , 18, 38A, 38B, 39, 40, 43, 53, and
19 57 of Specific Plan No. 293 shall be the same as those standards identified in Article VIII, Section
20 8.2 of Ordinance No. 348, except that the development standards set forth in Article VIII, Section
21 8.2.d shall be deleted and replaced by the following:

22 A. No lot shall have more than eighty percent (80%) of its net area covered
23 with buildings or structures.

24 (3) Except as provided above, all other zoning requirements shall be the same as those
25 requirements identified in Article VIII of Ordinance No. 348.

26 j. Planning Areas 11, 21, 28B, 32, 37, 55, 62A, and 62B.

1 (1) The uses permitted in Planning Areas 11, 21, 28B, 32, 37, 55, 62A, and 62B of
2 Specific Plan No. 293 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of
3 Ordinance No. 348, except that the uses pursuant to Section 8.100.a.(1) and Section 8.100.b.(1)
4 shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also
5 include public parks and playgrounds.

6 (2) The development standards for Planning Areas 11, 21, 28B, 32, 37, 55, 62A, and
7 62B of Specific Plan No. 293 shall be the same as those standards identified in Article VIIIe,
8 Section 8.101 of Ordinance No. 348.

9 (3) Except as provided above, all other zoning requirements shall be the same as those
10 requirements identified in Article VIIIe of Ordinance No. 348.

11 k. Planning Areas 12, 36 and 56.

12 (1) The uses permitted in Planning Areas 12, 36 and 56 of Specific Plan No. 293 shall
13 be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that
14 the uses permitted pursuant Section 6.1.a.(2) and (3); Section 6.1.b.(1) and (3); and Section 6.1.d.
15 shall not be permitted. In addition, the permitted uses identified under Section 6.1.a. shall also
16 include public schools.

17 (2) The development standards for Planning Areas 12, 36 and 56 of Specific Plan No.
18 293 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No.
19 348, except that the development standards set forth in Article VI, Section 6.2.a.; Section 6.2.b.;
20 Section 6.2.c.; Section 6.2.d. and Section 6.2.e.(1), (2) and (4) shall be deleted and replaced by the
21 following:

- 22 A. Building height shall not exceed two stories with a maximum height of
23 thirty-five feet (35').
- 24 B. Lot area shall be not less than four thousand five hundred (4,500) square
25 feet. The minimum lot area shall be determined by excluding that portion of
26 a lot that is used solely for access to the portion of a lot used as a building
27 site.

- 1 C. The minimum average width of that portion of a lot to be used as a building
2 site shall be fifty-feet (50') with a minimum average depth of eighty-feet
3 (80'). That portion of a lot used for access on "flag" lots shall have a
4 minimum width of twenty-feet (20').
- 5 D. The minimum frontage of a lot shall be forty-feet (40'), except that the lots
6 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-
7 five feet (35'). Lot frontage along curvilinear streets shall be measured in a
8 straight line from the furthest point behind the right of way between curves.
- 9 E. The front yard shall be not less than fifteen-feet (15'), measured from the
10 existing street line or from any future street line, whichever is nearer the
11 proposed structure.
- 12 F. Side yards on interior and through lots shall be not less than five-feet (5').
13 Side yards on corner and reverse corner lots shall be not less than ten-feet
14 (10') from the existing street line or from any future street line.
- 15 G. Fireplaces and roof eaves may encroach two-feet (2') into side yard
16 setbacks. No other structural encroachments shall be permitted in the front,
17 rear or side yard except as provided for in Section 18.19 of Ordinance No.
18 348.

19 In addition, the following development standard shall also apply:

- 20 AA. Lot coverage shall not exceed sixty percent (60%) for one story and fifty
21 percent (50%) for two story buildings.

22 (3) Except as provided above, all other zoning requirements shall be the same as those
23 requirements identified in Article VI of Ordinance No. 348.

24 1. Planning Area 17.

25 (1) The uses permitted in Planning Area 17 of Specific Plan No. 293 shall be the same
26 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses
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1 permitted pursuant to Section 6.1.a.(2) and (3), Section 6.1.b. (1) and (3), and Section 6.1.d. shall
2 not be permitted.

3 (2) The development standards for Planning Area 17 of Specific Plan No. 293 shall be
4 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except the
5 development standards set forth in Article VI, Section 6.2.a.; Section 6.2.d.; and Section 6.2.e. (1),
6 (2), and (4) shall be deleted and replaced by the following:

- 7 A. Building height shall not exceed two stories with a maximum height of
8 thirty-five feet (35').
- 9 B. The minimum frontage of a lot shall be forty-feet (40'), except that lots
10 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-
11 feet (30'). Lot frontage along curvilinear streets shall be measured in a
12 straight line from the furthest point behind the right of way between curves.
- 13 C. The front yard shall not be less than eighteen-feet (18'), measured from the
14 existing street line or from any future street line.
- 15 D. Side yards on interior and through lots shall not be less than five-feet (5').
16 Side yards on corner and reverse corner lots shall not be less than ten-feet
17 (10') from the existing street line or from any future street line.
- 18 E. Fireplaces and roof eaves may encroach two-feet (2') into side yard
19 setbacks. No other structural encroachments shall be permitted in the front,
20 rear or side yard except as provided for in Section 18.19 of Ordinance No.
21 348.

22 In addition, the following development standards shall also apply:

- 23 AA. Lot coverage shall not exceed fifty percent (50%) for one story and forty
24 _____ percent (40%) for two story buildings.
- 25 BB. Where a zero lot line design is utilized, the alternate side yard shall not be
26 less than ten-feet (10') in width.

1 (3) Except as provided above, all other zoning requirements shall be the same as those
2 requirements identified in Article VI of Ordinance No. 348.

3 m. Planning Area 19.

4 (1) The uses permitted in Planning Area 19 of Specific Plan No. 293 shall be the same
5 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses
6 permitted pursuant to Section 6.1.a.(2), (3), (5); Section 6.1.b.(1) and (3) shall not be permitted. In
7 addition, the permitted uses identified under Section 6.1.a. shall also include public schools.

8 (2) The development standards for Planning Area 19 of Specific Plan No. 293 shall be
9 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that
10 the development standards set forth in Article VI, Section 6.2.a.; Section 6.2.b.; Section 6.2.c.;
11 Section 6.2.d. and Section 6.2.e. (1), (2), and (4) shall be deleted and replaced by the following:

- 12 A. Building height shall not exceed two stories with a maximum height of
13 thirty-five feet (35').
- 14 B. Lot area shall be not less than three thousand five hundred (3,500) square
15 feet. The minimum lot area shall be determined by excluding that portion of
16 a lot that is used solely for access to the portion of a lot used as a building
17 site.
- 18 C. The minimum average width of that portion of a lot to be used as a building
19 site shall be forty-feet (40') with a minimum average depth of eighty-feet
20 (80'). That portion of a lot used for access on "flag" lots shall have a
21 minimum width of twenty-feet (20').
- 22 D. The minimum frontage of a lot shall be forty-feet (40'), except that the lots
23 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-
24 feet (30'). Lot frontage along curvilinear streets shall be measured in a
25 straight line from the furthest point behind the right of way between curves.
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- 1 E. The front yard shall be not less than ten-feet (10'), measured from the
2 existing street line or from any future street line, whichever is nearer the
3 proposed structure.
- 4 F. Side yards on interior and through lots shall be not less than five-feet (5').
5 Where a zero lot line is used, the alternate side yard shall be not less than
6 five-feet (5') in width. Side yards on corner and reverse corner lots shall be
7 not less than ten-feet (10') from the existing street line or from any future
8 street line.
- 9 G. Where the rear of a lot is adjacent to another residential lot or a street that is
10 not used for access to the lot, the rear yard shall not be less than ten-feet
11 (10').
- 12 H. Where the rear of a lot is adjacent to an alley or other similar type of access,
13 the garage and any fence or wall shall be setback not less than three-feet
14 (3'). The setback shall be measured from the top of curb within the alley or
15 similar type of access.
- 16 I. Fireplaces and roof eaves may encroach two-feet (2') into side yard
17 setbacks. No other structural encroachments shall be permitted in the front
18 rear or side yard except as provided for in Section 18.19 of Ordinance No.
19 348.

20 In addition, the following development standard shall also apply.

- 21 AA. Lot coverage shall not exceed sixty percent (60%) for one story and fifty
22 percent (50%) for two story buildings.

23 (3) Except as provided above, all other zoning requirements shall be the same as those
24 requirements identified in Article VI of Ordinance No. 348.

25 n. Planning Area 25.

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1 (1) The uses permitted in Planning Area 25 of Specific Plan No. 293 shall be the same
2 as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that uses
3 pursuant to Section 8.100.a.(1), (2), (3), (4), (5), (6), (7) and (8); Section 8.100.b.(1); and Section
4 8.100.c.(1) shall not be permitted.

5 (2) The development standards for Planning Area 25 of Specific Plan No. 293 shall be
6 the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

7 (3) Except as provided above, all other zoning requirements shall be the same as those
8 requirements identified in Article VIIIe of Ordinance No. 348.

9 o. Planning Area 26A.

10 (1) The uses permitted in Planning Area 26A of Specific Plan No. 293 shall be the
11 same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348 except that the uses
12 permitted pursuant to Section 6.1.b. (1) and (3) shall not be permitted.

13 (2) The development standards for Planning Area 26A of Specific Plan No. 293 shall
14 be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except
15 that the development standards set forth in Article VI, Section 6.2.a.; Section 6.2.b.; Section 6.2.c.;
16 Section 6.2.d. and Section 6.2.e.(1), (2) and (3) shall be deleted and replaced by the following:

- 17 A. Building height shall not exceed two stories with a maximum height of
18 thirty-five feet (35'), unless cluster development subject to the development
19 standards set forth below in subsection BB. is utilized.
- 20 B. Lot area shall be not less than forty thousand (40,000) square feet, unless
21 cluster development subject to the development standards set forth below in
22 subsection BB. is utilized. The minimum lot area shall be determined by
23 excluding that portion of a lot that is used solely for access to the portion of
24 a lot used as building site.
- 25 C. The minimum average width of that portion of a lot to be used as a building
26 site shall be one hundred-feet (100'), with a minimum average depth of two
27 hundred-feet (200') unless cluster development subject to the development
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1 standards set forth below in subsection BB. is utilized. That portion of a lot
2 used for access on "flag" lots shall have a minimum width of twenty-feet
3 (20').

4 D. The minimum frontage of a lot shall be seventy-feet (70') except that lots
5 _____ fronting on knuckles or cul-de-sacs may have a minimum frontage lot forty-
6 five feet (45') unless cluster development subject to the development
7 standards set forth below in subsection BB. is utilized. Lot frontage along
8 curvilinear streets shall be measured in a straight line from the furthest point
9 behind the right of way between curves.

10 E. The front yard shall be not less than thirty-feet (30'), measured from the
11 existing street line or from any future street line unless cluster development
12 subject to the development standards set forth below in subsection BB. is
13 utilized.

14 F. Side yards on interior and through lots shall be not less than twenty feet
15 (20'), as measured from any structure unless cluster development subject to
16 the development standards set forth below in subsection BB is utilized. Side
17 yards on corner and reverse corner lots shall be not less than twenty-five
18 feet (25') from the existing street line or from any future street line unless
19 cluster development subject to the development standards set forth below in
20 subsection BB. is utilized.

21 G. The rear yard shall not be less than twenty-feet (20') unless cluster
22 development subject to the development standards set forth below in
23 subsection BB.

24 In addition, the following standards shall also apply:

25 AA. No lot shall have more than twenty-five percent (25%) of its net buildable
26 area covered by buildings or structures unless cluster development subject
27 to the development standards set forth below in subsection BB is utilized.

1 BB. CLUSTER DEVELOPMENT. It may be desirable to permit the
2 development of subdivisions containing open areas that will be used for
3 recreation purposes or will tend to preserve the rural atmosphere of the area.
4 Therefore, when a cluster development design is utilized, the following
5 development standards shall be applicable:

6 1. The height of single family dwellings shall not exceed thirty-five
7 feet (35'). All other buildings and structures shall not exceed fifty-feet (50')
8 in height, unless a height up to seventy-five feet (75') is specifically
9 permitted under the provisions of Section 18.34 of Ordinance No. 348.

10 2. Lot area shall be not less than seven thousand two hundred (7,200)
11 square feet. The minimum lot area shall be determined by excluding that
12 portion of a lot that is used solely for access to the portion of a lot used as a
13 building site.

14 3. The minimum average width of that portion of a lot to be used as a
15 building site shall be sixty feet (60') with a minimum average depth of one
16 hundred-feet (100'). That portion of a lot used for access on "flag" lots shall
17 have a minimum width of twenty-feet (20').

18 4. The minimum frontage of a lot shall be sixty-feet (60'), except that
19 lots fronting on knuckles or cul-de-sacs may have a minimum frontage of
20 thirty five feet (35'). Lot frontage along curvilinear streets shall be measured
21 in a straight line from the furthest point behind the right of way between
22 curves.

23 5. The front yard shall be not less than twenty-feet (20'), measured
24 from the existing street line or from any future street line, whichever is
25 nearer the proposed structure.

26 6. Side yards on interior and through lots shall be not less than ten
27 percent (10%) of the width of the lot, but not less than three-feet (3') in
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1 width in any event, and need not exceed a width of five-feet (5'). Side yards
2 on corner and reverse corner lots shall be not less than ten-feet (10') from
3 the existing street line or from any future street line, whichever is nearer the
4 proposed structure, upon which the main building sides, except that where
5 the lot is less than fifty feet (50') wide the yard need not exceed twenty
6 percent (20%) of the width of the lot.

7 7. The rear yard shall be not less than ten-feet (10').

8 8. The minimum overall area for each dwelling unit, exclusive of the
9 area set aside for street right of way, but including recreation and open
10 space areas, shall be forty thousand (40,000) square feet.

11 9. Where a zero lot line design is utilized the alternate side yard shall
12 not be less than ten-feet (10') in width.

13 (3) Except as provided above, all other zoning requirements shall be the same as those
14 requirements identified in Article VI of Ordinance No. 348.

15 p. Planning Area 27.

16 (1) The uses permitted in Planning Area 27 of Specific Plan No. 293 shall be the same
17 as those uses permitted in Article IV, Section 6.1 of Ordinance No. 348, except that the uses
18 permitted pursuant to Section 6.1.a.(2) and (3); Section 6.1.b.(1) and (3); and Section 6.1.d. shall
19 not be permitted.

20 (2) The development standards for Planning Area 27 of Specific Plan No. 293 shall be
21 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that
22 the development standards set forth in Article VI, Section 6.2.a.; Section 6.2.d.; and Section
23 6.2.e.(1), (2) and (4) and shall be deleted and replaced by the following:

24 A. Building height shall not exceed two stories with a maximum height of
25 forty feet (40').

26 B. The minimum frontage of a lot shall be fifty-feet (50'), except that lots
27 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-

1 feet (30'). Lot frontage along curvilinear streets shall be measured in a
2 straight line from the furthest point behind the right of way between curves.

3 C. The front yard shall be not less than fifteen-feet (15'), measured from the
4 existing street line or from any future street, whichever is nearer the
5 proposed structure.

6 D. Side yards on interior and through lots shall be not less than five-feet (5').
7 Side yards on corner and reverse corner lots shall be not less than ten-feet
8 (10') from the existing street line or from any future street, whichever is
9 nearer the proposed structure, upon which the main building sides.

10 E. Fireplaces and roof eaves may encroach two-feet (2') into side yard
11 setbacks. No other structural encroachments shall be permitted in the front,
12 rear, or side yard except as provided for in Section 18.19 of Ordinance No.
13 348.

14 (3) Except as provided above, all other zoning requirements shall be the same as those
15 requirements identified in Article VI of Ordinance No. 348.

16 q. Planning Area 30.

17 (1) The uses permitted in Planning Area 30 of Specific Plan No. 293 shall be the same
18 as those uses permitted in Article ~~XIII~~VI, Section ~~13.16.1~~ of Ordinance No. 348, except that the
19 uses permitted pursuant to Section 6.1.a.(2) and (3), Section 6.1.b.(1) and (3), and Section 6.1.d
20 shall not be permitted. In addition, the permitted uses identified under Section 6.1.c. shall also
21 include libraries.

22 (2) The development standards for Planning Area 30 of Specific Plan No. 293 shall be
23 the same as those standards identified in Article ~~XIII~~VI, Section ~~13.26.2~~ of Ordinance No. 348,
24 except that the development standards set forth in Article VI, Section 6.2.a., b., c., d., and e.(1),
25 (2), (3) and (4) shall be deleted and replaced by the following:-

26 A. Building height shall not exceed two stories with a maximum height of
27 thirty-five feet (35').

- 1 B. Lot area shall be not less than six thousand (6,000) square feet. The
2 minimum lot area shall be determined by excluding that portion of a lot that
3 is used solely for access to the portion of a lot used as a building site.
- 4 C. The minimum average width of that portion of a lot to be used as a building
5 site shall be fifty feet (50'), with a minimum average depth of ninety feet
6 (90'). That portion of a lot used for access on "flag" lots shall have a
7 minimum width of twenty feet (20').
- 8 D. The minimum frontage of a lot shall be forty feet (40'), except that lots
9 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty
10 feet (30'). Lot frontage along curvilinear streets may be measured at the
11 building setback in accordance with zone development standards.
- 12 E. Minimum yard requirements are as follows:
- 13 1. The front yard shall be not less than 15 feet, measured from the
14 existing street line or from any future street line as shown on any specific
15 plan of highways, whichever is nearer the proposed structure.
- 16 2. Side yards on interior and through lots shall be not less than five feet
17 (5'). Side yards on comer and reverse comer lots shall not be less than ten
18 feet (10') from the existing street line or from any future street line as shown
19 on any Specific Plan of Highways, whichever is nearer the proposed
20 structure, upon which the main building sides.
- 21 3. The rear yard shall not be less than ten feet (10').
- 22 4. Fireplaces and roof eaves may encroach two feet (2') into side yard
23 setbacks. No other structural encroachments shall be permitted in the front,
24 rear or side yard except as provided for in Section 18.19 of Ordinance No.
25 348.

26 In addition, the following standards shall also apply:

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1 AA. Lot coverage shall not exceed fifty percent (50%) for one story and forty
2 percent (40%) for two story buildings.

3 BB. Where a zero lot line design is utilized, the alternate size yard shall not be
4 less than ten feet (10') in width

5 (3) Except as provided above, all other zoning requirements shall be the same as those
6 requirements identified in Article ~~XIII~~VI of Ordinance No. 348.

7 r. Planning Area 34.

8 (1) The uses permitted in Planning Area 34 of Specific Plan No. 293 shall be the same
9 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses
10 permitted pursuant to Section 6.1.a.(2) and (3); Section 6.1.b.(1) and (3) and Section 6.1.d. shall
11 not be permitted. In addition, the permitted uses identified under Section 6.1.a. shall also include
12 public schools.

13 (2) The development standards for Planning Area 34 of Specific Plan No. 293 shall be
14 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that
15 the development standards set forth in Article VI, Section 6.2.a.; Section 6.2.b.; Section 6.2.c.;
16 Section 6.2.d. and Section 6.2.e. (1), (2), and (4) shall be deleted and replaced by the following:

- 17 A. Building height shall not exceed two stories with a maximum height of
18 thirty-five feet (35').
- 19 B. Lot area shall be not less than five thousand (5,000) square feet. The
20 minimum lot area shall be determined by excluding that portion of a lot that
21 is used solely for access to the portion of a lot used as a building site.
- 22 C. The minimum average width of that portion of a lot to be used as a building
23 site shall be fifty-feet (50') with a minimum average depth of eighty-feet
24 (80'). That portion of a lot used for access on "flag" lots shall have a
25 minimum width of twenty-feet (20').
- 26 D. The minimum frontage of a lot shall be forty-feet (40'), except that the lots
27 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-

1 five feet (35'). Lot frontage along curvilinear streets shall be measured in a
2 straight line from the furthest point behind the right of way between curves.

3 E. The front yard shall be not less than fifteen-feet (15'), measured from the
4 existing street line or from any future street line.

5 F. Side yards on interior and through lots shall be not less than five-feet (5').
6 Side yards on corner and reverse corner lots shall be not less than ten-feet
7 (10') from the existing street line or from any future street line.

8 G. Fireplaces and roof eaves may encroach two-feet (2') into side yard
9 setbacks. No other structural encroachments shall be permitted in the front,
10 rear or side yard except as provided for in Section 18.19 of Ordinance No.
11 348.

12 In addition, the following development standard shall also apply:

13 AA. Lot coverage shall not exceed sixty percent (60%) for one story and fifty
14 percent (50%) for two story buildings.

15 (3) Except as provided above, all other zoning, requirements shall be the same as those
16 requirements identified in Article VI of Ordinance No. 348.

17 s. Planning Area 35.

18 (1) The uses permitted in Planning Area 35 of Specific Plan No. 293 shall be the same
19 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses
20 permitted pursuant to Section 6.1.a.(2) and (3), Section 6.b.(1) and (3), and Section 6.1.d. shall not
21 be permitted. In addition, the permitted uses identified under Section 6.1.c. shall also include
22 libraries, day care centers, and churches.

23 (2) The development standards for Planning Area 35 of Specific Plan No. 293 shall be
24 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that
25 the development standards set forth in Article VI, Section 6.2.a.; Section 6.2.b.; Section 6.2.c.;
26 Section 6.2.d. and Section 6.2.e.(1), (2) and (4) shall be deleted and replaced by the following:

- 1 A. Building height shall not exceed two stories with maximum height of thirty-
2 five feet (35').
- 3 B. Lot area shall be not less than five thousand (5,000) square feet. The
4 minimum lot area shall be determined by excluding that portion of a lot that
5 is used solely for access to the portion of a lot used as a building site.
- 6 C. The minimum average width of that portion of a lot to be used as a building
7 site shall be forty-feet (40'), with a minimum average depth of eighty-feet
8 (80'). That portion of a lot used for access on "flag" lots shall have a
9 minimum width of twenty-feet (20').
- 10 D. The minimum frontage of a lot shall be thirty-feet (30'), except that lots
11 fronting on knuckles or cul-de-sacs may have a minimum frontage of
12 twenty-two feet (22'). Lot frontage along curvilinear streets shall be
13 measured in a straight line from the furthest point behind the right of way
14 between curves.
- 15 E. The front yard shall be not less than fifteen-feet (15'), measured from the
16 existing street line or from any future street line, whichever is nearer the
17 proposed structure.
- 18 F. Side yards on interior and through lots shall be not less than five-feet (5').
19 Side yards on corner and reverse corner lots shall be not less than ten-feet
20 (10') from the existing street line or from any future street line, whichever is
21 nearer the proposed structure, upon which the main building sides.
- 22 G. Fireplaces and roof eaves may encroach two-feet (2') into side yard
23 setbacks. No other structural encroachments shall be permitted in the front,
24 rear or side yard except as provided for in Section 18.19 of Ordinance No.
25 348.

26 In addition, the following development standards shall also apply:
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1 AA. Lot coverage shall not exceed sixty percent (60%) for one story and fifty
2 percent (50%) for two story buildings.

3 BB. Where a zero lot line design is utilized, the alternate side yard shall not be
4 less than ten feet (10') in width.

5 (3) Except as provided above, all other zoning requirements shall be the same as those
6 requirements identified in Article VI of Ordinance No. 348.

7 t. Planning Areas 47B, 50D, 47C and 51.

8 (1) The uses permitted in Planning Areas 47B, 50D, 47C and 51 of Specific Plan No.
9 293 shall be the same as those uses permitted in Article IV, Section 6.1 of Ordinance No. 348,
10 except that the uses permitted pursuant to Section 6.1.a.(2) and (3); Section 6.1.b.(1) and (3); and
11 Section 6.1.d. shall not be permitted. In addition, the permitted uses identified under Section 6.1.c.
12 shall also include libraries, day care centers and churches.

13 (2) The development standards for Planning Areas 47B, 50D, 47C and 51 of Specific
14 Plan No. 293 shall be the same as those standards identified in Article VI, Section 6.2 of
15 Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.a.;
16 Section 6.2.d.; and Section 6.2.e.(1), (2) and (4) and shall be deleted and replaced by the following:

17 A. Building height shall not exceed two stories with maximum height of thirty-
18 five feet (35').

19 B. The minimum frontage of a lot shall be fifty-feet (50') except that lots
20 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-
21 feet (30'). Lot frontage along curvilinear streets shall be measured in a
22 straight line from the furthest point behind the right of way between curves.

23 C. The front yard shall be not less than fifteen-feet (15'), measured from the
24 existing street line or from any future street line, whichever is nearer the
25 proposed structure.

26 D. Side yards on interior and through lots shall be not less than five-feet (5').
27 Side yards on corner and reverse corner lots shall be not less than ten-feet
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1 (10') from the existing street line or from any future street line whichever is
2 nearer the proposed structure, upon which the main building sides.

3 E. Fireplaces and roof eaves may encroach two-feet (2 ') into side yard
4 setbacks. No other structural encroachments shall be permitted in the front,
5 rear, or side yard except as provided for in Section 18.19 of Ordinance No.
6 348.

7 In addition, the following development standard shall also apply:

8 AA. Lot coverage shall not exceed forty percent (40%) for one story and thirty-
9 five percent (35%) for two story buildings.

10 (3) Except as provided above, all other zoning requirements shall be the same as those
11 requirements identified in Article VI of Ordinance No. 348.

12 u. Planning Areas 48A, 48B, 49A, 49B, 54B, and 59.

13 (1) The uses permitted in Planning Areas 48A, 48B, 49A, 49B, , 54B and 59 of
14 Specific Plan No. 293 shall be the same as those uses permitted in Article VIIIe, of Section 8.100
15 of Ordinance No. 348, except that uses pursuant to Section 8.100.a.(1), (2), (3), (4), (5),(6) and (7)
16 and Section 8.100.b.(1) shall not be permitted.

17 (2) The development standards for Planning Areas 48A, 48B, 49A, 49B, 54B, and 59
18 of Specific Plan No. 293 shall be the same as those standards identified in Article VIIIe, Section
19 8.101 of Ordinance No. 348.

20 (3) Except as provided above, all other zoning requirements shall be the same as those
21 requirements identified in Article VIIIe of Ordinance No. 348.

22 v. Planning Areas 50A and 50B.

23 (1) The uses permitted in Planning Areas 50A and 50B of Specific Plan No. 293 shall
24 be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that
25 the uses permitted pursuant to Section 6.1.a.(2) and (3); Section 6.1.b.(1), (3) and Section 6.1.d.
26 shall not be permitted. In addition, the permitted uses identified under Section 6.1.c. shall also
27 include libraries, day care centers, and churches.

1 (2) The development standards for Planning Areas 50A and 50B of Specific Plan No.
2 293 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No.
3 348, except that the development standards set forth in Article VI, Section 6.2.a.; Section 6.2.b.;
4 Section 6.2.c.; Section 6.2.d. and Section 6.2.e.(1), (2) and (4) shall be deleted and replaced by the
5 following:

- 6 A. Building height shall not exceed two stories with a maximum height of
7 thirty-five feet (35').
- 8 B. Lot area shall be not less than five thousand (5,000) square feet. The
9 minimum lot area shall be determined by excluding that portion of a lot that
10 is used solely for access to the portion of a lot used as a building site.
- 11 C. The minimum average width of that portion of a lot to be used as a building
12 site shall be fifty-feet (50'), with a minimum average depth of eighty-feet
13 (80'). That portion of a lot used for access on "flag" lots shall have a
14 minimum width of twenty-feet (20').
- 15 D. The minimum frontage of a lot shall be forty-feet (40'), except that lots
16 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-
17 five feet (35'). Lot frontage along curvilinear streets shall be measured in a
18 straight line from the furthest point behind the right of way between curves.
- 19 E. The front yard shall not be less than fifteen-feet (15'), measured from the
20 existing street line or from any future street line, whichever is nearer the
21 proposed structure.
- 22 F. Side yards on interior and through lots shall not be less than five-feet (5').
23 Side yards on corner and reverse corner lots shall be not less than ten-feet
24 (10') from the existing street line or from any future street line.
- 25 G. Fireplaces and roof eaves may encroach two feet (2') into side yard
26 setbacks. No other structural encroachments shall be permitted in the front,
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1 rear or side yard except as provided for in Section 18.19 of Ordinance No.
2 348.

3 In addition, the following development standards shall also apply:

4 AA. Lot coverage shall not exceed sixty percent (60%) for one story and fifty
5 percent (50%) for two story buildings.

6 BB. Where a zero lot line design is utilized, the alternate side yard shall not be
7 less than ten-feet (10') in width.

8 (3) Except as provided above, all other zoning requirements shall be the same as those
9 requirements identified in Article VI of Ordinance No. 348.

10 w. Planning Area 50C.

11 (1) The uses permitted in Planning Area 50C of Specific Plan No. 293 shall be the
12 same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses
13 permitted pursuant to Section 6.1.a.(2) and (3); Section 6.1.b.(1) and (3) and Section 6.1.d. shall
14 not be permitted. In addition, the permitted uses identified under Section 6.1.c. shall also include
15 libraries, day care centers, and churches.

16 (2) The development standards for Planning Area 50C of Specific Plan No. 293 shall
17 be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except
18 that the development standards set forth in Article VI, Section 6.2.a.; Section 6.2.b.; Section 6.2.c.;
19 Section 6.2.d. and Section 6.2.e.(1), (2) and (4) shall be deleted and replaced by the following:

20 A. Building height shall not exceed two stories with a maximum height of
21 thirty-five feet (35').

22 B. Lot area shall be not less than four thousand five hundred (4,500) square
23 feet. The minimum lot area shall be determined by excluding that portion of
24 a lot that is used solely for access to the portion of a lot as a building site.

25 C. The minimum average width of that portion of a lot to be used as a building
26 site shall be fifty-feet (50'), with a minimum average depth of eighty-feet
27

1 (80'). That portion of a lot used for access on "flag" lots shall have a
2 minimum width of twenty-feet (20').

3 D. The minimum frontage of a lot shall be forty feet (40'), except that lots
4 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-
5 five feet (35'). Lot frontage along curvilinear streets shall be measured in a
6 straight line from the furthest point behind the right of way between curves.

7 E. The front yard shall be not less than fifteen-feet (15'), measured from the
8 existing street line or from any future street line, whichever is nearer the
9 proposed structure.

10 F. Side yards on interior and through lots shall be not less than five-feet (5').
11 Side yards on corner and reverse corner lots shall be not less than ten-feet
12 (10') from the existing street line or from any future street line.

13 G. Fireplaces and roof eaves may encroach two-feet (2') into side yard
14 setbacks. No other structural encroachments shall be permitted in the front,
15 rear or side yard except as provided in Section 18.19 of Ordinance No. 348.

16 In addition, the following development standards shall also apply:

17 AA. Lot coverage shall not exceed sixty percent (60%) for one story and fifty
18 percent (50%) for two story buildings.

19 BB. Where a zero lot line design is utilized, the alternate side yard shall not be
20 less than ten-feet (10') in width.

21 (3) Except as provided above, all other zoning requirements shall be the same as those
22 requirements identified in Article VI of Ordinance No. 348.

23 x. Planning Area 52.

24 (1) The uses permitted in Planning Area 52 of Specific Plan No. 293 shall be the same
25 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses
26 permitted pursuant to Section 6.1.a.(2) and (3); Section 6.1.b.(1) and (3), and Section 6.1.d. shall
27

1 not be permitted. In addition, the permitted uses identified under Section 6.1.c. shall also include
2 libraries, day care centers and churches.

3 (2) The development standards for Planning Area 52 of Specific Plan No. 293 shall be
4 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that
5 the development standards set forth in Article VI, Section 6.2.a.; Section 6.2.d.; and Section
6 6.2.e.(1), (2) and (4) and shall be deleted and replaced by the following:

- 7 A. Building height shall not exceed two stories with maximum height of thirty-
8 five feet (35').
- 9 B. The minimum frontage of a lot shall be fifty-feet (50') except that lots
10 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-
11 feet (30'). Lot frontage along curvilinear streets shall be measured in a
12 straight line from the furthest point behind the right of way between curves.
- 13 C. The front yard shall be not less than fifteen-feet (15'), measured from the
14 existing street line or from any future street line, whichever is nearer the
15 proposed structure.
- 16 D. Side yards on interior and through lots shall be not less than five-feet (5').
17 Side yards on corner and reverse corner lots shall be not less than ten-feet
18 (10') from the existing street line or from any future street line, whichever is
19 nearer the proposed structure, upon which the main building sides.
- 20 E. Fireplaces and roof eaves may encroach two-feet (2') into side yard
21 setbacks. No other structural encroachments shall be permitted in the front,
22 rear, or side yard except as provided for in Section 18.19 of Ordinance No.
23 348.

24 In addition, the following development standard shall also apply:

- 25 AA. Lot coverage shall not exceed forty percent (40%) for one story and thirty-
26 five percent (35%) for two story buildings.

1 (3) Except as provided above, all other zoning requirements shall be the same as those
2 requirements identified in Article VI of Ordinance No. 348.

3 y. Planning Area 52A.

4 (1) The uses permitted in Planning Area 52A of Specific Plan No. 293 shall be the
5 same as those uses permitted in Article IV, Section 6.1 of Ordinance No. 348, except that the uses
6 permitted pursuant to Section 6.1.a.(2) and (3); Section 6.1.b.(1) and (3); and Section 6.1.d. shall
7 not be permitted. In addition, the permitted uses identified under Section 6.1.c. shall also include
8 libraries and day care centers.

9 (2) The development standards for Planning Area 52A of Specific Plan No. 293 shall
10 be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except
11 that the development standards set forth in Article VI, Section 6.2.a.; Section 6.2.b.; Section 6.2.c.;
12 Section 6.2.d.; and Section 6.2.e.(1), (2) and (4) and shall be deleted and replaced by the following:

- 13 A. Building height shall not exceed two stories with a maximum height of
14 thirty-five feet (35').
- 15 B. Lot area shall be not less than six thousand (6,000) square feet. The
16 minimum lot area shall be determined by excluding that portion of a lot that
17 is used solely for access to the portion of a lot used as a building site.
- 18 C. The minimum frontage of a lot shall be fifty-feet (50') except that lots
19 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-
20 feet (30'). Lot frontage along curvilinear streets shall be measured in a
21 straight line from the furthest point behind the right of way between curves.
- 22 D. The front yard shall be not less than fifteen-feet (15'), measured from the
23 existing street line. The front yard for homes configured with a side-entry
24 garage shall not be less than ten (10') feet.
- 25 E. Side yards on interior and through lots shall be not less than five feet (5').

1 Side yards on corner and reverse corner lots shall be not less than ten feet
2 (10') from the existing street line or from any future street line upon which
3 the main building sides.

4 F. Fireplaces and roof eaves may encroach two-feet (2') into side yard
5 setbacks. No other structural encroachments shall be permitted in the front,
6 rear, or side yard except as provided for in Section 18.19 of Ordinance No.
7 348.

8 In addition, the following development standard shall also apply:

9 AA. Lot coverage shall not exceed sixty percent (60%) for one story and fifty
10 percent (50%) for two story buildings.

11 (3) Except as provided above, all other zoning requirements shall be the same as those
12 requirements identified in Article VI of Ordinance No. 348.

13 z. Planning Area 58.

14 (1) The uses permitted in Planning Area 58 of Specific' Plan No. 293 shall be the same
15 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses
16 permitted pursuant to Section 6.1.a.(2) and (3); Section 6.1.b.(1) and (3); and Section 6.1.d. shall
17 not be permitted. In addition, the permitted uses identified under Section 6.1.a. shall also include
18 public schools.

19 (2) The development standards for Planning Area 58 of Specific Plan No. 293 shall be
20 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that
21 the development standards set forth in Article VI, Section 6.2.a.; Section 6.2.b.; Section 6.2.c.;
22 Section 6.2.d. and Section 6.2.e.(1), (2), and (4) shall be deleted and replaced by the following:

23 A. Building height shall not exceed two stories with a maximum height of
24 thirty-five (35') feet.

25 B. Lot area shall be not less than four thousand (4,000) square feet. The
26 minimum lot area shall be determined by excluding that portion of a lot that
27 is used solely for access to the portion of a lot used as a building site.

- 1 C. The minimum average width of that portion of a lot to be used as a building
2 site shall be forty-feet (40') with a minimum average depth of eighty-feet
3 (80'). That portion of a lot used for access on "flag" lots shall have a
4 minimum width of twenty-feet (20').
- 5 D. The minimum frontage of a lot shall be forty-feet (40'), except that the lots
6 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-
7 five feet (35'). Lot frontage along curvilinear streets shall be measured in a
8 straight line from the furthest point behind the right of way between curves.
- 9 E. The front yard shall be not less than fifteen feet (15'), measured from the
10 existing street line or from any future street line. The front yard for homes
11 configured with a side-entry garage shall not be less than ten feet (10').
- 12 F. Except for zero lot line designs, side yards on interior and through lots shall
13 be not less than five feet (5'). Where a zero lot line design is utilized, the
14 alternate side yard shall not be less than ten feet (10') in width. Side yards
15 on corner and reverse corner lots shall be not less than ten feet (10') from the
16 existing street line upon which the main building sides.
- 17 G. Fireplaces and roof eaves may encroach two-feet (2') into side yard
18 setbacks. No other structural encroachments shall be permitted in the front,
19 rear or side yard except as provided for in Section 18.19 of Ordinance No.
20 348.

21 In addition, the following development standards shall also apply:

- 22 AA. Lot coverage shall not exceed seventy percent (70%) for one story and sixty
23 percent (60%) for two story buildings.
- 24 BB. The length of driveways shall be between two feet (2') and three feet (3')
25 or a minimum of eighteen feet (18'). Driveway lengths between three feet
26 (3') and eighteen feet (18') are not permitted.
- 27

1 (3) Except as provided above, all other zoning, requirements shall be the same as those
2 requirements identified in Article VI of Ordinance No. 348.

3 aa. Planning Areas 60 and 61.

4 (1) The uses permitted in Planning Areas 60 and 61 of Specific Plan No. 293 shall be
5 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the
6 uses permitted pursuant to Section 6.1.a.(2) and (3); Section 6.1.b.(1) and (3); and Section 6.1.d.
7 shall not be permitted. In addition, the permitted uses identified under Section 6.1.c. shall also
8 include libraries, day care centers, and churches.

9 (2) The development standards for Planning Areas 60 and 61 of Specific Plan No. 293
10 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348,
11 except that the development standards set forth in Article VI, Section 6.2.a.; Section 6.2.b.;
12 Section 6.2.c.; Section 6.2.d., and Section 6.2.e.(1), (2) and (4) shall be deleted and replaced by the
13 following:

- 14 A. Building height shall not exceed two stories with a maximum height of
15 thirty five feet (35').
- 16 B. Lot area shall be not less than four thousand (4,000) square feet. The
17 minimum lot area shall be determined by excluding that portion of a lot that
18 is used solely for access to the portion of a lot used as a building site.
- 19 C. The minimum average width of that portion of a lot to be used as a building
20 site shall be forty feet (40'), with a minimum average depth of ninety-feet
21 (90'). That portion of a lot used for access on "flag" lots shall have a
22 minimum width of twenty feet (20').
- 23 D. The minimum frontage of a lot shall be forty-feet (40'), except that lots
24 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-
25 feet (30'). Lot frontage along curvilinear streets shall be measured in a
26 straight line from the furthest point behind the right of way between the
27 curves.

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- E. The front yard shall be not less than fifteen feet (15'), measured from the existing street line. Front yard for homes configured with a side-entry garage may be reduced to ten feet (10').
- F. Except for zero lot line designs, side yards on interior and through lots shall be not less than five-feet (5'). Where a zero lot line design is utilized, the alternate side yard shall not be less than ten feet (10') in width. Side yards on corner and reverse corner lots shall not be less than ten feet (10') from the existing street line upon which the main building sides.
- G. Fireplaces and roof eaves may encroach two-feet (2') into side yard setbacks. No other structural encroachments shall be permitted in' the front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.

In addition, the following development standards shall also apply:

- AA. Lot coverage shall not exceed seventy percent (70%) for one story and sixty percent (60%) for two story buildings.
- BB. The length of driveways shall be between two feet (2') and three feet (3') or a minimum of eighteen feet (18').Driveway lengths between three feet (3') and eighteen feet (18') are not permitted.

(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.

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Section 3. This ordinance shall take effect 30 days after its adoption.

BOARD OF SUPERVISORS OF THE COUNTY
OF RIVERSIDE, STATE OF CALIFORNIA

By _____
Chairman, Board of Supervisors

ATTEST:
KECIA HARPER-IHEM
CLERK OF THE BOARD

By: _____
Deputy

(SEAL)

APPROVED AS TO FORM:
~~October~~ Date: _____, 2016

By: _____
~~Michelle Clack~~
Deputy County Counsel

- 1 iii. floor plan assignments;
- 2 iv. pad elevations, street grades and all cut and fill slopes in excess of
- 3 one (1) foot in vertical height;
- 4 v. the proposed uses, their location, and architectural designs;
- 5 vi. buffers, if any.

6 C. A design manual which includes:

- 7 i. a description of floor plans and their mix;
- 8 ii. the lot and building calculations for each lot and building as follows:
 - 9 (a) lot area and lot pad area,
 - 10 (b) building footprint area,
 - 11 (c) percentage of lot coverage,
 - 12 (d) front setback,
 - 13 (e) usable rear yard area and depth,
 - 14 (f) building square-footage for commercial uses;
- 15 iii. a fencing plan including details of proposed materials to be used;
- 16 iv. dimensioned conceptual floor plans and elevations, including details
- 17 of proposed materials for elevations, and square-footages and heights of
- 18 individual units; and
- 19 v. a proposed phasing plan showing the planned sequence of
- 20 subdivision map recordation and development.

21 (3) Except for congregate care residential facilities, the development standards within

22 Planning Areas 1 and 2 of Specific Plan No. 293 shall be the same as those standards identified in

23 Article IXd, Section 9.73 of Ordinance No. 348.

24 (4) The development standards for congregate care residential facilities shall be the

25 same as those standards identified in Article XIXe of Ordinance No. 348.

26 (5) Nonsubstantial adjustments to an approved project's design are permitted subject to

27 the approval of a minor change pursuant to Ordinance No. 460. For purposes of this section,

28 "nonsubstantial adjustment" shall be defined as changes to setbacks, floor plans and elevations.

1 All other changes including changes in concept and product type shall be submitted for review in
2 accordance with the provisions of Ordinance No. 460 governing minor changes and revised
3 tentative maps.

4 (6) Except as provided above, all other zoning requirements shall be the same as those
5 requirements identified in Article IXd of Ordinance No. 348.

6 b. Planning Area 3.

7 (1) The uses permitted in Planning Area 3 of Specific Plan No. 293 shall be the same
8 as those uses permitted in Article XIa, Section 11.26 and 11.27 of Ordinance No. 348.

9 (2) The development standards for Planning Area 3 of Specific Plan No. 293 shall be
10 the same as those standards identified in Article XIa, Section 11.28 of Ordinance No. 348.

11 (3) Except as provided above, all other zoning requirements shall be the same as those
12 requirements identified in Article XIa of Ordinance No. 348.

13 c. Planning Area 5.

14 (1) The uses permitted in Planning Area 5 of Specific Plan No. 293 shall be the same
15 as those uses permitted in Article XI, Sections 11.2 and 11.3 of Ordinance No. 348, except that
16 uses pursuant to Section 11.2.b.(1)e.1., 3. and 4., Section 11.2.b.(1)g.5. and Section 11.2.d. shall not
17 be permitted.

18 (2) The development standards for Planning Area 5 of Specific Plan No. 293 shall be
19 the same as those standards identified in Article XI, Section 11.4 of Ordinance No. 348.

20 (3) Except as provided above, all other zoning requirements shall be the same as those
21 requirements identified in Article XI of Ordinance No. 348.

22 d. Planning Areas 6, 22, 42, and 54A.

23 (1) The uses permitted in Planning Areas 6, 22, 42 and 54A of Specific Plan No. 293
24 shall be the same as those uses permitted in Article IX, Section 9.1 of Ordinance No. 348, except
25 that uses pursuant to Section 9.1.a.(7), and Section 9.1.d.(4) and (6) shall not be permitted.

26 (2) The development standards for Planning Areas 6, 22, 42 and 54A of Specific Plan
27 No. 293 shall be the same as those standards identified in Article IX, Section 9.4 or Ordinance No.
28 348.

1 (3) Except as provided above, all other zoning requirements shall be the same as those
2 requirements identified in Article. IX of Ordinance No. 348.

3 e. Planning Areas 7, 28A, 29, 33, 44, 45A, 45B, 46, and 47A.

4 (1) The uses permitted in Planning Areas 7, 28A, 29, 33, 44, 45A, 45B, 46, and 47A of
5 Specific Plan No. 293 shall be the same as those uses permitted in Article VI, Section 6.1 of
6 Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.a.(2) and (3), Section
7 6.1.b.(1) and (3), and Section 6.1.d. shall not be permitted. In addition, the permitted uses
8 identified under Section 6.1.c. shall also include libraries, day care centers, and churches.

9 (2) The development standards for Planning Areas 7, 28a, 29, 33, 44, 45A, 45B, 46,
10 and 47A of Specific Plan No. 293 shall be the same as those standards identified in Article VI,
11 Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI,
12 Section 6.2.a.; Section 6.2.b.; Section 6.2.c.; Section 6.2.d.; and Section 6.2.e.(1), (2) and (4) shall
13 be deleted and replaced by the following:

- 14 A. Building height shall not exceed two stories with a maximum height of
15 thirty-five feet (35').
- 16 B. Lot area shall be not less than six thousand (6,000) square feet. The
17 minimum lot area shall be determined by excluding that portion of a lot that
18 is used solely for access to the portion of a lot used as a building site.
- 19 C. The minimum average width of that portion of a lot to be used as a building
20 site shall be fifty-feet (50'), with a minimum average depth of ninety-feet
21 (90'). That portion of a lot used for access on "flag" lots shall have a
22 minimum width of twenty feet (20').
- 23 D. The minimum frontage of a lot shall be forty-feet (40'), except that lots
24 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-
25 feet (30'). Lot frontage along curvilinear streets shall be measured in a
26 straight line from the furthest point behind the right of way between curves.
- 27 E. The front yard shall be not less than eighteen-feet (18'), measured from the
28 existing street line or from any future street line, whichever is nearer the

1 proposed structure.

2 F. Side yards on interior and through lots shall be not less than five-feet (5').
3 Side yards on corner and reverse corner lots shall not be less than ten-feet
4 (10') from the existing street line or from any future street line.

5 G. Fireplaces and roof eaves may encroach two-feet (2') into side yard
6 setbacks. No other structural encroachments shall be permitted in the front,
7 rear or side yard except as provided for in Section 18.19 of Ordinance No.
8 348.

9 In addition, the following development standards shall also apply:

10 AA. Lot coverage shall not exceed fifty percent (50%) for one story and forty
11 percent (40%) for two story buildings.

12 BB. Where a zero lot line design is utilized, the alternate side yard shall not be
13 less than ten-feet (10') in width.

14 (3) Except as provided above, all other zoning requirements shall be the same as those
15 requirements identified in Article VI of Ordinance No. 348.

16 f. Planning Areas 8A and 8B.

17 (1) The uses permitted in Planning Areas 8A and 8B of Specific Plan No. 293 shall be
18 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the
19 uses permitted pursuant to Section 6.1.a. (2) and (3), and Section 6.1.b.(1) and (3) shall not be
20 permitted.

21 (2) The development standards for Planning Areas 8A and 8B of Specific Plan No. 293
22 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348,
23 except that the development standards set forth in Article VI, Section 6.2.a.; Section 6.2.b.;
24 Section 6.2.c.; and Section 6.2.e.(1), (2), and (4) shall be deleted and replaced by the following:

25 A. Building height shall not exceed two stories with a maximum height of
26 forty-feet (40').

27 B. Lot area shall be not less than three thousand nine hundred (3,900) square
28 feet. The minimum lot area shall be determined by excluding that portion of

1 a lot that is used solely for access to the portion of a lot used as a building
2 site.

3 C. The minimum average width of that portion of a lot to be used as a building
4 site shall be forty-feet (40'), with a minimum average depth of eighty-feet
5 (80').

6 D. The front yard shall be not less than fifteen-feet (15'), measured from the
7 existing street line or from any future street line, whichever is nearer the
8 proposed structure. Garages shall be setback a minimum of twenty-feet (20')
9 from any future street line whichever is nearer the proposed structure.

10 E. Side yards on interior and through lots shall not be less than five-feet (5').
11 Side yards on corner and reverse corner lots shall be not less than eight-feet
12 (8') from the existing street line or from any future street line.

13 F. Fireplaces and roof eaves may encroach two-feet (2') into side yard
14 setbacks. Porches may encroach five-feet (5') into front yard setbacks. No
15 other structural encroachments shall be permitted in the front, rear or side
16 yard except as provided for in Section 18.19 of Ordinance No. 348.

17 In addition, the following development standards shall also apply:

18 AA. Lot coverage shall not exceed seventy percent (70%).

19 BB. Where a zero lot line design is utilized, the alternate side yards shall not be
20 less than ten-feet (10') in width.

21 CC. The minimum private yard area shall be not less than two hundred fifty
22 (250) square feet per dwelling unit, including a minimum twelve-feet (12')
23 by fifteen-feet (15') open area void of any obstructions or building
24 encroachments.

25 (3) Except as provided above, all other zoning requirements shall be the same as those
26 requirements identified in Article VI of Ordinance No. 348.

27 g. Planning Areas 9A, 9B, and 15.

28 (1) The uses permitted in Planning Areas 9A, 9B, and 15 of Specific Plan No. 293

1 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except
2 that the uses permitted pursuant to Section 6.1.a.(2) and (3), and 6.1.b.(1) and (3) shall not be
3 permitted.

4 (2) The development standards for Planning Areas 9A, 9B, and 15 of Specific Plan No.
5 293 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No.
6 348, except that the development standards set forth in Article VI, Section 6.2.a.; Section 6.2.b.;
7 Section 6.2.c.; and Section 6.2.e.(1), (2) and (4) shall be deleted and replaced by the following:

- 8 A. Building height shall not exceed two stories with a maximum height of
9 forty-feet (40').
- 10 B. Lot area shall be not less than three thousand (3,000) square feet. The
11 minimum lot area shall be determined by excluding that portion of a lot that
12 is used solely for access to the portion of a lot used as a building site.
- 13 C. The minimum average width of that portion of a lot to be used as a building
14 site shall be forty-feet (40'), with a minimum average depth of seventy-five
15 feet (75').
- 16 D. The front yard shall be not less than twelve-feet (12'), measured from the
17 existing street line or from any future street line, whichever is nearer the
18 proposed structure.
- 19 E. Side yards on interior and through lots shall not be less than five-feet (5').
20 Side yards on corner and reverse corner lots shall be not less than eight-feet
21 (8') from the existing street line or from any future street line.
- 22 F. Fireplaces and roof eaves may encroach two-feet (2') into side yard
23 setbacks. Porches may encroach four-feet (4') into front yard setbacks. No
24 other structural encroachments shall be permitted in the front, rear or side
25 yard except as provided for in Section 18.19 of Ordinance No. 348.

26 In addition, the following development standards shall also apply:

- 27 AA. Lot coverage shall not exceed eighty percent (80%).
- 28 BB. Where a zero lot line design is utilized, the alternate side yard shall not be

1 less than ten-feet (10') in width.

2 CC. The minimum private yard area shall be not less than two hundred (200)
3 square feet, including a minimum ten-feet (10') by twelve-feet (12') open
4 area void of any obstructions or building encroachments.

5 DD. The minimum garage setback from an alley drive is three-feet (3'). A garage
6 cannot be setback from an alley drive greater than five-feet (5'), unless it
7 exceeds eighteen-feet (18 ').

8 (3) Except as provided above, all other zoning requirements shall be the same as those
9 requirements identified in Article VI of Ordinance No. 348.

10 h. Planning Areas 10A and 10B.

11 (1) The uses permitted in Planning Areas 10A and 10B of Specific Plan No. 293 shall
12 be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348 except
13 that the uses permitted pursuant to Section 8.100.a.(1), (2), (3), (4), (5), (6), (7), (8) and (9);
14 Section 8.100.b.(1); and Section 8.100.c.(1) shall not be permitted. In addition, the permitted uses
15 identified under Section 8.100.a. shall also include green belts and open space.

16 (2) The development standards for Planning Areas 10A and 10B of Specific Plan No.
17 293 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance
18 No. 348.

19 (3) Except as provided above, all other zoning requirements shall be the same as those
20 requirements identified in Article VIIIe of Ordinance No. 348.

21 i. Planning Areas 18, 38A, 38B, 39, 40, 43, 53, and 57.

22 (1) The uses permitted in Planning Areas 18, 38A, 38B, 39, 43, 53, and 57 of Specific
23 Plan No. 293 shall be the same as those uses permitted in Article VIII, Section 8.1 of Ordinance
24 No. 348, except that the uses permitted pursuant to Section 8.1.d.(1) shall not be permitted. In
25 addition, the permitted uses identified under Section 8.1.a. shall also include non-commercial
26 community association recreation and assembly buildings and facilities, libraries, daycare centers,
27 and churches.

28 (2) The development standards for Planning Areas , 18, 38A, 38B, 39, 40, 43, 53, and

1 57 of Specific Plan No. 293 shall be the same as those standards identified in Article VIII, Section
2 8.2 of Ordinance No. 348, except that the development standards set forth in Article VIII, Section
3 8.2.d shall be deleted and replaced by the following:

4 A. No lot shall have more than eighty percent (80%) of its net area covered
5 with buildings or structures.

6 (3) Except as provided above, all other zoning requirements shall be the same as those
7 requirements identified in Article VIII of Ordinance No. 348.

8 j. Planning Areas 11, 21, 28B, 32, 37, 55, 62A, and 62B.

9 (1) The uses permitted in Planning Areas 11, 21, 28B, 32, 37, 55, 62A, and 62B of
10 Specific Plan No. 293 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of
11 Ordinance No. 348, except that the uses pursuant to Section 8.100.a.(1) and Section 8.100.b.(1)
12 shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also
13 include public parks and playgrounds.

14 (2) The development standards for Planning Areas 11, 21, 28B, 32, 37, 55, 62A, and
15 62B of Specific Plan No. 293 shall be the same as those standards identified in Article VIIIe,
16 Section 8.101 of Ordinance No. 348.

17 (3) Except as provided above, all other zoning requirements shall be the same as those
18 requirements identified in Article VIIIe of Ordinance No. 348.

19 k. Planning Areas 12, 36 and 56.

20 (1) The uses permitted in Planning Areas 12, 36 and 56 of Specific Plan No. 293 shall
21 be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that
22 the uses permitted pursuant Section 6.1.a.(2) and (3); Section 6.1.b.(1) and (3); and Section 6.1.d.
23 shall not be permitted. In addition, the permitted uses identified under Section 6.1.a. shall also
24 include public schools.

25 (2) The development standards for Planning Areas 12, 36 and 56 of Specific Plan No.
26 293 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No.
27 348, except that the development standards set forth in Article VI, Section 6.2.a.; Section 6.2.b.;
28 Section 6.2.c.; Section 6.2.d. and Section 6.2.e.(1), (2) and (4) shall be deleted and replaced by the

1 following:

- 2 A. Building height shall not exceed two stories with a maximum height of
3 thirty-five feet (35').
- 4 B. Lot area shall be not less than four thousand five hundred (4,500) square
5 feet. The minimum lot area shall be determined by excluding that portion of
6 a lot that is used solely for access to the portion of a lot used as a building
7 site.
- 8 C. The minimum average width of that portion of a lot to be used as a building
9 site shall be fifty-feet (50') with a minimum average depth of eighty-feet
10 (80'). That portion of a lot used for access on "flag" lots shall have a
11 minimum width of twenty-feet (20').
- 12 D. The minimum frontage of a lot shall be forty-feet (40'), except that the lots
13 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-
14 five feet (35'). Lot frontage along curvilinear streets shall be measured in a
15 straight line from the furthest point behind the right of way between curves.
- 16 E. The front yard shall be not less than fifteen-feet (15'), measured from the
17 existing street line or from any future street line, whichever is nearer the
18 proposed structure.
- 19 F. Side yards on interior and through lots shall be not less than five-feet (5').
20 Side yards on corner and reverse corner lots shall be not less than ten-feet
21 (10') from the existing street line or from any future street line.
- 22 G. Fireplaces and roof eaves may encroach two-feet (2') into side yard
23 setbacks. No other structural encroachments shall be permitted in the front,
24 rear or side yard except as provided for in Section 18.19 of Ordinance No.
25 348.

26 In addition, the following development standard shall also apply:

- 27 AA. Lot coverage shall not exceed sixty percent (60%) for one story and fifty
28 percent (50%) for two story buildings.

1 (3) Except as provided above, all other zoning requirements shall be the same as those
2 requirements identified in Article VI of Ordinance No. 348.

3 1. Planning Area 17.

4 (1) The uses permitted in Planning Area 17 of Specific Plan No. 293 shall be the same
5 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses
6 permitted pursuant to Section 6.1.a.(2) and (3), Section 6.1.b. (1) and (3), and Section 6.1.d. shall
7 not be permitted.

8 (2) The development standards for Planning Area 17 of Specific Plan No. 293 shall be
9 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except the
10 development standards set forth in Article VI, Section 6.2.a.; Section 6.2.d.; and Section 6.2.e. (1),
11 (2), and (4) shall be deleted and replaced by the following:

- 12 A. Building height shall not exceed two stories with a maximum height of
13 thirty-five feet (35').
- 14 B. The minimum frontage of a lot shall be forty-feet (40'), except that lots
15 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-
16 feet (30'). Lot frontage along curvilinear streets shall be measured in a
17 straight line from the furthest point behind the right of way between curves.
- 18 C. The front yard shall not be less than eighteen-feet (18'), measured from the
19 existing street line or from any future street line.
- 20 D. Side yards on interior and through lots shall not be less than five-feet (5').
21 Side yards on corner and reverse corner lots shall not be less than ten-feet
22 (10') from the existing street line or from any future street line.
- 23 E. Fireplaces and roof eaves may encroach two-feet (2') into side yard
24 setbacks. No other structural encroachments shall be permitted in the front,
25 rear or side yard except as provided for in Section 18.19 of Ordinance No.
26 348.

27 In addition, the following development standards shall also apply:

- 28 AA. Lot coverage shall not exceed fifty percent (50%) for one story and forty

1 percent (40%) for two story buildings.

2 BB. Where a zero lot line design is utilized, the alternate side yard shall not be
3 less than ten-feet (10') in width.

4 (3) Except as provided above, all other zoning requirements shall be the same as those
5 requirements identified in Article VI of Ordinance No. 348.

6 m. Planning Area 19.

7 (1) The uses permitted in Planning Area 19 of Specific Plan No. 293 shall be the same
8 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses
9 permitted pursuant to Section 6.1.a.(2), (3), (5); Section 6.1.b.(1) and (3) shall not be permitted. In
10 addition, the permitted uses identified under Section 6.1.a. shall also include public schools.

11 (2) The development standards for Planning Area 19 of Specific Plan No. 293 shall be
12 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that
13 the development standards set forth in Article VI, Section 6.2.a.; Section 6.2.b.; Section 6.2.c.;
14 Section 6.2.d. and Section 6.2.e. (1), (2), and (4) shall be deleted and replaced by the following:

- 15 A. Building height shall not exceed two stories with a maximum height of
16 thirty-five feet (35').
- 17 B. Lot area shall be not less than three thousand five hundred (3,500) square
18 feet. The minimum lot area shall be determined by excluding that portion of
19 a lot that is used solely for access to the portion of a lot used as a building
20 site.
- 21 C. The minimum average width of that portion of a lot to be used as a building
22 site shall be forty-feet (40') with a minimum average depth of eighty-feet
23 (80'). That portion of a lot used for access on "flag" lots shall have a
24 minimum width of twenty-feet (20').
- 25 D. The minimum frontage of a lot shall be forty-feet (40'), except that the lots
26 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-
27 feet (30'). Lot frontage along curvilinear streets shall be measured in a
28 straight line from the furthest point behind the right of way between curves.

- 1 E. The front yard shall be not less than ten-feet (10'), measured from the
2 existing street line or from any future street line, whichever is nearer the
3 proposed structure.
- 4 F. Side yards on interior and through lots shall be not less than five-feet (5').
5 Where a zero lot line is used, the alternate side yard shall be not less than
6 five-feet (5') in width. Side yards on corner and reverse corner lots shall be
7 not less than ten-feet (10') from the existing street line or from any future
8 street line.
- 9 G. Where the rear of a lot is adjacent to another residential lot or a street that is
10 not used for access to the lot, the rear yard shall not be less than ten-feet
11 (10').
- 12 H. Where the rear of a lot is adjacent to an alley or other similar type of access,
13 the garage and any fence or wall shall be setback not less than three-feet
14 (3'). The setback shall be measured from the top of curb within the alley or
15 similar type of access.
- 16 I. Fireplaces and roof eaves may encroach two-feet (2') into side yard
17 setbacks. No other structural encroachments shall be permitted in the front
18 rear or side yard except as provided for in Section 18.19 of Ordinance No.
19 348.

20 In addition, the following development standard shall also apply.

- 21 AA. Lot coverage shall not exceed sixty percent (60%) for one story and fifty
22 percent (50%) for two story buildings.

23 (3) Except as provided above, all other zoning requirements shall be the same as those
24 requirements identified in Article VI of Ordinance No. 348.

25 n. Planning Area 25.

26 (1) The uses permitted in Planning Area 25 of Specific Plan No. 293 shall be the same
27 as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that uses
28 pursuant to Section 8.100.a.(1), (2), (3), (4), (5), (6), (7) and (8); Section 8.100.b.(1); and Section

1 8.100.c.(1) shall not be permitted.

2 (2) The development standards for Planning Area 25 of Specific Plan No. 293 shall be
3 the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

4 (3) Except as provided above, all other zoning requirements shall be the same as those
5 requirements identified in Article VIIIe of Ordinance No. 348.

6 o. Planning Area 26A.

7 (1) The uses permitted in Planning Area 26A of Specific Plan No. 293 shall be the
8 same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348 except that the uses
9 permitted pursuant to Section 6.1.b. (1) and (3) shall not be permitted.

10 (2) The development standards for Planning Area 26A of Specific Plan No. 293 shall
11 be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except
12 that the development standards set forth in Article VI, Section 6.2.a.; Section 6.2.b.; Section 6.2.c.;
13 Section 6.2.d. and Section 6.2.e.(1), (2) and (3) shall be deleted and replaced by the following:

- 14 A. Building height shall not exceed two stories with a maximum height of
15 thirty-five feet (35'), unless cluster development subject to the development
16 standards set forth below in subsection BB. is utilized.
- 17 B. Lot area shall be not less than forty thousand (40,000) square feet, unless
18 cluster development subject to the development standards set forth below in
19 subsection BB. is utilized. The minimum lot area shall be determined by
20 excluding that portion of a lot that is used solely for access to the portion of
21 a lot used as building site.
- 22 C. The minimum average width of that portion of a lot to be used as a building
23 site shall be one hundred-feet (100'), with a minimum average depth of two
24 hundred-feet (200') unless cluster development subject to the development
25 standards set forth below in subsection BB. is utilized. That portion of a lot
26 used for access on "flag" lots shall have a minimum width of twenty-feet
27 (20').
- 28 D. The minimum frontage of a lot shall be seventy-feet (70') except that lots

1 fronting on knuckles or cul-de-sacs may have a minimum frontage lot forty-
2 five feet (45') unless cluster development subject to the development
3 standards set forth below in subsection BB. is utilized. Lot frontage along
4 curvilinear streets shall be measured in a straight line from the furthest point
5 behind the right of way between curves.

6 E. The front yard shall be not less than thirty-feet (30'), measured from the
7 existing street line or from any future street line unless cluster development
8 subject to the development standards set forth below in subsection BB. is
9 utilized.

10 F. Side yards on interior and through lots shall be not less than twenty feet
11 (20'), as measured from any structure unless cluster development subject to
12 the development standards set forth below in subsection BB is utilized. Side
13 yards on corner and reverse corner lots shall be not less than twenty-five
14 feet (25') from the existing street line or from any future street line unless
15 cluster development subject to the development standards set forth below in
16 subsection BB. is utilized.

17 G. The rear yard shall not be less than twenty-feet (20') unless cluster
18 development subject to the development standards set forth below in
19 subsection BB.

20 In addition, the following standards shall also apply:

21 AA. No lot shall have more than twenty-five percent (25%) of its net buildable
22 area covered by buildings or structures unless cluster development subject
23 to the development standards set forth below in subsection BB is utilized.

24 BB. CLUSTER DEVELOPMENT. It may be desirable to permit the
25 development of subdivisions containing open areas that will be used for
26 recreation purposes or will tend to preserve the rural atmosphere of the area.
27 Therefore, when a cluster development design is utilized, the following
28 development standards shall be applicable:

- 1 1. The height of single family dwellings shall not exceed thirty-five
2 feet (35'). All other buildings and structures shall not exceed fifty-feet (50')
3 in height, unless a height up to seventy-five feet (75') is specifically
4 permitted under the provisions of Section 18.34 of Ordinance No. 348.
- 5 2. Lot area shall be not less than seven thousand two hundred (7,200)
6 square feet. The minimum lot area shall be determined by excluding that
7 portion of a lot that is used solely for access to the portion of a lot used as a
8 building site.
- 9 3. The minimum average width of that portion of a lot to be used as a
10 building site shall be sixty feet (60') with a minimum average depth of one
11 hundred-feet (100'). That portion of a lot used for access on "flag" lots shall
12 have a minimum width of twenty-feet (20').
- 13 4. The minimum frontage of a lot shall be sixty-feet (60'), except that
14 lots fronting on knuckles or cul-de-sacs may have a minimum frontage of
15 thirty five feet (35'). Lot frontage along curvilinear streets shall be measured
16 in a straight line from the furthest point behind the right of way between
17 curves.
- 18 5. The front yard shall be not less than twenty-feet (20'), measured
19 from the existing street line or from any future street line, whichever is
20 nearer the proposed structure.
- 21 6. Side yards on interior and through lots shall be not less than ten
22 percent (10%) of the width of the lot, but not less than three-feet (3') in
23 width in any event, and need not exceed a width of five-feet (5'). Side yards
24 on corner and reverse corner lots shall be not less than ten-feet (10') from
25 the existing street line or from any future street line, whichever is nearer the
26 proposed structure, upon which the main building sides, except that where
27 the lot is less than fifty feet (50') wide the yard need not exceed twenty
28 percent (20%) of the width of the lot.

1 7. The rear yard shall be not less than ten-feet (10').

2 8. The minimum overall area for each dwelling unit, exclusive of the
3 area set aside for street right of way, but including recreation and open
4 space areas, shall be forty thousand (40,000) square feet.

5 9. Where a zero lot line design is utilized the alternate side yard shall
6 not be less than ten-feet (10') in width.

7 (3) Except as provided above, all other zoning requirements shall be the same as those
8 requirements identified in Article VI of Ordinance No. 348.

9 p. Planning Area 27.

10 (1) The uses permitted in Planning Area 27 of Specific Plan No. 293 shall be the same
11 as those uses permitted in Article IV, Section 6.1 of Ordinance No. 348, except that the uses
12 permitted pursuant to Section 6.1.a.(2) and (3); Section 6.1.b.(1) and (3); and Section 6.1.d. shall
13 not be permitted.

14 (2) The development standards for Planning Area 27 of Specific Plan No. 293 shall be
15 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that
16 the development standards set forth in Article VI, Section 6.2.a.; Section 6.2.d.; and Section
17 6.2.e.(1), (2) and (4) and shall be deleted and replaced by the following:

- 18 A. Building height shall not exceed two stories with a maximum height of
19 forty feet (40').
- 20 B. The minimum frontage of a lot shall be fifty-feet (50'), except that lots
21 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-
22 feet (30'). Lot frontage along curvilinear streets shall be measured in a
23 straight line from the furthest point behind the right of way between curves.
- 24 C. The front yard shall be not less than fifteen-feet (15'), measured from the
25 existing street line or from any future street, whichever is nearer the
26 proposed structure.
- 27 D. Side yards on interior and through lots shall be not less than five-feet (5').
28 Side yards on corner and reverse corner lots shall be not less than ten-feet

1 (10') from the existing street line or from any future street, whichever is
2 nearer the proposed structure, upon which the main building sides.

3 E. Fireplaces and roof eaves may encroach two-feet (2') into side yard
4 setbacks. No other structural encroachments shall be permitted in the front,
5 rear, or side yard except as provided for in Section 18.19 of Ordinance No.
6 348.

7 (3) Except as provided above, all other zoning requirements shall be the same as those
8 requirements identified in Article VI of Ordinance No. 348.

9 q. Planning Area 30.

10 (1) The uses permitted in Planning Area 30 of Specific Plan No. 293 shall be the same
11 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses
12 permitted pursuant to Section 6.1.a.(2) and (3), Section 6.1.b.(1) and (3), and Section 6.1.d shall
13 not be permitted. In addition, the permitted uses identified under Section 6.1.c. shall also include
14 libraries.

15 (2) The development standards for Planning Area 30 of Specific Plan No. 293 shall be
16 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that
17 the development standards set forth in Article VI, Section 6.2.a., b., c., d., and e.(1), (2), (3) and
18 (4) shall be deleted and replaced by the following:

- 19 A. Building height shall not exceed two stories with a maximum height of
20 thirty-five feet (35').
- 21 B. Lot area shall be not less than six thousand (6,000) square feet. The
22 minimum lot area shall be determined by excluding that portion of a lot that
23 is used solely for access to the portion of a lot used as a building site.
- 24 C. The minimum average width of that portion of a lot to be used as a building
25 site shall be fifty feet (50'), with a minimum average depth of ninety feet
26 (90'). That portion of a lot used for access on "flag" lots shall have a
27 minimum width of twenty feet (20').
- 28 D. The minimum frontage of a lot shall be forty feet (40'), except that lots

1 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty
2 feet (30'). Lot frontage along curvilinear streets may be measured at the
3 building setback in accordance with zone development standards.

4 E. Minimum yard requirements are as follows:

5 1. The front yard shall be not less than 15 feet, measured from the
6 existing street line or from any future street line as shown on any specific
7 plan of highways, whichever is nearer the proposed structure. 2. Side
8 yards on interior and through lots shall be not less than five feet (5'). Side
9 yards on corner and reverse corner lots shall not be less than ten feet (10')
10 from the existing street line or from any future street line as shown on any
11 Specific Plan of Highways, whichever is nearer the proposed structure,
12 upon which the main building sides.

13 3. The rear yard shall not be less than ten feet (10').

14 4. Fireplaces and roof eaves may encroach two feet (2') into side yard
15 setbacks. No other structural encroachments shall be permitted in the front,
16 rear or side yard except as provided for in Section 18.19 of Ordinance No.
17 348.

18 In addition, the following standards shall also apply:

19 AA. Lot coverage shall not exceed fifty percent (50%) for one story and forty
20 percent (40%) for two story buildings.

21 BB. Where a zero lot line design is utilized, the alternate size yard shall not be
22 less than ten feet (10') in width

23 (3) Except as provided above, all other zoning requirements shall be the same as those
24 requirements identified in Article VI of Ordinance No. 348.

25 r. Planning Area 34.

26 (1) The uses permitted in Planning Area 34 of Specific Plan No. 293 shall be the same
27 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses
28 permitted pursuant to Section 6.1.a.(2) and (3); Section 6.1.b.(1) and (3) and Section 6.1.d. shall

1 not be permitted. In addition, the permitted uses identified under Section 6.1.a. shall also include
2 public schools.

3 (2) The development standards for Planning Area 34 of Specific Plan No. 293 shall be
4 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that
5 the development standards set forth in Article VI, Section 6.2.a.; Section 6.2.b.; Section 6.2.c.;
6 Section 6.2.d. and Section 6.2.e. (1), (2), and (4) shall be deleted and replaced by the following:

- 7 A. Building height shall not exceed two stories with a maximum height of
8 thirty-five feet (35').
- 9 B. Lot area shall be not less than five thousand (5,000) square feet. The
10 minimum lot area shall be determined by excluding that portion of a lot that
11 is used solely for access to the portion of a lot used as a building site.
- 12 C. The minimum average width of that portion of a lot to be used as a building
13 site shall be fifty-feet (50') with a minimum average depth of eighty-feet
14 (80'). That portion of a lot used for access on "flag" lots shall have a
15 minimum width of twenty-feet (20').
- 16 D. The minimum frontage of a lot shall be forty-feet (40'), except that the lots
17 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-
18 five feet (35'). Lot frontage along curvilinear streets shall be measured in a
19 straight line from the furthest point behind the right of way between curves.
- 20 E. The front yard shall be not less than fifteen-feet (15'), measured from the
21 existing street line or from any future street line.
- 22 F. Side yards on interior and through lots shall be not less than five-feet (5').
23 Side yards on corner and reverse corner lots shall be not less than ten-feet
24 (10') from the existing street line or from any future street line.
- 25 G. Fireplaces and roof eaves may encroach two-feet (2') into side yard
26 setbacks. No other structural encroachments shall be permitted in the front,
27 rear or side yard except as provided for in Section 18.19 of Ordinance No.
28 348.

1 In addition, the following development standard shall also apply:

2 AA. Lot coverage shall not exceed sixty percent (60%) for one story and fifty
3 percent (50%) for two story buildings.

4 (3) Except as provided above, all other zoning requirements shall be the same as those
5 requirements identified in Article VI of Ordinance No. 348.

6 s. Planning Area 35.

7 (1) The uses permitted in Planning Area 35 of Specific Plan No. 293 shall be the same
8 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses
9 permitted pursuant to Section 6.1.a.(2) and (3), Section 6.b.(1) and (3), and Section 6.1.d. shall not
10 be permitted. In addition, the permitted uses identified under Section 6.1.c. shall also include
11 libraries, day care centers, and churches.

12 (2) The development standards for Planning Area 35 of Specific Plan No. 293 shall be
13 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that
14 the development standards set forth in Article VI, Section 6.2.a.; Section 6.2.b.; Section 6.2.c.;
15 Section 6.2.d. and Section 6.2.e.(1), (2) and (4) shall be deleted and replaced by the following:

16 A. Building height shall not exceed two stories with maximum height of thirty-
17 five feet (35').

18 B. Lot area shall be not less than five thousand (5,000) square feet. The
19 minimum lot area shall be determined by excluding that portion of a lot that
20 is used solely for access to the portion of a lot used as a building site.

21 C. The minimum average width of that portion of a lot to be used as a building
22 site shall be forty-feet (40'), with a minimum average depth of eighty-feet
23 (80'). That portion of a lot used for access on "flag" lots shall have a
24 minimum width of twenty-feet (20').

25 D. The minimum frontage of a lot shall be thirty-feet (30'), except that lots
26 fronting on knuckles or cul-de-sacs may have a minimum frontage of
27 twenty-two feet (22'). Lot frontage along curvilinear streets shall be
28 measured in a straight line from the furthest point behind the right of way

1 between curves.

2 E. The front yard shall be not less than fifteen-feet (15'), measured from the
3 existing street line or from any future street line, whichever is nearer the
4 proposed structure.

5 F. Side yards on interior and through lots shall be not less than five-feet (5').
6 Side yards on corner and reverse corner lots shall be not less than ten-feet
7 (10') from the existing street line or from any future street line, whichever is
8 nearer the proposed structure, upon which the main building sides.

9 G. Fireplaces and roof eaves may encroach two-feet (2') into side yard
10 setbacks. No other structural encroachments shall be permitted in the front,
11 rear or side yard except as provided for in Section 18.19 of Ordinance No.
12 348.

13 In addition, the following development standards shall also apply:

14 AA. Lot coverage shall not exceed sixty percent (60%) for one story and fifty
15 percent (50%) for two story buildings.

16 BB. Where a zero lot line design is utilized, the alternate side yard shall not be
17 less than ten feet (10') in width.

18 (3) Except as provided above, all other zoning, requirements shall be the same as those
19 requirements identified in Article VI of Ordinance No. 348.

20 t. Planning Areas 47B, 50D, 47C and 51.

21 (1) The uses permitted in Planning Areas 47B, 50D, 47C and 51 of Specific Plan No.
22 293 shall be the same as those uses permitted in Article IV, Section 6.1 of Ordinance No. 348,
23 except that the uses permitted pursuant to Section 6.1.a.(2) and (3); Section 6.1.b.(1) and (3); and
24 Section 6.1.d. shall not be permitted. In addition, the permitted uses identified under Section 6.1.c.
25 shall also include libraries, day care centers and churches.

26 (2) The development standards for Planning Areas 47B, 50D, 47C and 51 of Specific
27 Plan No. 293 shall be the same as those standards identified in Article VI, Section 6.2 of
28 Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.a.;

1 Section 6.2.d.; and Section 6.2.e.(1), (2) and (4) and shall be deleted and replaced by the following:

- 2 A. Building height shall not exceed two stories with maximum height of thirty-
- 3 five feet (35').
- 4 B. The minimum frontage of a lot shall be fifty-feet (50') except that lots
- 5 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-
- 6 feet (30'). Lot frontage along curvilinear streets shall be measured in a
- 7 straight line from the furthest point behind the right of way between curves.
- 8 C. The front yard shall be not less than fifteen-feet (15'), measured from the
- 9 existing street line or from any future street line, whichever is nearer the
- 10 proposed structure.
- 11 D. Side yards on interior and through lots shall be not less than five-feet (5').
- 12 Side yards on corner and reverse corner lots shall be not less than ten-feet
- 13 (10') from the existing street line or from any future street line whichever is
- 14 nearer the proposed structure, upon which the main building sides.
- 15 E. Fireplaces and roof eaves may encroach two-feet (2 ') into side yard
- 16 setbacks. No other structural encroachments shall be permitted in the front,
- 17 rear, or side yard except as provided for in Section 18.19 of Ordinance No.
- 18 348.

19 In addition, the following development standard shall also apply:

- 20 AA. Lot coverage shall not exceed forty percent (40%) for one story and thirty-
- 21 five percent (35%) for two story buildings.

22 (3) Except as provided above, all other zoning requirements shall be the same as those

23 requirements identified in Article VI of Ordinance No. 348.

24 u. Planning Areas 48A, 48B, 49A, 49B, 54B, and 59.

25 (1) The uses permitted in Planning Areas 48A, 48B, 49A, 49B, , 54B and 59 of

26 Specific Plan No. 293 shall be the same as those uses permitted in Article VIIIe, of Section 8.100

27 of Ordinance No. 348, except that uses pursuant to Section 8.100.a.(1), (2), (3), (4), (5),(6) and (7)

28 and Section 8.100.b.(1) shall not be permitted.

1 (2) The development standards for Planning Areas 48A, 48B, 49A, 49B, 54B, and 59
2 of Specific Plan No. 293 shall be the same as those standards identified in Article VIIIe, Section
3 8.101 of Ordinance No. 348.

4 (3) Except as provided above, all other zoning requirements shall be the same as those
5 requirements identified in Article VIIIe of Ordinance No. 348.

6 v. Planning Areas 50A and 50B.

7 (1) The uses permitted in Planning Areas 50A and 50B of Specific Plan No. 293 shall
8 be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that
9 the uses permitted pursuant to Section 6.1.a.(2) and (3); Section 6.1.b.(1), (3) and Section 6.1.d.
10 shall not be permitted. In addition, the permitted uses identified under Section 6.1.c. shall also
11 include libraries, day care centers, and churches.

12 (2) The development standards for Planning Areas 50A and 50B of Specific Plan No.
13 293 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No.
14 348, except that the development standards set forth in Article VI, Section 6.2.a.; Section 6.2.b.;
15 Section 6.2.c.; Section 6.2.d. and Section 6.2.e.(1), (2) and (4) shall be deleted and replaced by the
16 following:

- 17 A. Building height shall not exceed two stories with a maximum height of
18 thirty-five feet (35').
- 19 B. Lot area shall be not less than five thousand (5,000) square feet. The
20 minimum lot area shall be determined by excluding that portion of a lot that
21 is used solely for access to the portion of a lot used as a building site.
- 22 C. The minimum average width of that portion of a lot to be used as a building
23 site shall be fifty-feet (50'), with a minimum average depth of eighty-feet
24 (80'). That portion of a lot used for access on "flag" lots shall have a
25 minimum width of twenty-feet (20').
- 26 D. The minimum frontage of a lot shall be forty-feet (40'), except that lots
27 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-
28 five feet (35'). Lot frontage along curvilinear streets shall be measured in a

1 straight line from the furthest point behind the right of way between curves.

2 E. The front yard shall not be less than fifteen-feet (15'), measured from the
3 existing street line or from any future street line, whichever is nearer the
4 proposed structure.

5 F. Side yards on interior and through lots shall not be less than five-feet (5').
6 Side yards on corner and reverse corner lots shall be not less than ten-feet
7 (10') from the existing street line or from any future street line.

8 G. Fireplaces and roof eaves may encroach two feet (2') into side yard
9 setbacks. No other structural encroachments shall be permitted in the front,
10 rear or side yard except as provided for in Section 18.19 of Ordinance No.
11 348.

12 In addition, the following development standards shall also apply:

13 AA. Lot coverage shall not exceed sixty percent (60%) for one story and fifty
14 percent (50%) for two story buildings.

15 BB. Where a zero lot line design is utilized, the alternate side yard shall not be
16 less than ten-feet (10') in width.

17 (3) Except as provided above, all other zoning requirements shall be the same as those
18 requirements identified in Article VI of Ordinance No. 348.

19 w. Planning Area 50C.

20 (1) The uses permitted in Planning Area 50C of Specific Plan No. 293 shall be the
21 same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses
22 permitted pursuant to Section 6.1.a.(2) and (3); Section 6.1.b.(1) and (3) and Section 6.1.d. shall
23 not be permitted. In addition, the permitted uses identified under Section 6.1.c. shall also include
24 libraries, day care centers, and churches.

25 (2) The development standards for Planning Area 50C of Specific Plan No. 293 shall
26 be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except
27 that the development standards set forth in Article VI, Section 6.2.a.; Section 6.2.b.; Section 6.2.c.;
28 Section 6.2.d. and Section 6.2.e.(1), (2) and (4) shall be deleted and replaced by the following:

- 1 A. Building height shall not exceed two stories with a maximum height of
2 thirty-five feet (35').
- 3 B. Lot area shall be not less than four thousand five hundred (4,500) square
4 feet. The minimum lot area shall be determined by excluding that portion of
5 a lot that is used solely for access to the portion of a lot as a building site.
- 6 C. The minimum average width of that portion of a lot to be used as a building
7 site shall be fifty-feet (50'), with a minimum average depth of eighty-feet
8 (80'). That portion of a lot used for access on "flag" lots shall have a
9 minimum width of twenty-feet (20').
- 10 D. The minimum frontage of a lot shall be forty feet (40'), except that lots
11 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-
12 five feet (35'). Lot frontage along curvilinear streets shall be measured in a
13 straight line from the furthest point behind the right of way between curves.
- 14 E. The front yard shall be not less than fifteen-feet (15'), measured from the
15 existing street line or from any future street line, whichever is nearer the
16 proposed structure.
- 17 F. Side yards on interior and through lots shall be not less than five-feet (5').
18 Side yards on corner and reverse corner lots shall be not less than ten-feet
19 (10') from the existing street line or from any future street line.
- 20 G. Fireplaces and roof eaves may encroach two-feet (2') into side yard
21 setbacks. No other structural encroachments shall be permitted in the front,
22 rear or side yard except as provided in Section 18.19 of Ordinance No. 348.

23 In addition, the following development standards shall also apply:

- 24 AA. Lot coverage shall not exceed sixty percent (60%) for one story and fifty
25 percent (50%) for two story buildings.
- 26 BB. Where a zero lot line design is utilized, the alternate side yard shall not be
27 less than ten-feet (10') in width.
- 28 (3) Except as provided above, all other zoning requirements shall be the same as those

1 requirements identified in Article VI of Ordinance No. 348.

2 x. Planning Area 52.

3 (1) The uses permitted in Planning Area 52 of Specific Plan No. 293 shall be the same
4 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses
5 permitted pursuant to Section 6.1.a.(2) and (3); Section 6.1.b.(1) and (3), and Section 6.1.d. shall
6 not be permitted. In addition, the permitted uses identified under Section 6.1.c. shall also include
7 libraries, day care centers and churches.

8 (2) The development standards for Planning Area 52 of Specific Plan No. 293 shall be
9 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that
10 the development standards set forth in Article VI, Section 6.2.a.; Section 6.2.d.; and Section
11 6.2.e.(1), (2) and (4) and shall be deleted and replaced by the following:

- 12 A. Building height shall not exceed two stories with maximum height of thirty-
13 five feet (35').
- 14 B. The minimum frontage of a lot shall be fifty-feet (50') except that lots
15 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-
16 feet (30'). Lot frontage along curvilinear streets shall be measured in a
17 straight line from the furthest point behind the right of way between curves.
- 18 C. The front yard shall be not less than fifteen-feet (15'), measured from the
19 existing street line or from any future street line, whichever is nearer the
20 proposed structure.
- 21 D. Side yards on interior and through lots shall be not less than five-feet (5').
22 Side yards on corner and reverse corner lots shall be not less than ten-feet
23 (10') from the existing street line or from any future street line, whichever is
24 nearer the proposed structure, upon which the main building sides.
- 25 E. Fireplaces and roof eaves may encroach two-feet (2 ') into side yard
26 setbacks. No other structural encroachments shall be permitted in the front,
27 rear, or side yard except as provided for in Section 18.19 of Ordinance No.
28 348.

1 In addition, the following development standard shall also apply:

2 AA. Lot coverage shall not exceed forty percent (40%) for one story and thirty-
3 five percent (35%) for two story buildings.

4 (3) Except as provided above, all other zoning requirements shall be the same as those
5 requirements identified in Article VI of Ordinance No. 348.

6 y. Planning Area 52A.

7 (1) The uses permitted in Planning Area 52A of Specific Plan No. 293 shall be the
8 same as those uses permitted in Article IV, Section 6.1 of Ordinance No. 348, except that the uses
9 permitted pursuant to Section 6.1.a.(2) and (3); Section 6.1.b.(1) and (3); and Section 6.1.d. shall
10 not be permitted. In addition, the permitted uses identified under Section 6.1.c. shall also include
11 libraries and day care centers.

12 (2) The development standards for Planning Area 52A of Specific Plan No. 293 shall
13 be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except
14 that the development standards set forth in Article VI, Section 6.2.a.; Section 6.2.b.; Section 6.2.c.;
15 Section 6.2.d.; and Section 6.2.e.(1), (2) and (4) and shall be deleted and replaced by the following:

16 A. Building height shall not exceed two stories with a maximum height of
17 thirty-five feet (35').

18 B. Lot area shall be not less than six thousand (6,000) square feet. The
19 minimum lot area shall be determined by excluding that portion of a lot that
20 is used solely for access to the portion of a lot used as a building site.

21 C. The minimum frontage of a lot shall be fifty-feet (50') except that lots
22 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-
23 feet (30'). Lot frontage along curvilinear streets shall be measured in a
24 straight line from the furthest point behind the right of way between curves.

25 D. The front yard shall be not less than fifteen-feet (15'), measured from the
26 existing street line. The front yard for homes configured with a side-entry
27 garage shall not be less than ten (10') feet.

28 E. Side yards on interior and through lots shall be not less than five feet (5').

1 Side yards on corner and reverse corner lots shall be not less than ten feet
2 (10') from the existing street line or from any future street line upon which
3 the main building sides.

4 F. Fireplaces and roof eaves may encroach two-feet (2') into side yard
5 setbacks. No other structural encroachments shall be permitted in the front,
6 rear, or side yard except as provided for in Section 18.19 of Ordinance No.
7 348.

8 In addition, the following development standard shall also apply:

9 AA. Lot coverage shall not exceed sixty percent (60%) for one story and fifty
10 percent (50%) for two story buildings.

11 (3) Except as provided above, all other zoning requirements shall be the same as those
12 requirements identified in Article VI of Ordinance No. 348.

13 z. Planning Area 58.

14 (1) The uses permitted in Planning Area 58 of Specific' Plan No. 293 shall be the same
15 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses
16 permitted pursuant to Section 6.1.a.(2) and (3); Section 6.1.b.(1) and (3); and Section 6.1.d. shall
17 not be permitted. In addition, the permitted uses identified under Section 6.1.a. shall also include
18 public schools.

19 (2) The development standards for Planning Area 58 of Specific Plan No. 293 shall be
20 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that
21 the development standards set forth in Article VI, Section 6.2.a.; Section 6.2.b.; Section 6.2.c.;
22 Section 6.2.d. and Section 6.2.e.(1), (2), and (4) shall be deleted and replaced by the following:

23 A. Building height shall not exceed two stories with a maximum height of
24 thirty-five (35') feet.

25 B. Lot area shall be not less than four thousand (4,000) square feet. The
26 minimum lot area shall be determined by excluding that portion of a lot that
27 is used solely for access to the portion of a lot used as a building site.

28 C. The minimum average width of that portion of a lot to be used as a building

1 site shall be forty-feet (40') with a minimum average depth of eighty-feet
2 (80'). That portion of a lot used for access on "flag" lots shall have a
3 minimum width of twenty-feet (20').

4 D. The minimum frontage of a lot shall be forty-feet (40'), except that the lots
5 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-
6 five feet (35'). Lot frontage along curvilinear streets shall be measured in a
7 straight line from the furthest point behind the right of way between curves.

8 E. The front yard shall be not less than fifteen feet (15'), measured from the
9 existing street line or from any future street line. The front yard for homes
10 configured with a side-entry garage shall not be less than ten feet (10').

11 F. Except for zero lot line designs, side yards on interior and through lots shall
12 be not less than five feet (5'). Where a zero lot line design is utilized, the
13 alternate side yard shall not be less than ten feet (10') in width. Side yards
14 on corner and reverse corner lots shall be not less than ten feet (10') from the
15 existing street line upon which the main building sides.

16 G. Fireplaces and roof eaves may encroach two-feet (2') into side yard
17 setbacks. No other structural encroachments shall be permitted in the front,
18 rear or side yard except as provided for in Section 18.19 of Ordinance No.
19 348.

20 In addition, the following development standards shall also apply:

21 AA. Lot coverage shall not exceed seventy percent (70%) for one story and sixty
22 percent (60%) for two story buildings.

23 BB. The length of driveways shall be between two feet (2') and three feet (3')
24 or a minimum of eighteen feet (18'). Driveway lengths between three feet
25 (3') and eighteen feet (18') are not permitted.

26 (3) Except as provided above, all other zoning, requirements shall be the same as those
27 requirements identified in Article VI of Ordinance No. 348.

28 aa. Planning Areas 60 and 61.

1 (1) The uses permitted in Planning Areas 60 and 61 of Specific Plan No. 293 shall be
2 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the
3 uses permitted pursuant to Section 6.1.a.(2) and (3); Section 6.1.b.(1) and (3); and Section 6.1.d.
4 shall not be permitted. In addition, the permitted uses identified under Section 6.1.c. shall also
5 include libraries, day care centers, and churches.

6 (2) The development standards for Planning Areas 60 and 61 of Specific Plan No. 293
7 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348,
8 except that the development standards set forth in Article VI, Section 6.2.a.; Section 6.2.b.;
9 Section 6.2.c.; Section 6.2.d., and Section 6.2.e.(1), (2) and (4) shall be deleted and replaced by the
10 following:

- 11 A. Building height shall not exceed two stories with a maximum height of
12 thirty five feet (35').
- 13 B. Lot area shall be not less than four thousand (4,000) square feet. The
14 minimum lot area shall be determined by excluding that portion of a lot that
15 is used solely for access to the portion of a lot used as a building site.
- 16 C. The minimum average width of that portion of a lot to be used as a building
17 site shall be forty feet (40'), with a minimum average depth of ninety-feet
18 (90'). That portion of a lot used for access on "flag" lots shall have a
19 minimum width of twenty feet (20').
- 20 D. The minimum frontage of a lot shall be forty-feet (40'), except that lots
21 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-
22 feet (30'). Lot frontage along curvilinear streets shall be measured in a
23 straight line from the furthest point behind the right of way between the
24 curves.
- 25 E. The front yard shall be not less than fifteen feet (15'), measured from the
26 existing street line. Front yard for homes configured with a side-entry
27 garage may be reduced to ten feet (10').
- 28 F. Except for zero lot line designs, side yards on interior and through lots shall

1 be not less than five-feet (5'). Where a zero lot line design is utilized, the
2 alternate side yard shall not be less than ten feet (10') in width. Side yards
3 on corner and reverse corner lots shall not be less than ten feet (10') from
4 the existing street line upon which the main building sides.

5 G. Fireplaces and roof eaves may encroach two-feet (2') into side yard
6 setbacks. No other structural encroachments shall be permitted in' the front,
7 rear or side yard except as provided for in Section 18.19 of Ordinance No.
8 348.

9 In addition, the following development standards shall also apply:

10 AA. Lot coverage shall not exceed seventy percent (70%) for one story and sixty
11 percent (60%) for two story buildings.

12 BB. The length of driveways shall be between two feet (2') and three feet (3') or
13 a minimum of eighteen feet (18'). Driveway lengths between three feet (3')
14 and eighteen feet (18') are not permitted.

15 (3) Except as provided above, all other zoning requirements shall be the same as those
16 requirements identified in Article VI of Ordinance No. 348.

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Section 3. This ordinance shall take effect 30 days after its adoption.

BOARD OF SUPERVISORS OF THE COUNTY
OF RIVERSIDE, STATE OF CALIFORNIA

By _____
Chairman, Board of Supervisors

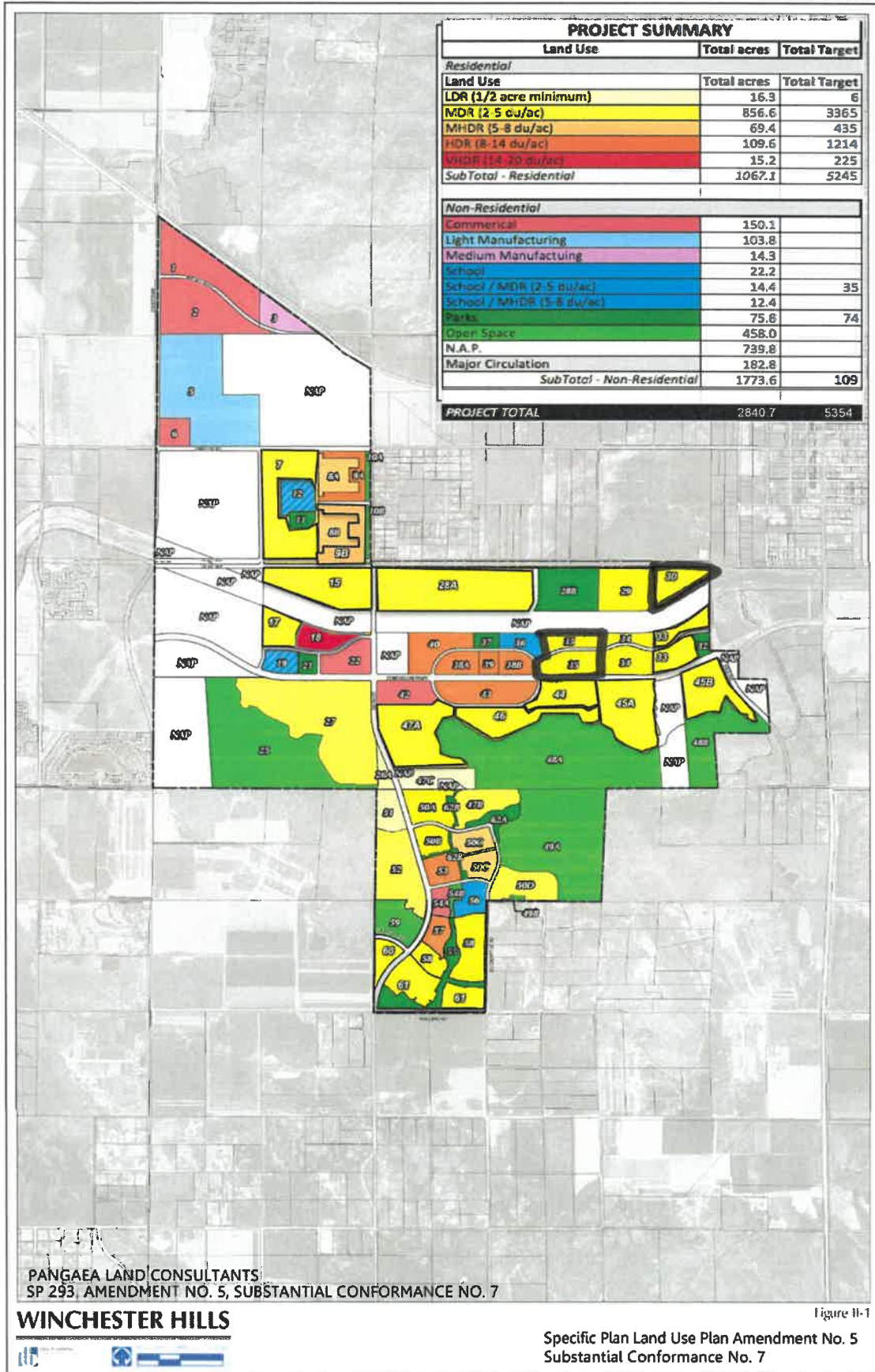
ATTEST:
KECIA HARPER-IHEM
CLERK OF THE BOARD

By: _____
Deputy

(SEAL)

APPROVED AS TO FORM:
Date:

By: _____
Deputy County Counsel



PANGAEA LAND CONSULTANTS
 SP 293, AMENDMENT NO. 5, SUBSTANTIAL CONFORMANCE NO. 7

WINCHESTER HILLS



Figure II-1

Specific Plan Land Use Plan Amendment No. 5
 Substantial Conformance No. 7

NOTICE OF PUBLIC HEARING

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **Riverside County PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

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

TIME OF HEARING:	9:00 a.m. or as soon as possible thereafter
DATE OF HEARING:	MAY 6, 2020
PLACE OF HEARING:	RIVERSIDE COUNTY ADMINISTRATIVE CENTER BOARD CHAMBERS, 1ST FLOOR 4080 LEMON STREET, RIVERSIDE, CA 92501

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 although the proposed project could have a significant effect on the environment, **No New Environmental Documentation Is Required** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible. The Planning Commission will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Planning Department office, located at 4080 Lemon Street 12th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Russell Brady,
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on March 04, 2020,

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

APN (s) or case numbers CZ2000003 for

Company or Individual's Name RCIT - GIS,

Distance buffered 1000'

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

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

TITLE: GIS Analyst

ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

Riverside County GIS Mailing Labels

CZ2200003 (1000 feet buffer)



Legend

- County Boundary
- Cities
- World Street Map

Notes



0 1,505 3,009 Feet

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

REPORT PRINTED ON... 3/3/2020 4:12:32 PM

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461190072
COPPER SKYE
427 S CEDROS AVE NO 201
SOLANA BEACH CA 92075

461190083
SR CONESTOGA
41391 KALMIA ST STE 200
MURRIETA CA 92562

461200034
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

461220009
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET STREET
RIVERSIDE CA 92501

461220031
REGENT WINCHESTER
11990 SAN VICENTE STE 200
LOS ANGELES CA 90049

461230001
KB HOME COASTAL INC
36310 INLAND VALLEY DR
WILDOMAR CA 92595

461231007
MANNY FORTES
PO BOX 503774
SAN DIEGO CA 92150

461231008
EKKO R. DEPRIEST
29176 AUBREY CIR
WINCHESTER CA 92596

461231009
JONATHAN STEVEN WOOD
29188 AUBREY CIR
WINCHESTER CA 92596

461231010
BONNIE ELAINE PIERCE
29181 AUBREY CIR
WINCHESTER CA 92596

461231011
EDGAR COLON
29169 AUBREY CIR
WINCHESTER CA 92596

461231012
JEANINE LAUREN HENYEN
29157 AUBREY CIR
WINCHESTER CA 92596

461231013
NICHOLAS A. D'ANCONA
29123 DELORES LN
WINCHESTER CA 92596

461231028
VALLEY WIDE RECREATION & PARK DIST
537 E FLORIDA AVE
HEMET CA 92543

461232002
JOSHUA MICHAEL
29167 SILVERDALE LN
WINCHESTER CA 92596

461232003
ERIC LEE MCDANIEL
29155 SILVERDALE LN
WINCHESTER CA 92596

461232014
HUNG NHUT PHAM
29020 AUBREY CIR
WINCHESTER CA 92596

461232016
LASHEENA A. OWENS
29044 AUBREY CIR
WINCHESTER CA 92596

461232017
ALFRED BYRD
29056 AUBREY CIR
WINCHESTER CA 92596

461232018
BRIAN CRAIG BLOMBERG
29068 AUBREY CIR
WINCHESTER CA 92596

461232019
BALTAZAR A. APARICIO
29080 AUBREY CIR
WINCHESTER CA 92596

461232020
MALUISA KESLER
29092 AUBREY CIR
WINCHESTER CA 92596

461232021
WENDELL Z. BARIRING
29104 AUBREY CIR
WINCHESTER CA 92596

461250001
FORESTAR USA REAL ESTATE GROUP INC
14755 PRESTON RD STE 130
DALLAS TX 75254

461251003
DR HORTON LOS ANGELES HOLDING CO INC
2280 WARDLOW CIR STE 100
CORONA CA 92880

461251046
TIMOTHY M. ZANGARI
29371 BEELER RD
WINCHESTER CA 92596

461251047
JARROD DILWORTH
29387 BEELER RD
WINCHESTER CA 92596

461251048
PATRICK FARRELL
29403 BEELER RD
WINCHESTER CA 92596

461251049
BRIDGETTE BRYANT
29419 BEELER RD
WINCHESTER CA 92596

461251050
LETICIA N. RAMOS
29435 BEELER RD
WINCHESTER CA 92596

461251051
LASHONE CALDWELL-MEEKS
29451 BEELER RD
WINCHESTER CA 92596

461251053
BRANDON L. MOSS
29483 BEELER RD
WINCHESTER CA 92596

461251054
JOSHUA GARTH
29499 BEELER RD
WINCHESTER CA 92596

461260001
MARTA VINDIOLA
29259 BEELER RD
WINCHESTER CA 92596

461260002
MARTHA PLASENCIA
29275 BEELER RD
WINCHESTER CA 92596

461260003
CASEY N. JENNINGS
29291 BEELER RD
WINCHESTER CA 92596

461260004
CRISTINA ALFARO
29307 BEELER RD
WINCHESTER CA 92596

461260005
QING CAI
29323 BEELER RD
WINCHESTER CA 92596

461260006
JASON J. GRIFFIN
29339 BEELER RD
WINCHESTER CA 92596

461280016
RIVERSIDE COUNTY FLOOD CONTROL
1995 MARKET ST
RIVERSIDE CA 92501

461280026
JOHN J. OOSTDAM
1645 N RAMONA BLVD
SAN JACINTO CA 92582

461280027
NE CAL BANKCORP
41391 KALMIA ST STE 200
MURRIETA CA 92562

461280028
WOODS VENTURE
41391 KALMIA ST STE 200
MURRIETA CA 92562

461300001
LENNAR HOMES OF CALIF INC
980 MONTECITO DR STE 300
CORONA CA 92879

461300029
FABIAN VERA ROACH RAUL
29335 CANTEEN CIR
WINCHESTER CA 92596

461300032
JOSE ALBERTO ALONZO
29352 CANTEEN CIR
WINCHESTER CA 92596

461300035
RYAN JAMES BIRMINGHAM
29359 ADAMS ST
WINCHESTER CA 92596

461300036
MOHAMMAD DALQAMOUNI
29347 ADAMS ST
WINCHESTER CA 92596

461300037
EDUARDO ADRIAN SANDOVAL
PO BOX 668
WINCHESTER CA 92596

461330002
LAURA FAIR
29368 ADAMS ST
WINCHESTER CA 92596

461330003
EMELY VIVAS
29356 ADAMS ST
WINCHESTER CA 92596

461330004
JOHN ROBLEDO
29344 ADAMS ST
WINCHESTER CA 92596

461330005
GREGORY JOHNSON
29332 ADAMS ST
WINCHESTER CA 92596

461330006
JOSHUA STITT
29320 ADAMS ST
WINCHESTER CA 92596

461330007
VICTOR SAUCEDO GONZALEZ
29317 WYATT EARP WAY
WINCHESTER CA 92596

461330008
RICHARD E. ALMARIO
29329 WYATT EARP WAY
WINCHESTER CA 92596

461330009
ANGELICA TAYLOR PRATHER
29341 WYATT EARP WAY
WINCHESTER CA 92596

461330010
CHARLES R. LIGHT
29353 WYATT EARP WAY
WINCHESTER CA 92596

461330011
JULIO M. ESPEJO PEREZ
29365 WYATT EARP WAY
WINCHESTER CA 92596

461330012
FUAROSA TOLIN
29377 WYATT EARP WAY
WINCHESTER CA 92596

461330015
DALYN CHIET
29358 WYATT EARP WAY
WINCHESTER CA 92596

461330016
NICHOLAS G. WIENKE
29346 WYATT EARP WAY
WINCHESTER CA 92596

461330017
CHRISTOPHER RYAN BABER
29334 WYATT ERP WAY
WINCHESTER CA 92596

461330018
NICHOLAS MICHAEL CARCIONE
29322 WYATT EARP WAY
WINCHESTER CA 92596

461330019
SHELDON WILLIAMS
29310 WYATT EARP WAY
WINCHESTER CA 92596

461330020
ROBERT M. MAHR
324605 TYRON SMITH CT
WINCHESTER CA 92596

461330021
KENNUTH HYLTON
32393 TYRON SMITH CT
WINCHESTER CA 92596

461330022
JEFFREY PAUL GAY
32381 TYRON SMITH CT
WINCHESTER CA 92596

461330023
ZACHARY ISAAC WINN
32369 TRYON SMITH CT
WINCHESTER CA 92596

461330024
LA TORRE MARTINEZ DANIEL DE
32357 TYRON SMITH CT
WINCHESTER CA 92596

461330025
ROBERT W. REED
32345 TRYON SMITH CT
WINCHESTER CA 92596

461330026
EUGENE PIERSON
32352 TYRON SMITH CT
WINCHESTER CA 92596

461330027
CARLO GALANG CARANTO
32364 TYRON SMITH CT
WINCHESTER CA 92596

461330028
DERWIN LOUIS HENRRIQUEZ
32376 TYRON SMITH CT
WINCHESTER CA 92596

461330029
PATRICK GILMORE BANDRIL
32388 TYRON SMITH CT
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461330030
EDSON SOUZA
32400 TYRON SMITH CT
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461330031
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ESCONDIDO CA 92033

461330032
VALLEY WIDE REC & PARK DIST
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SAN JACINTO CA 92581

461340001
ROBERT SALAS DELGADO
32424 TYRON SMITH CT
WINCHESTER CA 92596

461500001
SR CONESTOGA
41391 KALMIA ST NO 200
MURRIETA CA 92562

461520001
WFP PARTNERS 2
P O BOX 1978
RANCHO SANTA FE CA 92067

462090001
LIN CAPITAL 2010
1515 LOWER PASEO LA CRESTA
PLS VRDS EST CA 90274

462090002
SOUTHERN CALIFORNIA EDISON CO
2131 WALNUT GROVE 2ND FL
ROSEMEAD CA 91770

462120038
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**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4 . 8

Planning Commission Hearing: May 6, 2020

PROPOSED PROJECT

Case Number(s): TTM37155 CZ180010 PPT190004

Applicant(s): Kiley Children's Trust

Select Environ. Type Mitigated Negative Declaration

Area Plan: Temescal Canyon

Representative(s): Adkan Engineers

Zoning Area/District: Alberhill Area

Supervisorial District: First District

Project Planner: Brett Dawson

Project APN(s): 290-150-004


Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

The project includes the following entitlement request:

Change of Zone No.1800010 to change the site's Zoning Classification from R-R (Rural Residential) to R-4 (Planned Residential) to allow for a residential subdivision.

Tentative Tract Map No. 37155, a schedule "A" map to subdivide 53.7 gross acres into 79 single-family residential lots. Proposed lot sizes range from a minimum of 4,050 square feet to a maximum of 10,300 square feet, with an average lot size through the subdivision of 5,930 square feet. The project also includes seven (7) lots for non-residential use. These 7 lots will be used as parks, water quality basins, slopes and open space areas. The southerly most open space lot (Lot 85) is to be donated to the Regional Conservation Authority. Approximately 29.5 acres of tract is to remain as open space in its natural condition. The proposed project would provide roadways, sidewalks, detention basins, a 3.95 acre park with gravel parking area, a community passive park, landscaping, and utilities (water/sewer, gas, electric, cable infrastructure).

Plot Plan 190004 to allow a Planned Residential Development. The proposed one family dwellings are expected to have lots that range in size from 2,400 square feet to 4,400 square feet, which would be determined later by a specific builder.

The above-mentioned entitlement applications shall be considered the "Project" herein.

The site is located southerly of Kingbird Drive and easterly of Towhee Lane west of Indian Truck Trail. The site gains access off of Towee Lane and Kingbird Drive.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. CEQ180037**, 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 CHANGE OF ZONE NO. 1800010 to change the project site's Zoning Classification from Rural Residential (R-R) to Planned Residential (R-4) subject to adoption of the Zoning Ordinance by the Board of Supervisors;

APPROVE TENTATIVE TRACT MAP NO. 37155, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions incorporated in this staff report and subject to the Board of Supervisors' subsequent adoption of the zoning ordinance for Change of Zone No. 1800010; and

APPROVE PLOT PLAN NO. 190004 subject to the attached advisory notification document and conditions of approval and based on the findings and conclusions in this staff report, and subject to the Board of Supervisors' subsequent adoption of the zoning ordinance for I Change of Zone No. 1800010.

PROJECT DATA	
Land Use and Zoning:	
Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Community Development, Rural and Open Space
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Medium Density Residential, Rural Residential and Conservation Habitat
Proposed General Plan Land Use Designation:	Medium Density Residential, Rural Residential and Conservation Habitat
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Medium Density Residential
East:	Conservation Habitat
South:	Conservation Habitat
West:	Very Low Density Residential and Conservation
Existing Zoning Classification:	Rural Residential (R-R)
Proposed Zoning Classification:	Planned Residential (R-4)
Surrounding Zoning Classifications	
North:	Specific Plan

East:	Natural Assets
South:	Rural Residential
West:	Specific Plan
Existing Use:	Vacant
Surrounding Uses	
North:	Single Family Residential
South:	Vacant
East:	Vacant
West:	Single Family Residential

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	53.7	6,000 square feet
Existing Building Area (SQFT):	0	2,400 to 4,400 square feet per lot proposed
Building Height (FT):	40'	40'
Proposed Minimum Lot Size:	4,050	3,500
Total Proposed Number of Lots:	79 SFR <u>7 Non-residential</u> 86 Total Lots	
Map Schedule:	A	

Parking:

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Residential	N/A	2 Spaces/Dwelling Unit	158	158
TOTAL:				

Located Within:

City's Sphere of Influence:	Yes – Corona
Community Service Area ("CSA"):	No
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – Low
Subsidence Area:	Yes – Susceptible
Fault Zone:	Yes – County Fault Zone
Fire Zone:	Yes – Moderate
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 Site highlighted in blue

PROJECT BACKGROUND AND ANALYSIS

Background:

Site Characteristics

The site currently consists of varied terrain ranging from the smooth, low-gradient alluvial fan areas to steep and very bushy slopes that continue rising off-site to the south into the greater Santa Ana Mountains within the Cleveland National Forest. The property is currently undeveloped, mostly covered with shrubs and trees with some dirt roads constructed by removing vegetation. The properties to the south, east, and west are undeveloped. North of the site is Kingbird Drive; farther north are residential homes and new pads for future homes.

The project was submitted to the County on April 11, 2018.

General Plan

The project site has a General Plan Land Use Designation of Medium Density Residential (MDR), Rural Residential, and Conservation Habitat (OS-CH).

The area proposed for development conforms with the MDR designated portion of the project site. The MDR provides for the development of one family dwellings and suburban subdivisions.

Portions of the project site contain natural slopes, with a significant portion of the land having a designation of Open Space Conservation Habitat (OS-CH). The proposed project is consistent with the OS-CH designation as lot 85 (1,327,510 acres) is intended to preserve the hillside area of the project site that is within the OS-CH land use designation. Therefore the project as proposed is consistent with the OS-CH designation.

A portion of the site is located within the Rural Residential (RR) land use designation. The proposed project is consistent with the Rural Residential (RR) designation as this designation allows limited recreational uses, compatible resource development and associated uses. The portion of the project site with the RR designation is being used for a passive park, bio retention basin, and street C. There are no one family dwellings proposed on this area.

Change of Zone

Riverside County Ordinance No. 348 Section 20.2 provides the requirements for a change of zone. The proposed change of zone from Rural Residential (R-R) to Planned Residential (R-4) would be consistent with the Riverside County General Plan as outlined in further detail in the findings section of this report.

The R-4 Zone requires that before any structure is erected or use established in the R-4 Zone, there shall be a subdivision map recorded and a development plan approved. A development plan "Conceptual Design Manual for The Highlands at Sycamore Creek LLC. By Adkan Engineers" has been provided with this project submittal and evaluated under PPT190004.

The proposal is to change the zone to Planned Residential (R-4) Zone. This zone was established to allow lots as small as 3,500 square feet *if* a development plan (design manual) is submitted with the map and significant open space is included in the Project. The 'design manual' contains the location of all pedestrian walks, conceptual park plans, recreation or other open areas, location and height of all walls, fences and screen planting, including a plan for the landscaping of the development. Normally floor plans and elevations are not required for Tentative Tract Maps; however the R-4 zone requires the Design Manual include typical floor plans and elevations. The manual is attached to this staff report package.

ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS

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

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 Medium Density Residential (CD: MDR), Rural Residential (RUR: RR), and Conservation Habitat (OS-CH).
 - The Medium Density Residential land use designation provides for the development of one family dwellings and suburban subdivisions. Limited agriculture and animal keeping uses, such as horses are also allowed within this category. The density range is 2.0 to 5.0 dwelling units per acre, which allows for a lot size that typically ranges from 5,500 to 20,000 square feet. The proposed project is consistent with the MDR designation as it would subdivide approximately 18.64 acres into 79 one family dwelling parcels, with two park parcels, resulting in a density of approximately 4.3 dwelling units per acre, which is within the MDR designated portions of the site. The lots proposed by the Tentative Map range from 4,050 square feet to 10,300 square feet with an average lot size of 5,930 square feet.

There are several land use policies that the project complies with:

LU 28.1 Accommodate the development of single- and multi-family residential units in areas appropriately designated by the General Plan and area plan land use maps.

The project is a Tract Map for the proposal of 79 single family lots with 7 non-residential, open space lots. Therefore, the project is consistent with this policy.

LU 28.5 Integrate a contiguous network of parks, plazas, public squares, bicycle trails, transit systems, and pedestrian paths into new communities and developments to provide both connections within each community and linkages with surrounding features and communities.

The Tract Map contains parking for the passive park off Towhee lane that is accessible to the public. The open space area is accessible from this parking lot. The project will offer trails that pass through the passive park, connecting to the adjacent communities. The park will include a variety of uses including active and passive outdoor activity areas. The amenities within the passive park may include: picnic areas, shaded areas, tot lot, open space, walking trails and benches. Therefore, the project is consistent with this policy.

LU 28.10 Require that residential units/projects be designed to consider their surroundings and to visually enhance, not degrade, the character of the immediate area.

The tract map has been designed to utilize the hillside preserve the open space and provides easy pedestrian access to the surrounding areas, and parks.

The project site is surrounded to the north and west with similar single family residential development. The proposed Project is consistent with the development pattern of the surrounding area since the surrounding single family residences were approved with separate entitlements, and the adjacent area is comprised mostly with single family residential units, open space areas and vacant lots for residential purposes. Therefore, the proposed project will not result in a

substantial alteration to the present or planned land use in the area due to similar land uses in the surrounding area.

The Rural: Rural Residential designation allows limited recreational uses, compatible resource development and associated uses. Neighborhood serving small-scale commercial uses that are compatible with the surrounding uses are allowed. It is important to note that the land area with the Rural Residential designation is being used for a passive park, bio retention basin, and street C. There are no single family residences proposed on this area. The passive park, blending with the open space area to the south, will comply with Land Use policy 21.3:

LU 21.3 Ensure that the development does not adversely impact the open space and rural character of the surrounding area.

The Open Space Conservation Habitat Designation occurs on the south end of the property, where this area of the property will remain undeveloped within its natural state. The Open Space Conservation Habitat designation applies to public and private lands conserved and managed in accordance with adopted MSHCPs and related Riverside County policies.

LU 21.6 Provide programs and incentives that allow rural areas to maintain and enhance their existing and desired character.

The density range of Medium Density Residential is 2.0 to 5.0 dwelling units per acre, which allows for a lot size that typically ranges from 5,500 to 20,000 square feet. The proposed project is consistent with the MDR designation as it would subdivide approximately 18.64 acres into 79 one family dwelling parcels, with two park parcels, resulting in a density of approximately 4.3 dwelling units per acre, which is within the MDR designated portions of the site. The lot sizes proposed range from 4,050 square feet to 10,300 square feet with an average lot size of approximately 5,930 square feet.

Because of the large portion of the property being dedicated to open space, and additional space being utilized for a public park, and retention basin, it can be determined that the clustering of the lots on the north side of the property would permit a higher density with smaller lots, than typically permitted within the MDR designation.

LU25.2 Provide for a balanced distribution of recreational amenities.

The proposed project provides a passive park on land directly north of the OS-CH designated land. The passive park provides parking off of Towhee Lane, to provide public access. The open space conservation area to the south can be accessed from this parking area, whereby land use policies 25.2 and 25.3 are complied with.

LU25.3 Require that park facilities be accessible to the community, regardless of age, physical limitation or income level.

The proposed project provides a passive park on land directly north of the OS-CH designated land. The passive park provides parking off of Towhee Lane, to provide public access. The open space conservation area to the south can be accessed from this parking area, whereby land use policies 25.2 and 25.3 are complied with.

2. The project site is located within the Temescal Canyon Area Plan (TCAP) and the Western Riverside County Multiple Species Habitat Conservation Plan, and located just within the extreme southeasterly boundary of the Criteria Cells 3545 and 3546 within Cell Group H, Subunit 3. Therefore applicable measures identified in MSHCP Section 6.1.4 "Urban/Wildlands Interface Construction Guidelines" and Best management Practices in Appendix C of the MSHCP will be followed. For project effects to Criteria Cells 3545 and 3546, the project will dedicate approximately 28 acres of the southerly portion of APN:290-150-004 for conservation under MSHCP per HANS/PAR 582/Intake 648.

TCAP 19.1 Protect sensitive biological resources in the Temescal Canyon Area Plan through adherence to policies found in the Multiple Species Habitat Conservation Plans, environmentally Sensitive Lands, Wetlands, and Floodplain and Riparian Area Management sections General Plan Multipurpose Open Space Element.

The project area contains California oak trees that are subject to the Riverside County Oak Tree management Guidelines. An oak tree assessment has been conducted to address the potential impacts to these trees. It is estimated that the project will affect approximately 25 California live oak trees within the footprint, the majority which will be preserved within the Park. An oak tree mitigation and monitoring plan will be developed to mitigate the impacts through one of the following:

- i. On site replacement of California live oak trees at a 10:1 replacement ratio.
- ii. li Off site purchase of oak tree restoration credits from an approved mitigation bank or habitat conservation organization.
- iii. lii A combination of on-site and off-site oak tree replacement/restoration.

Entitlement Findings:

Change of Zone

Change of Zone No. 1800010 is a proposal to change the project site's Zoning Classification from Rural Residential (R-R) to Planned Residential (R-4) and is subject to the following findings:

3. The requested change of zone does not involve a change in or conflict with:
 - a. The Riverside County Vision because the Planned Residential (R-4) zone will allow for Planned Residential developments. One family dwellings are a permitted use. Before any structure us erected in the R-4 Zone, there shall be a subdivision map recorded and a development plan as set forth in Section 8.95 of this ordinance. A development plan has been included with this project proposal.
 - b. Any General Planning Principle set forth in General Plan Appendix B, because 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 project is an infill area adjacent to existing residential areas and would stimulate the growth of the area (Appendix B, VII C.4).

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.”

Principle 1.D.2 states, “We recommend a program of innovative planning combined with effective incentives for those housing types and community forms which are most efficient in land consumption and extension of infrastructure and are adaptive to transit. We further recommend incentives to promote the conversion of existing legal parcels that are currently configured in inefficient lotting patterns to more efficient configurations, through such mechanisms as density transfer and clustering.”

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. Because of the conservation of the property at the south and the overall existing landscape of the property, the residential area has been designed to be located at the northern half of the property, with conservation and a public park along the southern half. The public park provides access to the open space area for hiking etc. This overall design represents how the project complies with the general plan principles.

This is a sampling of the Principles that the proposed General Plan Amendment and Change of Zone is consistent with and not an exhaustive list of all consistent Principles. There are no principles that the Change of Zone conflicts with. Therefore the proposed Project would not conflict with the Riverside County General Planning principles set forth in General Plan Appendix B.

4. The proposed amendment would not be detrimental to the health, safety or general welfare of the community, as the proposed change of zone would maintain the primarily residential atmosphere of the community that exists in the area, while preserving the open space areas, thus creating a compatible land use pattern that assists in protecting the health and safety, which is the foundational purpose of the General Plan.
5. The change of zone is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat, because the Mitigated Negative Declaration prepared for the project determined that with adherence to the existing regulations and implementation of mitigation measures, will ensure that substantial damage to the environment of the injury to any fish, wildlife, or habitat will not occur due to approval of the Change of Zone.
6. The proposed project is compatible with surrounding land uses, as the surrounding land uses consist of residential uses and open space. The overall density and lot sizes proposed is compatible with the existing and planned surrounding land uses and zoning, which generally consist of single family residential and open space.

Change of Zone No. 1800010 is a proposal to change the Project site’s zoning classification from Rural Residential (R-R) to Planned Residential (R-4). As provided in Ordinance No. 348, the Planned Residential (R-4) Zone was established to allow lots as small as 3,500 square feet *if* a development plan (design manual) is submitted with the map and significant open space is included in the Project.

The 'design manual' contains the location of all pedestrian walks, conceptual park plans, recreation or other open areas, location and height of all walls, fences and screen planting, including a plan for the landscaping of the development. Normally floor plans and elevations are not required for Tentative Tract Maps; however the R-4 zone requires the Design Manual include typical floor plans and elevations. The manual is attached to this staff report package. The change of zone is consistent with this zoning classification in that development proposed is for 79 single family residential lots. Proposed lot sizes range from a minimum of 4,050 square feet to a maximum of 10,300 square feet with an average lot size of 5,930 square feet. The project also includes seven lots for non residential use.

Tentative Tract Map

The following findings shall be made prior to making a recommendation to grant a Tentative Tract Map, pursuant to the provisions of the Riverside County Ordinance No. 460:

Tentative Tract Map No. 37155 is a Schedule A subdivision to subdivide 53.7 acres into 79 lots. The findings required to approve a Map, pursuant to the provisions of the Riverside County Ordinance No. 460, are as follows:

1. The proposed subdivision and design and improvements are consistent with the General Plan, 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, 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 provides that communities should range in location and type from urban to suburban to rural. The proposed parcel map is a Schedule A map to divide 53.7 gross acres into 79 residential lots with 7 open spaces lots to be used for park, drainage and conservation. The proposed project is consistent with the MDR designation as it would subdivide approximately 18.64 acres into 79 single family parcels, with two park parcels, resulting in a density of approximately 4.3 dwelling units per acre, which is within the MDR designated portions of the site. Plan density range for Medium Density Residential is 2 to 5 dwelling units per acre.
2. The site of the proposed land division is physically suitable for the type of development, 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. The overall density and lot sizes proposed is compatible with the existing and planned surrounding uses. Access to the site will be provided through Kingbird Drive and Towhee Lane.
3. The site of the proposed land division is physically suitable for the proposed density of the development, 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. The overall density and lot sizes proposed is compatible with the existing and planned surrounding uses. The northern portion of the property is being designated open space land to be donated to the Regional Conservation Authority. The

overall design of the development 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.

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 would not have a significant impact on the environment, in particular regarding health and safety factors considered, such as Air Quality, Hazards and Noise.
6. As indicated in the project conditions of approval and advisory notification document, 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' subdivision pursuant to Ordinance No. 460. Ordinance No. 460 required 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 circulatory interior streets. The existing roadways providing access to the project are already designed or conditioned in accordance with the 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. The streets are 40 feet wide, with 5 foot wide sidewalks, complying with the required standard of Ordinance No. 460.
- b. **Domestic Water.** Domestic water service will be supplied by the Temescal Valley 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 for fire hydrants with adequate spacing per CFC Appendix B and Table B1051 per conditions of approval. (COA 080- Fire-Water)
- d. **Sewage Disposal.** Sewer service will be supplied by the Temescal Valley Water District.
- e. **Electrical and Communication Facilities.** The project will be provided electrical, telephone, street lighting, and cable television service with the 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, because within the tentative tract map there are no existing easements and dedications for access. Access to the site will be provided through Kingbird Drive and Towhee Lane.
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 Planned Residential (R-4) is 3,500 square feet, and the minimum lot size of the tentative map is 4,050.

Schedule "A" Tract Map Findings:

Based upon review by staff, the proposed Tentative Tract Map is consistent with the minimum improvements as outlines in Section 10.5 (Schedule "A" Subdivision) of Ordinance No. 460 based on the following:

Collector Streets – 44 feet in width, designed and constructed in conformance with Ordinance No. 461, Standard 102.

- a. Streets and Street Improvements - The project will provide improvements on Guffey Ranch way, Towhee Lane, and Streets A, B, C . The street standards are consistent with the requirements of SP No. 246. Project conditions of approval require that all street improvements, improvement plans and/or road dedications shall be in accordance with Ordinance No. 460, and Riverside County Road Improvement Standards (Ordinance No. 461). These conditions of approval and the requirements of Ordinance No. 460 as it pertains to streets and street improvements, will be met.
- b. Domestic Water – The Project has been conditioned prior to the issuance of building permits, to provide documentation establishing water service from Western Municipal Water District (WMWD). With this condition of approval and the provisions of Ordinance No. 460, Section 10.5.B, this requirement will be met.
- c. Fire Protection Facilities – Fire Department emergency vehicle apparatus access road locations and designs will be in accordance with California Fire Code, Riverside County Ordinance No. 460/787, and Riverside County Fire Development Standards. Fire Department water system(s) for the project will be provided in accordance with the California Fire Code, Riverside County Ordinance No. 787, and Riverside County Fire Department Standards. Plans will be conditioned to be submitted to the Fire Department for review and approval prior to building permit issuance. With these conditions of approval and the adherence to these requirements, this requirement will be met.
- d. Sewage Disposal – Sewer lines will be designed per the requirements of the WMWD. Adequate facilities and sewer lines will be conditioned to be approved by WMWD prior to the issuance of grading permits. With these conditions of

approval and the requirements of applicable Riverside County Ordinances, this standard will be met.

- e. Fences, Electrical and Communication Facilities. – The proposed project does not include any electrical or communication facilities. No canal, drain, expressway, or other feature deemed hazardous will be incorporated in the proposed project. Therefore, these findings are not applicable to the project at hand.

Plot Plan Findings:

The following findings shall be made prior to making a recommendation to grant a Plot Plan, pursuant to the provisions of the Riverside County Ordinance No. 348 (Land Use):

1. The proposed use conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County as detailed previously in the land use findings and change of zone findings. The Medium Density Residential land use designation provides for the development of conventional one family dwellings and suburban subdivisions. The Rural: Rural Residential designation allows limited recreational uses, compatible resource development and associated uses. It is of note that the land area with the Rural Residential designation is being used for a passive park, bio retention basin, and street C. There are no one family dwellings proposed on these areas with the Rural Residential designation. The proposed project is consistent with the OS-CH designation as lot 85 would primarily remain untouched to preserve the hillside area of the project site that is within the OS-CH. Therefore the project as proposed is consistent with the OS-CH designation. The Planned Residential (R-4) zone will allow for Planned Residential developments. One family dwellings are a permitted use. Before any structure is erected in the R-4 Zone, there shall be a subdivision map recorded and a development plan as set forth in Section 8.95 of this ordinance. A development plan has been included with this project proposal. Therefore this project as proposed is consistent with the R-4 Zoning designation.
2. The overall development of the land shall be designed for the protection of the public health, safety and general welfare, as evaluated and detailed in the project's mitigated negative Declaration. The design of the project, the design guidelines, advisory notification document, and conditions of approval with incorporated mitigation reduce all impacts to less than significant. In particular, related to local aesthetics, noise, recreation, hazards, hydrology, emergency access, traffic, and other impacts related to safety were determined to be less than significant; and impacts to air quality, biological resources, and other impacts related to general welfare were determined to be less than significant with incorporation of mitigation measures. Mitigation measures were incorporated as conditions of approval incorporated for the Plot Plan will further ensure that the public health, safety and general welfare were protected.
3. The proposed use conforms to the logical development of the land and to be compatible with the present and future logical development of the surrounding property, since the site is located adjacent to similar residential tracts of a similar nature and open space to the south. The overall density and lot sizes proposed is compatible with the existing and planned surrounding land uses and zoning, which generally consist of single family residential and open space.

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 development plan for the proposed uses have been reviewed by the appropriate Departments for the compatibility with the need for dedication, the location, and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and has been reviewed for topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof. The County of Riverside Department of Transportation has analyzed the designs, reviewed and conditioned this project for appropriate improvements to serve the project. The project circulation provides ample parking, drive aisles, and adequate drainage. With the implementation of the proposed project, all of the intersections studies within the environmental assessment are forecast to operate at a satisfactory level of service.
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 Tract map is required to be completed and a final map recorded before any structures can be constructed.
6. The R-4 zone shall not be applied to any area containing less than 9 acres. The proposed project consists of approximately 53.7 acres, whereby complying with this requirement.

Development Standards Findings:

7. R-4 Land Use Regulations:
 - A. The minimum overall area for each dwelling unit, exclusive of the area used for commercial purposes and area set aside for street rights of way, but including recreation and service areas shall be 6,000 square feet. The average area for each dwelling unit, including recreation and service areas is 9,958 square feet, complying with this regulation.
 - B. The minimum lot area for the individual lots used as a residential building site shall be 3,500 square feet. The minimum width of each lot shall be 40 feet and the minimum depth shall be 80 feet. The lot sizes proposed range from 4,050 square feet to 10,300 square feet with an average residential lot size of approximately 5,930 square feet. All of the lots have greater than the minimum width of 40 feet and depth of 80 feet, whereby the project complies with this regulation.
 - C. One family residences shall not exceed forty (40') feet in height. No other building or structure shall exceed (50') feet in height, unless a greater height is approved pursuant to Section 18.34 of this ordinance. In no event, however, shall a building or structure exceed seventy-five (75') feet in height, unless a variance is approved pursuant Section 18.27 of this ordinance. The design guidelines state that all residences can only have a maximum height of 40 feet, with accessory structures at 50 feet maximum, whereby the project would comply with this requirement.
 - D. Minimum Yard Requirements.

- a. The front yard shall be not less than twenty feet, measures from the existing right-of-way as shown on any specific plan of highways, whichever is nearer the proposed structure. The design is such that all residences have a minimum 20 foot yard per the design guidelines.
- b. Side yards on interior and through lots shall be not less than a width of five feet. Side yard on corner and reversed corner lots shall be not less than ten feet from the existing right of way from any future right of way as shown on any specific plan of highways, whichever is nearer the proposed structure. Per the design guidelines, side yards are not less than five feet whereby fulfilling this requirement.
- c. The rear yard shall be not less than ten feet. Per the design guidelines, rear yards are not less than ten feet whereby fulfilling this requirement.
- d. No structural encroachments shall be permitted in the front, side or rear yard except as provided for in section 18.19 of Ordinance No 348. Per the design guidelines, no structural encroachments are permitted in the front, side or rear yard, whereby fulfilling this requirement.
- e. Off street parking shall has been provided as set forth in section 19.12 of Ordinance o. 3548.
- f. Individual sewage systems shall not be permitted on lots containing and area of less than one half acre unless a report has been received by the Planning Commission from the County Health Department stating that such a system will be acceptable. The project is proposed to connect to the sewer, whereby complying with this requirement.
- g. The recreation areas shall be of a size, based on the particular use, adequate to meet the needs of the anticipated population, and shall be arranged so as to be readily accessible to the residents of the subdivision. The design guidelines display that the recreation areas are adequate to meet the needs of the anticipated population, and readily accessible to the residents of the population.
- h. Adequate and permanent access from a public street to each family dwelling shall be provided for pedestrians and emergency vehicles. Adequate and permanent access is provided to each family dwelling, whereby complying with this requirement.

Other Findings

8. The proposed project is located within the Temescal Canyon Area Plan of the Western Riverside County Multiple Species Habitat Conservation Plan, and is located just within the extreme southeasterly boundary of the Criteria Cells 3545 and 3546 within Cell Group H, Subunit 3. Therefore, mitigation measures Bio-1 through Bio-17 will be implemented to reduce project impacts to less than significant. For project effects to Criteria Cells 3545 and 3546, the project will dedicate approximately 28 acres of the southerly portion of APN 290-150-004 for conservation under the MSHCP per HANS/PAR 582/Intake 648 in order to ensure consistency with the MSHCP.

9. The project site is located within the City of Corona Sphere of Influence. This project was provided to the City of Palm Springs for review and comment. No comments were received either in favor or opposition of the project.
10. 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.
11. In compliance with Senate Bill 18 (SB18), on May 18, 2018, Riverside County sent a request for a Sacred Lands File search and a consultation list from the Native American Heritage Commission ("NAHC") of tribes whose historical extent includes the project area. The NAHC responded on January 22, 2018 with the results of the SLF search. The results of the SLF search indicated that no sacred sites were documented within the one-mile search area. Riverside County Scoping Letters were sent to 14 tribes to inform them of the project and to inquire as to known Tribal Cultural Resources in the area. To the date of LSA's Cultural Resources assessment, the Agua Caliente Band of Mission Indians and the Pala Band of Mission Indians both indicated that the project is outside the boundaries of their traditional use areas.
In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all requesting tribes on May 1, 2018.

By June 1, 2018, four of the tribes initiated consultation, one declined, and the remaining tribes did not respond. The County concluded consultation with all of the participating tribes by January 14, 2019.

The conditions of approval require that prior to any ground disturbing activities a Native American Monitor be on site to facilitate avoidance. If avoidance is not possible, to minimize negative impacts to Tribal Cultural Resources is they are encountered.

12. 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.
13. The project site is not located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP").
14. As a result of Section 3.2.I, and in accordance with Section 3.2.J. of Ordinance No. 460, the applicant has provided written assurance(s) (copies of which are attached) from the owner(s) of the property underlying the off-site improvement/alignment (as shown on the Tentative Map) that sufficient right-of-way can and will be provided. In the event the above referenced property owner(s) or their successor(s)-in-interest does/do not provide to the Transportation Department and/or Flood Control District the necessary dedication(s), eminent domain proceedings may need to be instituted by the Riverside County Board of Supervisors.

Fire Findings:

1. The project site is located within a Cal Fire State Responsibility Area ("SRA") and is within a moderate hazard severity zone. As a part of being within an SRA, the Director of the Department of Forestry and Fire Protection or his/her designee must be notified of applications for building permits, tentative tract/parcel maps, and use permits for construction or development within an SRA. Riverside County

Code Section 8.32.050 (C) (2) states that the Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the Board of Supervisors. As designated, the Riverside County Assistant Fire Marshall shall have the authority to enforce all applicable State fire laws that the notification requirement of Title 14 has been met. The following additional findings are required to be met:

- a. This land division has been designed so that each lot, and the subdivision as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by [providing a defensible space within each lot of 100 feet from each side, front and rear of a pad site, requiring that the site have fuel modification standards acceptable to the Riverside County Fire Department, requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall covered or have dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needles, or other vegetation.][other]
- b. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
- c. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to **Section 4290 of the Public Resources Code** and Riverside County Ordinance Nos. 787 and 460 by road standards for fire equipment access – Plans must be submitted to the Fire Department for review and approval prior to building permit issuance. Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code, Riverside County Ordinance 787 and Riverside County Fire Department Standards.
- d. This project is in a High Fire Hazard, State Responsibility Area. In addition to County Ordinance, it will also be required to comply with all provisions of the State Board of Forestry, California Code of Regulations, and Title 14.

In order to assure adequate evacuation times, whenever lots of a proposed land division are located more than 1,320 feet, or 660 feet in a high fire hazard area, from a publicly maintained circulatory road, alternate or secondary access shall be provided.

Conclusion:

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

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 600 feet of the project site. As of the writing of this report, Planning Staff has/has not received written communication/phone calls from the public.

The site is located within the City of Corona Sphere of Influence. The City was notified of this proposal and no letters of comment have been received.

The applicants met with the Temescal Valley Mac Development Committee on March 27, 2017, April 11, 2018 and February 8, 2019.

RIVERSIDE COUNTY PLANNING DEPARTMENT

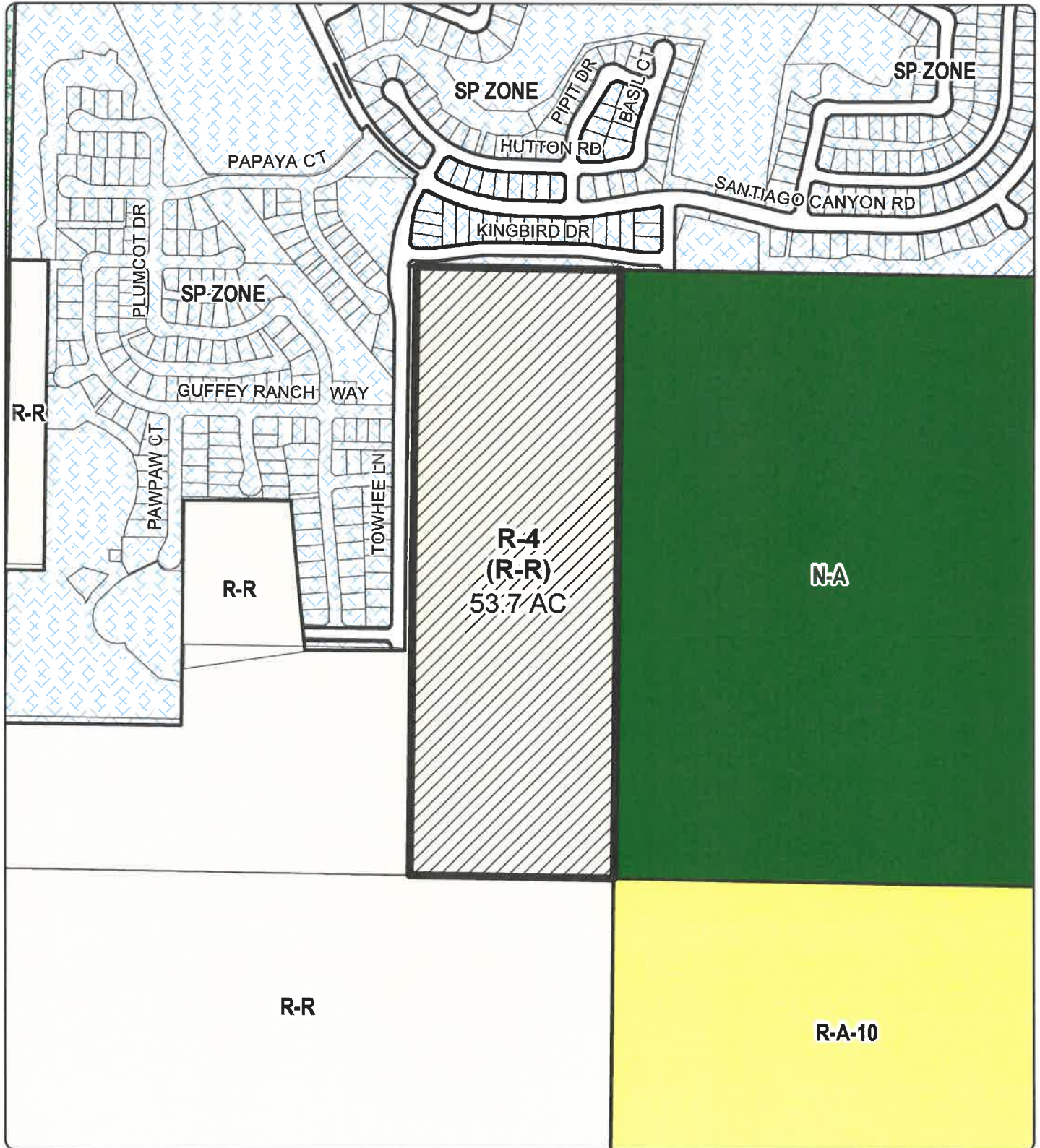
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Date Drawn: 03/09/2020

Supervisor: Jeffries
District 3

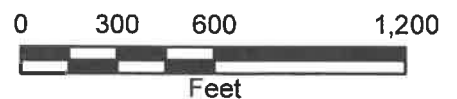
PROPOSED ZONING

Exhibit 3



Zoning Area: Alberhill

Author: Vinnie Nguyen



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

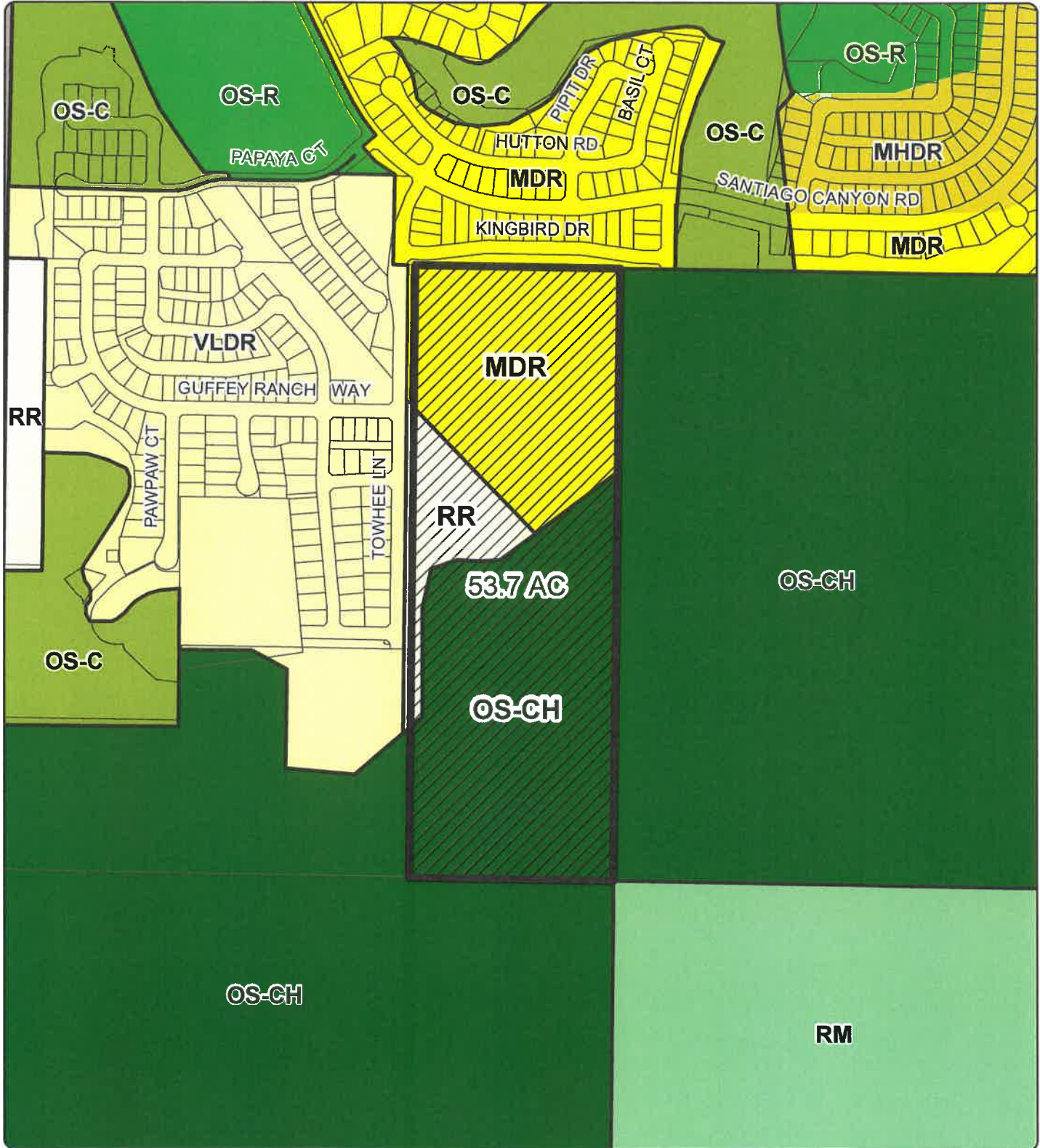
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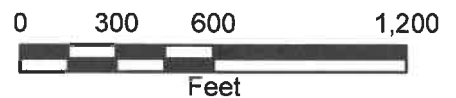
EXISTING GENERAL PLAN

Exhibit 5



Zoning Area: Alberhill

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ1800010 TR37155 PPT190004

LAND USE

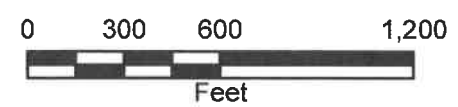
Supervisor: Jeffries
District 3

Date Drawn: 03/09/2020
Exhibit 1



Zoning Area: Alberhill

Author: Vinnie Nguyen



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Conceptual Design Manual
Tract 37155

Prepared For:

The Highlands at Sycamore Creek, LLC
4338 Palazzo Lane
Corona, Ca 92883

Prepared by:

Adkan Engineers
6879 Airport Drive
Riverside, Ca 92504

Conceptual Design Manual
Tract 37155

April 2019

Submitted to:

County of Riverside, California

March 2019

APPLICANT/PROPERTY OWNER(S)

The Highlands at Sycamore Creek, LLC
4338 Palazzo Lane
Corona, Ca 92883

AGENT/ENGINEER

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1. Purpose

The purpose of the *Highlands at Sycamore Creek* Design Manual is to illustrate the overall design concept for Tentative Tract Map (TTM) No. 37155 and outline the design features that will be integrated into the final project design. This manual includes both design standards and design guidelines. Should the final project design vary from either the design standards or guidelines these changes may be considered by the Riverside County Planning Commission. The guidelines herein will lay out practical and aesthetic design concepts as a global approach to be utilized upon development of the *Highlands at Sycamore Creek* project. The main objective is to establish a consistent theme throughout the entire project area, all inclusive of streetscapes, open spaces, parks, architecture, landscaping and signage. *Highlands at Sycamore Creek* Design Manual will establish the overall site theme, architectural styles, walls and fencing as well as the pedestrian connectivity to be used at project buildout. This Design Manual is being processed in conformance with the Riverside County General Plan – Temescal Canyon Area Plan and Sycamore Creek Specific Plan 256, Amendment No. 2.

2. Project Location & Description

The *Highlands at Sycamore Creek* project is located south of Santiago Canyon Road and east of Towhee Lane within unincorporated Riverside County (please refer to Figure 1 Vicinity Map). The project site is bounded by Santiago Canyon Road and residential uses to the north, undeveloped land and residential uses to the west, undeveloped land to the south, and undeveloped land to the east (please refer to Figure 2 Project Site Map, Figure 3 Existing Specific Plan Circulation). This project includes a 53.7 gross acre Tract Map subdivision which will result in creating 79 single family residential lots and seven (7) open space lots. The open space lots will be established as parks, water quality basins, CSA/CFD-maintained slopes, and open space areas throughout the subdivision. The southerly most open space lot (lot 85 - approximately 30.5 acres) is to be donated to RCA.

The dwelling units will be a mix of single family detached lots varying in size from 4,000 minimum to 10,000 maximum. There are two drainage basins proposed within the *Highlands at Sycamore Creek* project, one infiltration basin at the northwesterly corner of the project site and one bio-retention basin located at the southerly end of the developed portion of the property. The project includes a 4.2-acre Park, *Kiley Park*, along with a 6,657 square foot passive park. An interconnecting trail system will join the existing secondary trail running through tract 36317, which is consistent with the Sycamore Creek Specific Plan 256, Amendment No. 2.

a. Existing Conditions

The *Highlands at Sycamore Creek* project is located in an area with topography ranging from smooth, low-gradient alluvial fans in the north to steep, bushy slopes that continue rising off-site to the south into the greater Santa Ana Mountains. The property is currently undeveloped and mostly covered with shrubs and trees with some dirt roads constructed by removing vegetation.

The properties to the south and east are undeveloped. North of the site is Kingbird Drive and residential developments. West of the site is a residential development (Tract No. 36317) which is currently under construction.

The site is situated in an area of mixed open space and single-family residential uses of varying density. Surrounding land uses include the following: Conservation Habitat to the east and south; Medium Density Residential, Medium High Density Residential, and Conservation to the north; Very Low Density Residential, Conservation, and Conservation Habitat to the west.

The property ranges in elevation from about one thousand two-hundred eighty feet (1,280') above mean sea level (amsl) in the northeast to approximately one thousand three-hundred eighty feet (1,380') amsl in the central part of the property (please refer to Figure 4 USGS Map). The site is located within the Temecula Valley Hydrologic Study Area. The Temecula Valley Basin has an area of approximately 150 square miles and is drained by the Murrieta Creek which then combines with Temecula Creek in south Temecula to create the Santa Margarita River which flows into the Pacific Ocean through Camp Pendleton Marine Corps Base in northern San Diego County.

The existing Land Use Designation is MDR (Medium Density Residential). This designation will not change. The project is consistent with the existing land use designation of MDR. The project is proposing to change the Zoning Classification from R-R (Rural Residential) to R-4 (Planned Residential).

b. Relationship to Surrounding Properties

The surrounding properties in the area include Open Space-Conservation Habitat, Medium Density Residential, Very Low Density Residential, and Conservation.

The surrounding General Plan land use designations are as follows:

- North: MDR (*Medium Density Residential*)
- South: OS-CH (*Open Space – Conservation Habitat*)
- East: OS-CH (*Open Space – Conservation Habitat*)
- West: VLDR, OS-CH (*Very Low Density Residential, Open Space – Conservation Habitat*)

The surrounding zoning designations are as follows:

- North: SP (*Specific Plan No. 256 – Sycamore Creek*)
- South: R-R (*Rural Residential*)
- East: N-A (*Natural Assets*)
- West: SP (*Specific Plan No. 256 – Sycamore Creek*)

Surrounding land uses include:

- North: Kingbird Drive, medium density residential uses
- South: Open Space
- East: Indian Truck Trail and Open Space
- West: Very low-density residential uses and open space

c. Utilities

The project site is currently undeveloped. The following companies and/or agencies will provide utilities and services to the single-family residential community when it is built and occupied.

Electricity	Southern California Edison
Natural Gas	Southern California Gas
Water	Temescal Valley Water District
Sewer / WWTP	Temescal Valley Water District
Cable	Time Warner Cable
Solid Waste	Waste Management
Drainage	Riverside County Flood Control & Water Conservation District

d. Covenants, Conditions and Restrictions (CC&R's)

Within *Highlands at Sycamore Creek* the majority of the project's open space, park, common areas, side lots and landscaping will be CSA/CFD maintained.

3. Preliminary Development Plan Overview

a. Proposed Project

The *Highlands at Sycamore Creek* project is intended as a planned residential community which includes a variety of residential lot sizes ranging from ten thousand square feet (10,000 sf) maximum down to four thousand square feet (4,000 sf) minimum. In addition, the development will incorporate an assortment of community amenities and open space areas (including but not limited to parks, trails, and water quality basins).

The *Highlands at Sycamore* proposes seventy-nine (79) single family residential lots and seven (7) open space lots on approximately fifty-three (53) acres, with areas of open space, parks and water basins, which conforms to the General Plan designation of Medium Density Residential (MDR). The *Highlands at Sycamore Creek* Development Plan is for single family lots and open space.

b. Single Family Residential

The single family residential (SFR) portion of the project covers approximately nineteen (19) acres. The residential area has been designed to create a safe, attractive pedestrian-friendly community. The design allows for internal and external linkages for pedestrians and automobiles, as well as walkable linkages to the proposed community amenities. *Highlands at Sycamore Creek* was planned to provide a timeless and inviting design that respects the local setting. A couple internal parks and interconnecting trails create useable recreation amenities while in-turn connecting neighborhoods. The project has built in landscape along the internal roadways to transition the existing surrounding land uses to the *Highlands at Sycamore Creek* community. *Highlands at Sycamore Creek* will create diversity, through the design features within their traditional single-family residential lots of sizes varying in size from four thousand square feet (4,000 sf) minimum to ten thousand square feet (10,000 sf) maximum as depicted on TTM No. 37155. (See Figure 5 General Plan Land Use, & Figure 6 Tentative Tract Map) The single-family residential portions of the project will be subject to Riverside County's R-4 development standards and permitted uses. See the table below.

Highlands at Sycamore Creek

TABLE 2 - Riverside County R-4 Development Standards	
Minimum Lot Size	3,500 sf
Average Lot Size	6,000 sf
Minimum Lot Width	40'
Minimum Lot Depth	80'
Front Setbacks	
Minimum Typical Front Yard	20'
Rear Setbacks	
Minimum Rear	10'
Side Setbacks	
Minimum Lot Side Yard	5'
Minimum Corner Lot Side Yard	10'
Maximum Building Height	
Dwelling Unit Maximum Two Stories	40'
Accessory Structures	50'
<i>R-4 Standards from Riverside County Ordinance No. 348.4802 Section 8.93 Land Use Regulations</i>	

c. Community Amenities

In accordance with the *Temescal Canyon Area Plan*, the *Highlands at Sycamore Creek* project will offer trails that pass through *Kiley Park*, connecting to adjacent communities. *Kiley Park* will be approximately 4.2 acres and include a variety of uses including active and passive outdoor activity areas.

In total, the *Highlands at Sycamore Creek* project offers approximately nine (9) acres of open space, recreation and conservation areas that will benefit *Highlands at Sycamore Creek* residents and the surrounding area.

Amenities that shall be, but not limited to, included in *Kiley Park* within *Highlands at Sycamore Creek* are: picnic areas, shaded areas, tot lot, open space, walking trails, and benches. The listed amenities are optional and may change; a minimum of two (2) of these amenities will be included in the park and final design will be determined at the time of development by the project builder with approval by the County of Riverside Planning. (Please refer to Figure 9 Conceptual Neighborhood Park.)

d. Community Streets

Streets within the project are scaled to the residential neighborhoods, provide access to homes and link neighborhoods to one another and the community amenities in short walkable blocks. Streets will be framed by one-story or two-story homes having architecture styles compatible with surrounding neighborhoods. Street widths are designed to encourage slow traffic speeds in keeping with the residential neighborhood context.

e. Transition and Connectivity

Landscaped parkways will be provided to physically and aesthetically connect the existing surrounding residents from the *Highlands at Sycamore Creek* project. These parkways are important design features for the project in order to assure not only conformity to the *Temescal Canyon Area Plan* but also to transition from the surrounding existing land uses.

Landscaped parkways/buffers will be provided along the project boundary roadways (Towhee Lane and Kingbird Drive.) These enhanced areas will provide a landscape buffer to transition from the existing land uses to the *Highlands at Sycamore Creek* community. Along Kingbird Drive the landscape parkway will not only provide a visual buffer but a portion of the area will be used as an infiltration basin and open space with planted slopes. Towhee Lane has the proposed Kiley Park and also includes a water basin along a portion of the street, both Towhee Lane and Kingbird Drive will include paved sidewalk.

f. Monument Sign, Walls & Project Theme

The *Highlands at Sycamore Creek* Monuments features and entry landscaping is designed to reflect the overall theme of the Sycamore Creek Community. The intersection of Kingbird Drive and Street 'A', which will serve as one of the two entry locations into the community, will include monument signage. This will be a block wall with a stone veneer and prefabricated project name sign. The materials, colors, and type of construction are subject to variation, as long as the character of the Monuments is preserved per the approval of the Riverside County. A comprehensive signage plan will be provided for the development prior to buildout. (Please refer to Figure 10 & 11 Wall and Fence Plan.) Wall and fencing materials, design and colors will continue the overall theme of the Sycamore Creek Community. (Please refer to Figure 10 & 11 Wall and Fence Plan.)

g. Open Space

The *Highlands at Sycamore Creek* project has approximately nine (9) acres of open space and recreation areas for residents to utilize. A portion of the open space area (Lot 85- Open Space Lot), which is a required conservation area, will have limited or no residential/public access. There are open space areas within walking distance of all homes within the project boundary, allowing residents to enjoy extensive access to outdoor community areas. These open space areas can be used for passive outdoor activities as well as active recreational options. The residents will have ample opportunity to get out and move, while not relying on automobiles.

h. Kiley Park

Kiley Park will be an approximately 4.2 acre park that will provide active recreation areas, passive open space areas, parking, open space and a bioretention basin (please refer to Figure 9 Conceptual Neighborhood Park). The park will meet the needs for the majority of the project's residents and residents within the local area. There will be a tot lot play area, shaded open space areas for picnics and play, walking trails with benches, exercise stations, parking and water quality facility areas. The park will be easily accessible to all age levels, from young supervised children to seniors who want a place to enjoy the outdoors. The overall design and layout of the park will enable families to spend time together outdoors.

Park Components:

Accessory Uses – There are numerous open space shaded and non-shaded areas located throughout the park and around the Tot Lot Play Area. These open spaces provide picnic areas for families to gather and celebrate while enjoying the outdoors, fresh air and sunshine. Walking trails will consist of decomposed granite to allow visitors to walk throughout the park. The trails within the park will take parkgoers from the southern portion of the park to the northwestern portion of the park connecting to the adjacent Deleo Park and connecting to interior sidewalks to the east. Placed along the trails and landscape there may be park benches to allow people to stop and rest or take in the views in a peaceful quiet setting.

Miscellaneous – Landscaping of the park will primarily be large shade trees and numerous native trees. Landscaping along Towhee Lane, the park's

frontage, will primarily be low growing groundcovers to maintain visibility between the parking lot and street for security purposes. Meadow turf areas will be provided for open space play areas. Decomposed granite (DG) will be used for the trail surfaces. Parking will be provided along the western portion of the park area with trails leading from the parking lot to different areas of the park. Water quality facilities will be located as needed to the east of the park to capture and treat storm water.

All amenities and other park equipment proposed above may be modified and/or require final approval by the Parks and Open-Space District.

i. Water Quality

A Water quality management plan (WQMP) for the *Highlands at Sycamore Creek* project was prepared to address project impacts of the site. Downstream facilities were analyzed to ensure that they would be able to handle the projected flows created by the site. On-site infiltration and bioretention basins will collect storm flows, eventually discharging them into the Temescal Wash.

The project proposes a bioretention basin and an infiltration basin which are identified as having medium to high removal efficiency for nutrients and pathogens (bacteria and viruses). The project will also implement structural and operational source control Best Management Practices (BMP)'s. Based on this method of treatment, the proposed project is not expected to cause a significant degradation to water quality within the Santa Ana River Watershed.

Onsite flows to the north and west of the tract will be treated within an infiltration basin located at the northwest corner of the site. Excess flows will discharge to the existing 30" RCP storm drain per Tract 31908. Runoff from the east and south will be treated in a bio-retention basin located at the south end of the tract, and released into the Temescal Wash. Runoff from the southwest, future Kiley Park, will be concentrated in a 3'-wide v-ditch and conveyed to the north, discharging into a proposed catch basin and routed to the existing 30" RCP storm drain on Kingbird Drive. Runoff along the easterly portion of the site will be carried via a 3'-wide v-ditch and discharged into the Temescal Wash. These flows are considered to be self-treating.

The infiltration basin located at the northwestern corner of the site and the bioretention basin located at the south side of the site are designed to store the difference in volume between the proposed and existing condition. Additionally, the basins were routed to outlet a flow rate equal to approximately the existing condition flow rate, effectively simulating the existing unit hydrograph for the 2-year 24-hour storm event. This was done in order to mitigate the Hydrologic Conditions of Concern (HCOC)'s on the property and to reduce anticipated runoff from the site.

4. Landscape Design

a. Community Landscape, Walls, and Fencing

The *Highlands at Sycamore Creek* landscaping, walls, and fencing are designed to reflect the overall theme of the adjacent Sycamore Creek Specific Plan to maintain consistency with surrounding neighborhoods.

Wall and fence heights will be limited to a maximum of six (6) feet, measured from the high side grade. Decorative pilasters and posts may extend up to an additional fourteen (14) inches above the maximum wall heights. Materials, colors, and type of construction for the project, view walls and accent walls or fences are subject to variation. Where view opportunities prevail, or as needed for public safety, tubular steel fencing may be used. These areas may be adjoining the buffers or opens space areas within the development.

While in some areas of the community, homes will have one or more community walls or view fences, the majority of the development will be separated by slump block walls (neighborhood walls) at the interior rear and side yards. Neighborhood walls or yard fencing within the residential areas of the project will be placed along the property lines in order to separate the residential lots. The wall and fence plan proposed indicates where the *Highlands at Sycamore Creek* anticipates locating the various walls and fences within the project. (Please refer to Figure 10 & 11 Wall and Fence Plan.)

General Guidelines

- No fence should exceed six (6) feet in height
- All walls and fences should end in a pilaster or post. The design of the pilaster should reflect the shape of the supports used in the fencing

- When changes in pad elevation occur, the wall or fence should be stepped in equal vertical intervals. No step should exceed twelve (12) inches in height
- Side yard gates are required on one side of the front yard and shall be constructed of tubular steel or wood. Side and rear yard fencing shall be masonry, slump stone, vinyl or other materials of similar appearance, maintenance and structural durability. Chain link fencing is not permitted.
- All construction must be of good quality and sufficient durability.
- Applicants shall provide specifications which shall be approved by the Riverside County Planning Department.
- All wall and fence plans with the addition of materials must conform to Riverside County guidelines. Written approval from each agency is required and must be submitted to the master developer prior to installation.

b. Front Yard Landscaping

Within *Highlands at Sycamore Creek* front yard landscaping is required for all houses to be approved by the County of Riverside Planning Department and will be provided by the builder. The front yard landscaping should be provided by the builder within one (1) month of closing. The County of Riverside Planning Department may consent to time extensions to allow for homeowner installed or custom landscaping improvements for individual lots. Front yard landscape packages offered by the developer shall be subject to the review and approval of the Riverside County Planning Department and shall comply with the Riverside County California Friendly Plant List with drip irrigation per Riverside County regulations.

c. Private Open Space

Private Open Space is an area of land within each residential lot that is available for private use. The private open space is typically the yard area that is available for private recreation. Every residence shall have adequate private outdoor open space that can be utilized for passive outdoor activities, gardening, barbequing, private parties, reading, eating, area for children and somewhere for pets to have outdoor play time.

d. Open Space

The *Highlands at Sycamore Creek* project has approximately four and a half (4.5) acres of open space, recreation area for residents to utilize. The open space areas that are required conservation areas will have limited or no residential/public access. There is open space within walking distance of all the homes within the project, allowing residents to enjoy an extensive outdoor community area. These open space areas will be landscaped per the County regulations. Within *Highlands at Sycamore Creek* the majority of the project's open space, parks, common areas and landscaping will be maintained by a CFD (Please refer to Figure 10 & 11 Wall and Fence Plan, and Figure 12 & 13 Landscape Plan.)

e. Parks

Highlands at Sycamore Creek will provide two parks, Kiley Park and a passive park, both of which will be located for ease of access to the project's residents. The passive park will be located adjacent to community streets for visibility and safety as well as proximity to the community and surrounding neighborhoods. Amenities to be included in passive park are optional, and will be determined at the time of development by the project builder. This park could include; picnic areas, shelters, tot lots, outdoor exercise equipment, and benches. Kiley Park will be an approximately four (4.2) acre Park that will provide active recreation areas, passive open space areas, parking, and water quality basin (please refer to Figure 9 Conceptual Neighborhood Park Plan). Landscaping of the park will primarily be trees, existing and new, with turf being used in open space areas. Decomposed granite (DG) will be used in lieu of turf for the trail surfaces, the landscaping will be watered using drip irrigation or other water saving devices. Amenities to be included in Kiley Park are optional, and will be determined at the time of development by the project builder. This park could include; picnic areas, shelters, tot lots, outdoor exercise equipment, and benches. Landscaping will be mostly irrigated per County.

f. Water Quality Basins / Water Quality Facilities

The *Highlands at Sycamore Creek* landscaping of the water quality basins will be minimal and will be irrigated with potable water using drip irrigation. The slopes of the water quality basins and the majority of the water quality basin itself will be planted. The slopes of open space conservation areas adjacent to some of the water quality basins/water quality facilities will be sprayed with

a seed mixture for slope stability, water permeability and landscape purposes. The conservation areas will have limited or no residential/public access and are not proposed to be landscaped. Within *Highlands at Sycamore Creek* the majority of the project's open space, parks, common areas and landscaping will be maintained by a CFD. (Please refer to Figure 10 & 11 Wall and Fence Plan, Figure 12 & 13 Landscape Plan).

5. Architectural Guidelines

The *Highlands at Sycamore Creek* architectural design guidelines have been developed to ensure architectural continuity and compatibility throughout the project and to avoid a monotonous replication of similar architectural elements. These guidelines are intended to be flexible and are, therefore, illustrative in nature. It is not the intent of these design guidelines to require that all of the identified design components and elements be incorporated into the actual building designs. These guidelines are more of a "palette" of character defining elements that may be used in the home and community designs.

In terms of architectural expression of *Highlands at Sycamore Creek*, design elements will be borrowed from the Monterey, Craftsman, American Farmhouse, French Country, and Traditional design themes. These examples are only conceptual in nature and do not necessarily depict the actual final design. The actual detailed architectural design elements and details will be decided at the time of buildout by the developer with approval by the County of Riverside Planning Department.

The proposed designs and concepts should be incorporated to provide an assortment of housing styles within the *Highlands at Sycamore Creek* community.

a. General Guidelines

The following general guidelines should be considered in the architectural design and overall layout of the *Highlands at Sycamore Creek* project:

- A common set of design styles and elements should be included and used throughout the *Highlands at Sycamore Creek* project
- A variety of floor plans are to be provided for the project. Where like floorplans are adjacent to (or directly across from) one another, the front elevations are to differ to provide visual interest and to avoid repetition along the street. This should be done on rear elevations where visible from street.

- Offset roof planes, columns, vertical and horizontal articulation or other projecting architectural features should occur on those facades of the residence that are visible from the street or open space areas.
- Front entry façade projections, setbacks to the garage and garage orientation shall occur to provide the appearance of setback variation along the neighborhood streets.
- The colors and materials on adjacent residential structures shall be varied and dependent upon architectural style to establish separate identities for adjacent homes. A variety of colors and textures of building materials shall be employed as appropriate to the architectural style while maintaining overall continuity in the neighborhood.

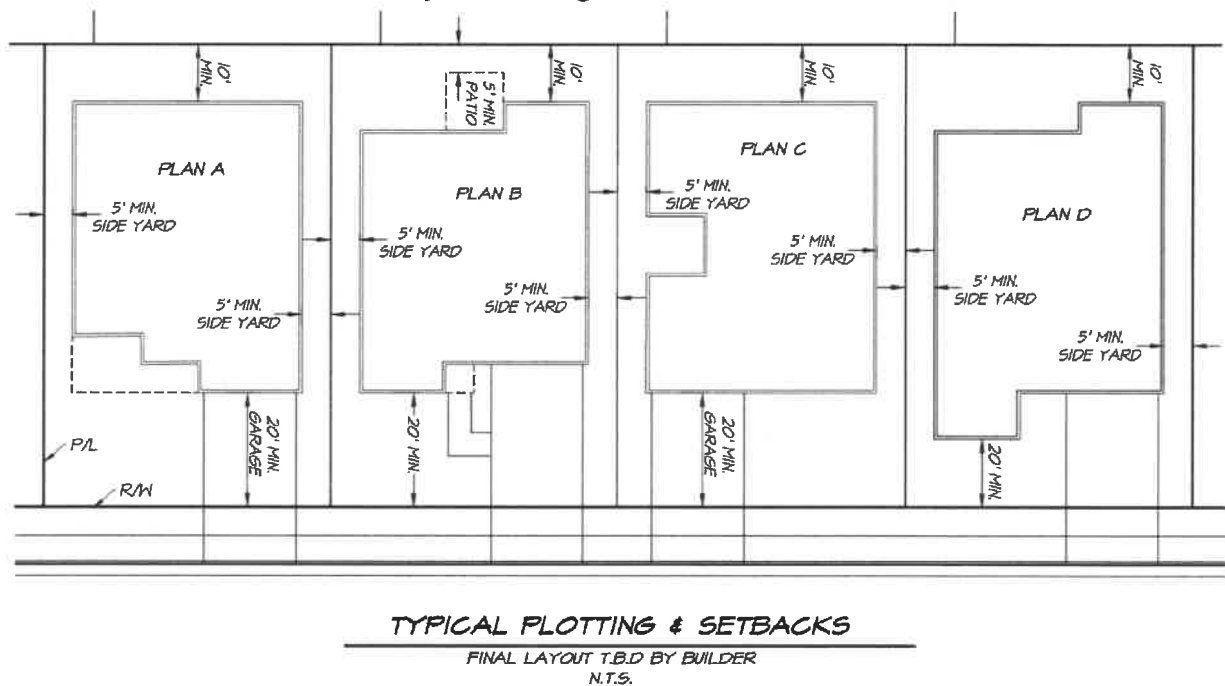


Figure 16 Typical Setbacks

b. Architectural Styles

Five architectural styles have been set forth in this design manual for the *Highlands at Sycamore Creek* project so as to begin to identify and illustrate the intent and objective of these design guidelines in terms of architectural style and variability. *Monterey, Craftsman, American Farmhouse, French Country, and Traditional* architectural styles establish the types and levels of architectural detail which will assist in achieving the project design objectives. Detailed finalized floor plans and elevations, which the builder will be required to present before the Riverside County Planning Commission, will identify the specific

design features that will be incorporated into this project. In addition, these design guidelines can be modified during the formal minor permit review process initiated by the builder, at the discretion of the Riverside County Planning Department.

MONTEREY:

The Monterey architectural style is typically characterized with deep cantilevered front balconies, and distinctive use of key details such as roof tiles, stucco walls, detailed wooden doors and ornamental ironwork. Walls convey a thick appearance with recessed door and window openings set back into smooth wall planes. The use of arches, courtyards, patios and colonnades enhance the theme. Wood and brick, as an accent, play an important role in this style. The limited use of Hardy Board as a wood accent is substituted for development of this feature. It is typically stained dark in contrast to the off-white stucco exteriors, and is expressed in corbels, lintels, porches, balconies and rafters.



DESIGN GUIDELINES:

Roof Pitch: 5:12 to 8:12 standard. 4:12 pitch breaking to 3:12 over front and rear porches or verandas as standard.

Roof Material and Color:

Concrete "S" Barrel tile with range in color from medium brown to deep terra cotta. Some variation in roof color is allowed but shall be a subtle blend of colors.

Overhangs: Shall have tight rakes (min. 6") and 12" eaves, with stucco wrapped fascia or exposed wood rafter tails.

Chimneys: Detailed stucco with an articulated cap detail. Fireplaces with direct vents are an option. Builders have the option to provide direct vent fireplaces and eliminate chimneys.

Siding: Siding can be used as an accent for a differential of first and second floor. Brick veneer is used and at the wainscot around the base of the home.

Porches: The verandas are large and open with wood detailing.

Balconies: Cantilevered balconies are an integral part of Monterey architecture. Balconies are required to have wood detailing at the column, balustrade and corbel with cantilevered massing.

Window Treatments:

Shutters shall be used throughout on all elevations in the public view. A minimum of two accent windows will be recessed on the front elevations. Windows shall be trimmed with stucco or wood at the top and bottom of the window if in public view. Windows are required to have divided lights with minimum four quadrants per window.

Doors: Entry doors shall be of a style consistent with the architectural style of the house. Entry doors shall have a heavy wood grain texture with stucco or wood trim surrounds. Wood doors would be a good option, however simulated wood grain doors shall be acceptable. Where appropriate for the architectural style, entry doors shall be enhanced with decorative glass. Doors will be located under the cover of a veranda.

Color Palette: Stucco finish shall be smooth and range from a white to a light beige. Stucco/wood trim shall have a darker contrasting color with stucco fascia to be more integral or close to the field color. Shutters will have more of a contrasting range with blue, black, and warm red accents.

Figure 17 Monterey Style

CRAFTSMAN:

The Craftsman architectural style is typically characterized by low pitched gabled roofs, occasionally hipped and with wide, enclosed eave overhangs. The roof rafters are usually exposed and decorative (false) beams or braces commonly are added under the gables. The front porches are full or partial width and the roof is supported by square tapered columns, that frequently extend down the ground level with no breaks. Most common wall cladding is with siding, shingle and stucco with brick or stone accents. Dormers are also found gabled with exposed rafter ends and braces. Wood trellis' also accent this style as either an extended porch or porte cochere.



DESIGN GUIDELINES:

Roof Pitch: 4:12 - 6:12 standard.

Roof Material and Color:

Concrete flat or shake tile. The color range should complement the main house colors ranging from the dark greys, browns and greens.

Overhangs: Shall have 16"-24" eaves, and shall be boxed or open. Exposed rafter tails may occur, and along the rakes, decorative braces, brackets or beams may occur.

Chimneys: Stucco with an articulated cap detail. The chimney base shall reflect the wainscot material of the main house. Fireplaces with direct vents are an option.

Siding: Siding and shingles can be used. Hardy Board may be used as a replacement. As an accent, brick/stone veneer may be used.

Porches: Columns supporting the roofs are typically short, square upper columns resting upon more massive piers or solid porch balustrades. These begin directly at ground level and extend well above the porch floor.

Window Treatments:

A minimum of two accent windows will be featured at the front elevation. Windows shall be trimmed with stucco or wood at the top and bottom of the window if in public view. Windows are required to have divided light with minimum four quadrants per window and shall reflect the chosen style.

Doors: Entry doors shall be of a style consistent with the architectural style of the house. Entry doors shall have a heavy wood grain texture with stucco or wood trim surrounds. Wood doors would be a good option, however simulated wood grain doors shall be acceptable. Where appropriate for the architectural style, entry doors shall be enhanced with decorative glass. Doors will be located under the cover of a veranda.

Color Palette: Stucco shall be sand finish and range from a light to dark. Stucco/wood trim and fascia shall have a contrasting color. Shutters will have an accent color that harmonizes and brings together the theme of the style. The siding shall be complementary to the main stucco color and the brick/stone veneer shall also be complementary to the theme chosen for the elevation.

Figure 18 Craftsman Style

AMERICAN FARMHOUSE:

The American Farmhouse architectural style is typically characterized by wrapping front porches with a variety of wood columns and railings. The asymmetrical cottage look may be used. Dormers and symmetrical elevations can also be thematic for the elevation. Characteristic details are cupolas, dovecotes, vertical windows with shutters, wood potshelves, siding and gable end vent details. The massing is simple with gabled roofs and may include either shed or side hip roofs occurring over the first floor porch.



DESIGN GUIDELINES:

Roof Pitch: 6:12 to 8:12 standard. 3:12 to 4:12 for porch roof standard.

Roof Material and Color:

Concrete flat or shake tile or architectural grade composition tile. The color range should complement the main house colors ranging from the dark to medium.

Overhangs: Shall have 12"-24" eaves.

Chimneys: Detailed stucco with an articulated cap detail. Brick details may occur. Fireplaces with direct vents are an option. Builders have the option to provide direct vent fireplaces and eliminate chimneys.

Siding: Siding (Hardy Board) may be used.

Porches: Are encouraged at the front elevation. They are simple with wood details.

Window Treatments:

Shutters shall be used throughout on all elevations in Public View. A minimum of two feature windows shall appear on the front elevations with either potshelves or decorative detail. Windows shall be trimmed with stucco or wood at the top and bottom of the window if in Public View. Windows are required to have divided light with a minimum of four quadrants per window.

Doors: Entry doors shall be of a style consistent with the architectural style of the house. Entry doors shall have a heavy wood grain texture with stucco or wood trim surrounds. Wood doors would be a good option, however simulated wood grain doors shall be acceptable. Where appropriate for the architectural style, entry doors shall be enhanced with decorative glass. Doors will be located under the cover of a veranda.

Color Palette: Stucco finish shall be smooth finish and shall range from white to a very pale color. Stucco/wood trim may have a contrasting color. Shutters will have an accent color of dark tones like green or black. The siding shall be the same as the main stucco color.

Figure 19 American Farmhouse Style

FRENCH COUNTRY:

The French Country theme was developed in the 18th and 19th century France and was symbolic of the charm and character of rural France. The random elements and accents of this style express this distinct and appealing architectural character. A mixture of color, texture and materials draws upon the earth-tone shades of stone, brick and stucco to define this expressive character. Detail embellishment is a strong feature of French Country themes such as doors and windows with impressive trim or shutters, varying pitched roof lines, textured chimneys and wood or wrought iron balconies. The use of dormers and turrets are also used to enhance this style.



DESIGN GUIDELINES:

Roof Pitch: 6:12 to 8:12. High-pitched roofs are standard character elements, along with the swooping lines of the roof at the entry that may occur.

Roof Material and Color:
Flat concrete tile shall range in color from light to dark.

Overhangs: Shall have 12" rakes and eaves, stucco wrapped.

Siding: Stone veneer is a strong feature of French Country style and should be incorporated as an accent material.

Chimneys: Shall be the same finish as the stone veneer used as a base material. Stucco chimneys with articulated caps can be substituted with stone and used only as an accent feature.

Porches: Porches should be of simple stucco form and may be arcaded or angled to match roof pitches. Porch columns shall be heavy and match similar material texture.

Balconies: Balconies are small in scale, but are highly detailed with decorative wrought iron features, potshelves or both.

Window Treatments:
A variety of shutters must be used with stucco trim on all windows in Public View. Windows are required to have divided light with a minimum of four quadrants per window. Diamond mullions may be used for a feature window.

Doors: Entry doors shall be of a style consistent with the architectural style of the house. Entry doors shall have a heavy wood grain texture with stucco or wood trim surrounds. Wood doors would be a good option, however simulated wood grain doors shall be acceptable. Where appropriate for the architectural style, entry doors shall be enhanced with decorative glass. Doors will be located under the cover of a veranda.

Color Palette: This style should project a stronger and more vivid color concept. Various stone texture with contrasting stucco field and accent shutters should be incorporated. Stucco shall be smooth finish.

Figure 20 French Country Style

TRADITIONAL:

The Traditional style is a mixture of several themes including Cape Cod, Colonial and East Coast Eclectic. The use of brick veneer and or wood siding with heavier trim above doors and windows are typical. Wood shutters are required and a white picket fence may round out the details. There are one and two story elements with simple gable forms. Simple porches or balconies are attired with wood details. Entries are simple with featured elements. Dormers may occur with gabled or hipped roofs.



DESIGN GUIDELINES:

Roof Pitch: 5:12 to 8:12 standard.

Roof Material and Color:

Flat concrete tile shall range in color from light to dark brown and grey.

Overhangs: 16" to 24" standard.

Siding: Siding shall be used as an accent along with brick veneer.

Chimneys: Detailed with brick veneer base and siding above.

Porches: They shall vary in size, and shall be located either just around the entry or full width of the front elevation. Wrap around porches at corner conditions are encouraged.

Entry: The entry will be covered by the front porch and articulated with sidelights.

Window Treatments:

A variety of shutters must be used with stucco trim on all windows in Public View. Windows are required to have divided light with a minimum of four quadrants per window.

Doors: Entry doors shall be of a style consistent with the architectural style of the house. Entry doors shall have a heavy wood grain texture with stucco or wood trim surrounds. Wood doors would be a good option, however simulated wood grain doors shall be acceptable. Where appropriate for the architectural style, entry doors shall be enhanced with decorative glass. Doors will be located under the cover of a veranda.

Color Palette: Stucco shall be sand finish and the siding shall match. The color range shall be from white, light beige and brown or grey with contrasting color on trim, fascia, posts at the porch and supporting exposed beams.

Figure 21 Traditional Style

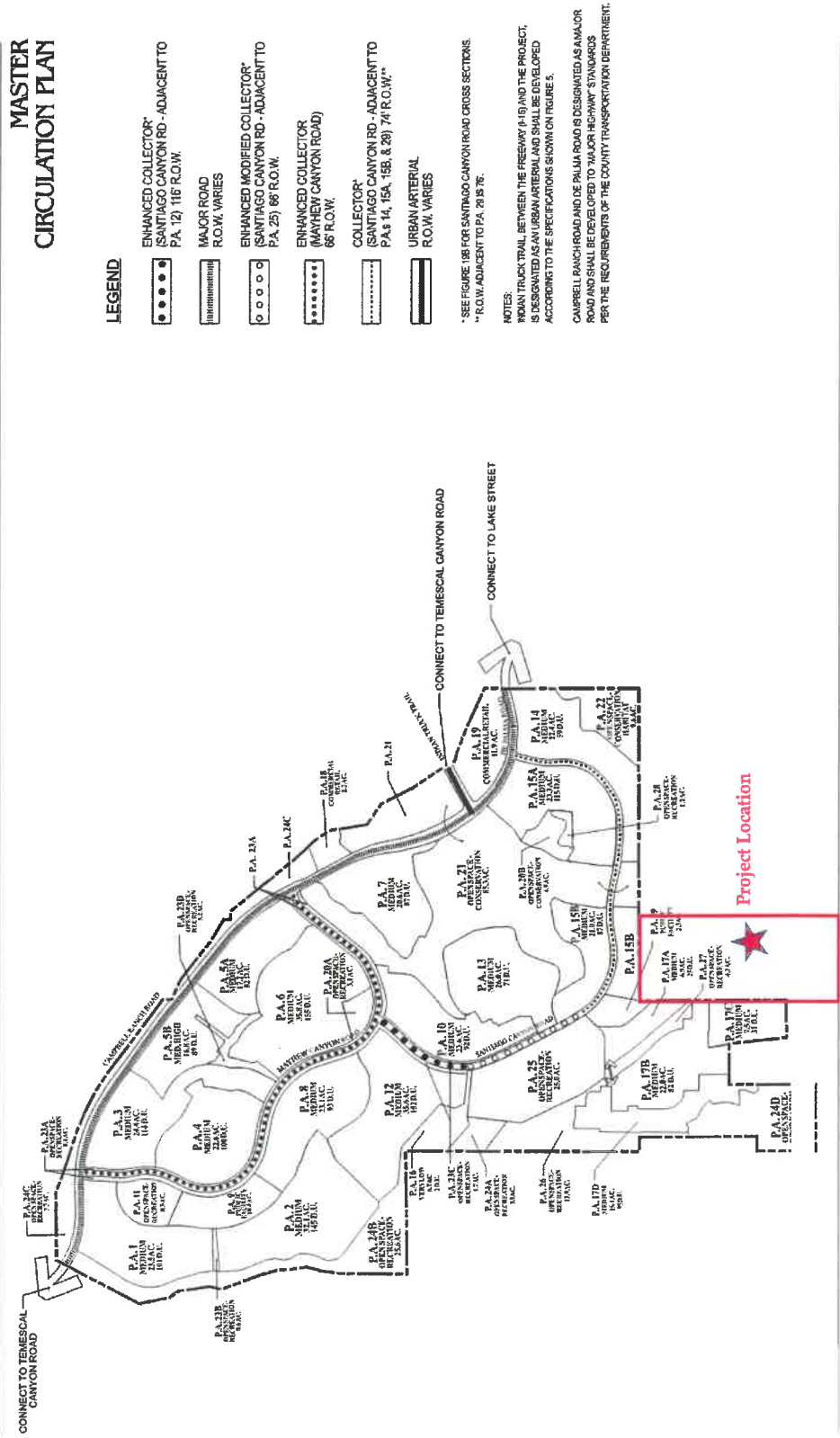
Highlands at Sycamore Creek Design Manual

Figures

Project Site Aerial
Figure 2



Existing Specific Plan Circulation
Figure 3

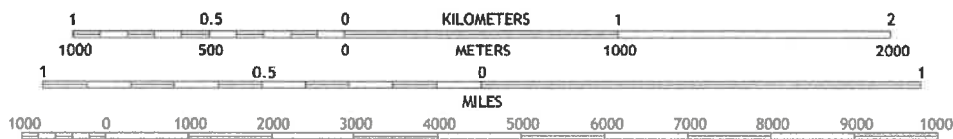
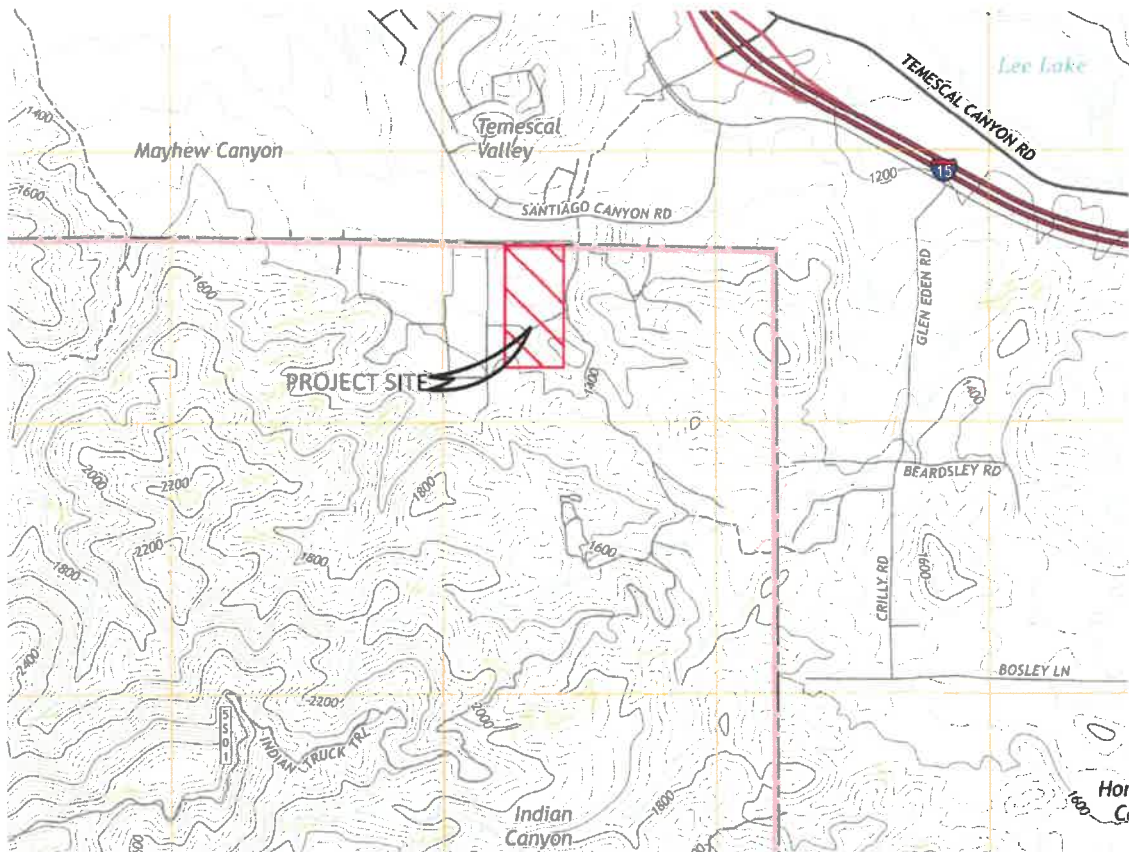


USGS Location Map
Figure 4



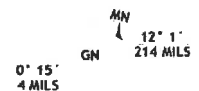
U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY

ALBERHILL QUADRANGLE
CALIFORNIA
7.5-MINUTE SERIES



SCALE: 1"=2000'
CONTOUR INTERVAL 40 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988

This map was produced to conform with the
National Geospatial Program US Topo Product Standard, 2011.
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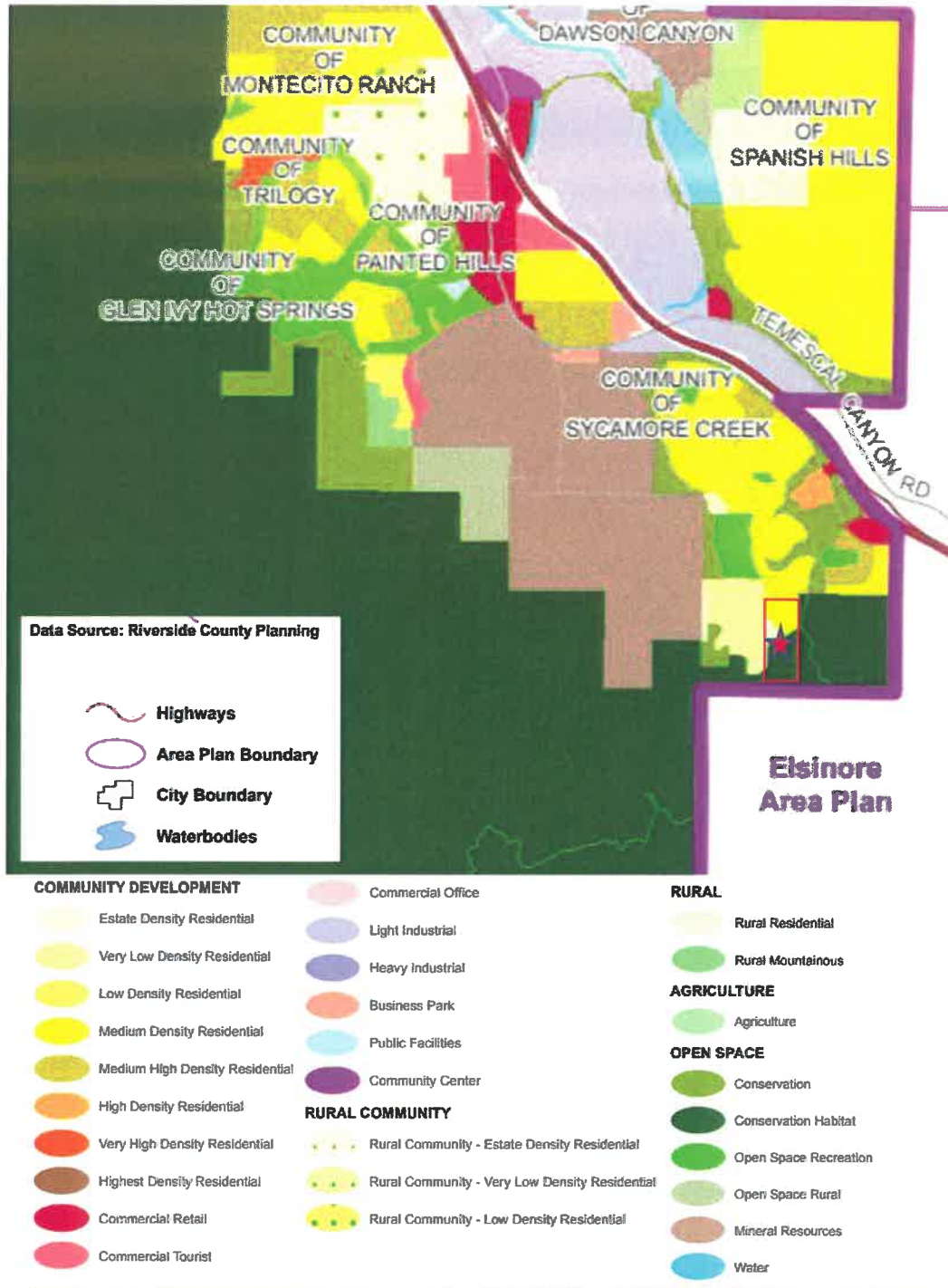


UTM GRID AND 2015 MAGNETIC NORTH
DECLINATION AT CENTER OF SHEET

U.S. National Grid
100,000-m Square ID
MT
Grid Zone Designation
11S

General Plan Land Use

Figure 5



December 6, 2016

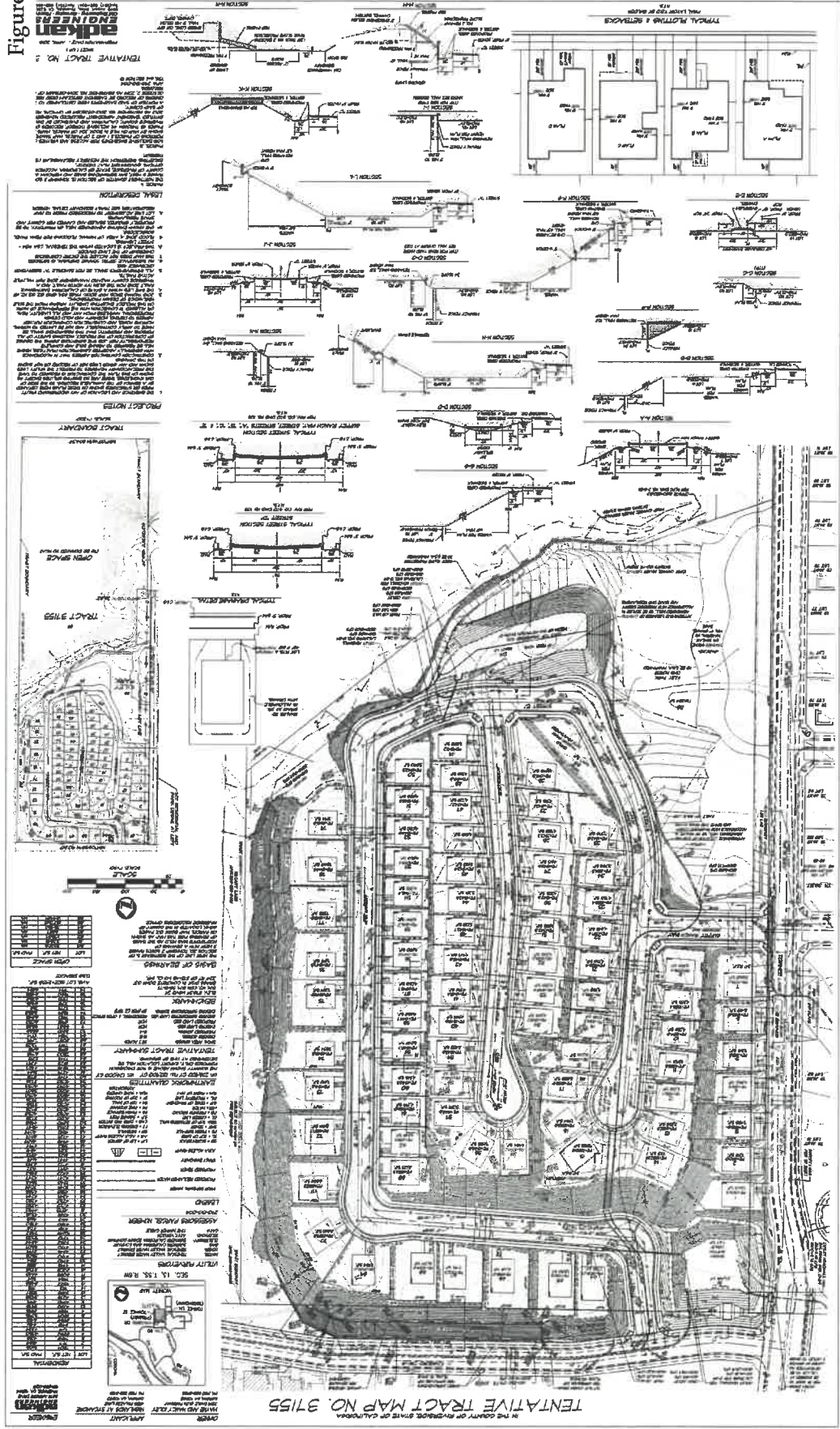
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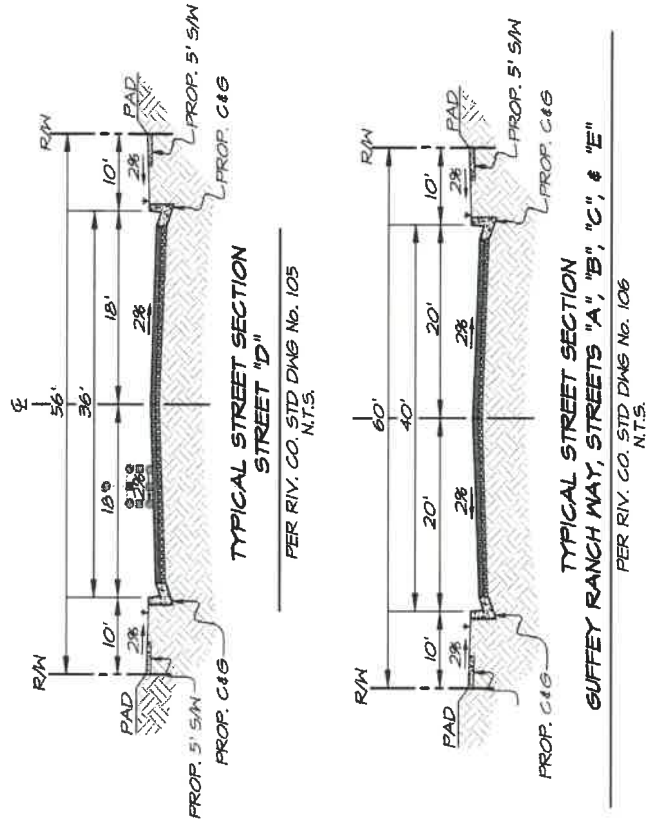


**TEMESCAL CANYON
AREA PLAN
LAND USE PLAN**

Tentative Tract Map
Figure 6

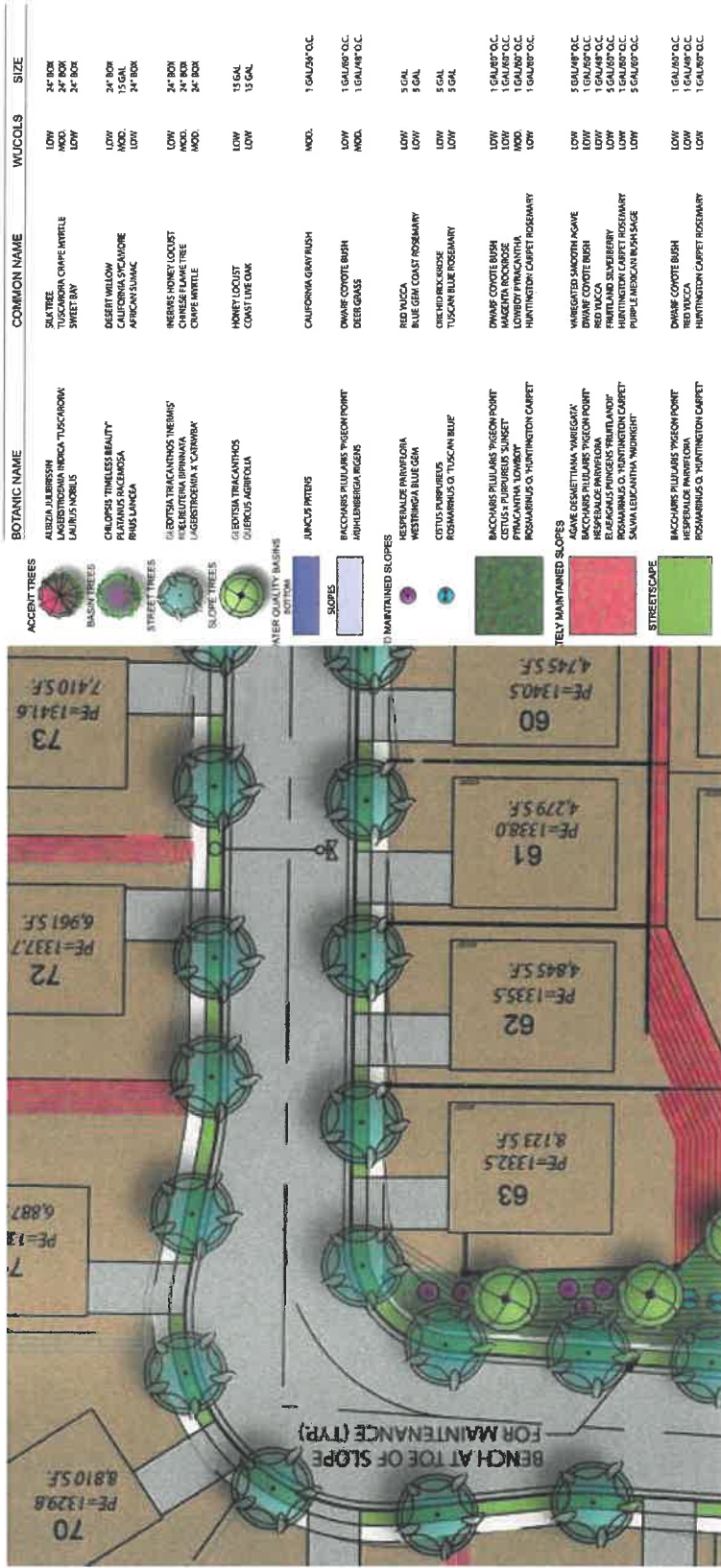


Conceptual Street Sections
Figure 7



Conceptual Parkway
Figure 8

PLANTING LEGEND-TRACT:



NOTES:
 1. PLANTING IS TO BE PLANTED AS SHOWN. ALL PERMITS SHALL BE OBTAINED PRIOR TO CONSTRUCTION.
 2. ALL TREES WITHIN 10' OF THE PARKWAY SHALL BE PLANTED TO RECEIVE A MINIMUM DEPTH LAYER OF SPRINGWOOD MULCH.
 3. ALL PLANTING AREAS TO RECEIVE A MINIMUM DEPTH LAYER OF SPRINGWOOD MULCH.
 4. PLANT WATER USE VALUES ARE PER WUCOLS PLANT LIST FOR ZONE 4.
 5. NO EXISTING TREE OR SHRUB MASSING TO REMAIN. SEE PLANTING LOCATIONS.

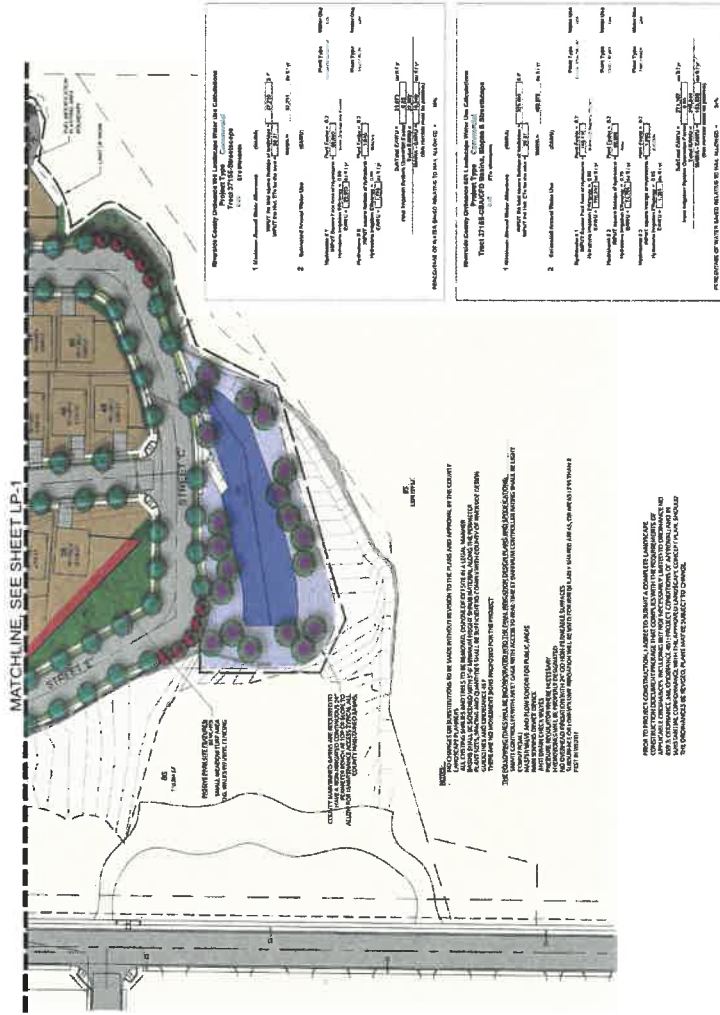


PRELIMINARY MASTER PLAN
KILEY PARK
 SYCAMORE CREEK TR 37155
 TEMESCAL VALLEY, COUNTY OF RIVERSIDE

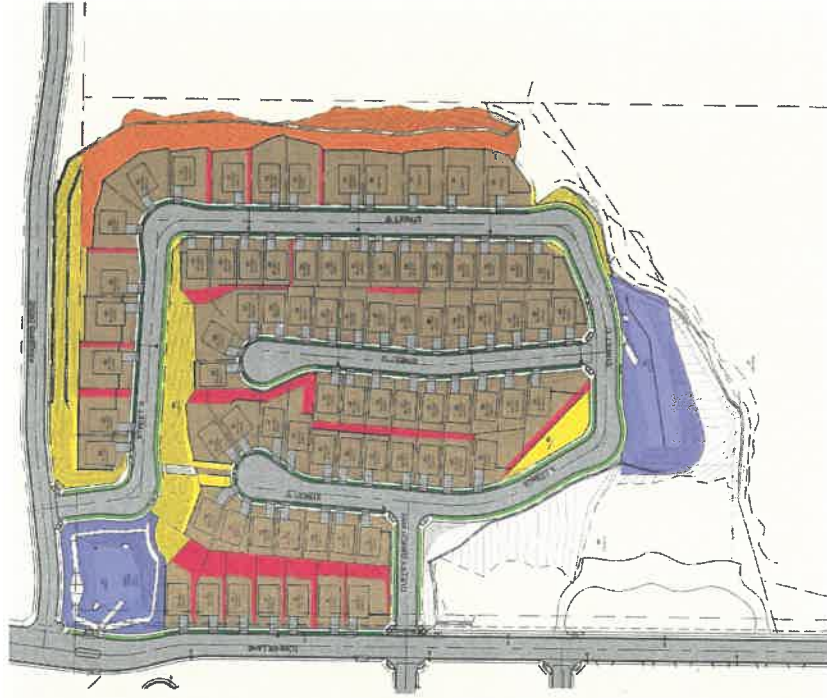


Highlands at Sycamore Creek

Conceptual Neighborhood Park
 Figure 9



PRELIMINARY LANDSCAPE PLAN
TRACT 31755
TEMESCAL VALLEY, COUNTY OF RIVERSIDE



MAINTENANCE LEGEND:

	CRAFCO MAINTAINED WATER QUALITY AREAS
	CRAFCO MAINTAINED FUEL ADDICTION SLOPES
	CRAFCO MAINTAINED SLOPES
	CRAFCO MAINTAINED STREET ESCAPE
	CRAFCO MAINTAINED PARK-BENCH AREA WITH PERMANENT PLANT FOR PLANTING NATIONAL JOINTMENT (CRAFCO)
	PRIVATE HOMEOWNER MAINTAINED SLOPES
	PRIVATE HOMEOWNER MAINTAINED STREET ESCAPE

PRELIMINARY MAINTENANCE PLAN
TRACT 31755
TEMESCAL VALLEY, COUNTY OF RIVERSIDE

SHEET NO. _____
 CASE NO. _____
 DATE _____

SHEET:
LM-1
 PAGE 8 OF 9





RIVERSIDE COUNTY PLANNING DEPARTMENT

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

MITIGATED NEGATIVE DECLARATION

Project/Case Number: CEQ180037 TTM37155 PPT190004 CZ1800010

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

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

COMPLETED/REVIEWED BY:

By: Brett Dawson Title: Project Planner Date: March 11, 2020

Applicant/Project Sponsor: Adkan Engineers Date Submitted: _____

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: _____ Date: _____

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

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

For additional information, please contact Brett Dawson at 951-955-0972 or bdawson@rivco.org.

Revised: 09/17/19
Y:\Planning Case Files-Riverside office\TR37169\DH-PC-BOS Hearings\Cover_Sheet_Mitigated_Negative_Declaration.docx

Please charge deposit fee case#: ZEA

ZCFG

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (CEQ / EA) Number: CEQ180037
Project Case Type (s) and Number(s): CZ1800010, & TR37155
Lead Agency Name: Riverside County Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Brett Dawson
Telephone Number: (951) 955-0972
Applicant's Name: Adkan Engineers
Applicant's Address: 6879 Airport Drive, Riverside CA 92504

I. PROJECT INFORMATION

Project Description: This project includes the following entitlement request:

Change of Zone No.1800010 to change the site's Zoning Classification from R-R (Rural Residential) to R-4 (Planned Residential) to allow for a residential subdivision.

Tentative Tract Map No. 37155, a schedule "A" map to subdivide 53.7 gross acres into 79 single-family residential lots. Proposed lot sizes range from a minimum of 4,050 square feet to a maximum of 10,300 square feet, with an average lot size through the subdivision of 5,930 square feet. The project also includes seven (7) lots for non-residential use. Approximately 29.5 acres of tract is to remain as open space in its natural condition. The proposed project would provide roadways, sidewalks, detention basins, a 3.95 acre park with gravel parking area, a community passive park, landscaping, and utilities (water/sewer, gas, electric, cable infrastructure).

Plot Plan 190004 to allow a Planned Residential Development. The proposed single-family residences are expected to range in size from 2,400 square feet to 4,400 square feet, which would be determined later by a specific builder.

The above-mentioned entitlement applications shall be considered the "Project" herein.

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

B. Total Project Area: 53.7 Gross Acres

C. Assessor's Parcel No(s): APN 290-150-004

Street References: The site is located southerly of Kingbird Drive and easterly of Towhee Lane west of Indian Truck Trail. The site gains access off of Towee Lane and Kingbird Drive.

D. Section, Township & Range Description or reference/attach a Legal Description: Section 13, Township 5 South, and Range 6 West

E. Brief description of the existing environmental setting of the project site and its surroundings: The site currently consists of varied terrain ranging from smooth, low-gradient alluvial fan areas to steep and very bushy slopes that continue rising off-site to the south into the greater Santa Ana Mountains within the National Forest System Lands of the Cleveland National Forest. The project site is located on Non-Forest Service Lands as delineated by USDA National Forest Service maps of the Cleveland National Forest. The property was not affected by the fires in August 2019. The property is currently undeveloped, mostly covered with shrubs

and trees with some dirt roads constructed by removing vegetation. The properties to the south and east are vacant US Forest Land within the Non-Forest Service Land of the National Forest System. Property west of the site is currently being developed as single-family residential ; north of the site is Kingbird Drive; farther north are residential homes and new pads for future homes.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The project site's current General Plan Land Use Designation is MDR (Medium Density Residential), Rural Residential, Conservation Habitat (OS-CH). These designations will not change.
2. **Circulation:** This project includes the subdivision of 53.7 gross acres into 79 residential lots and seven open space lots. New circulation infrastructure will be constructed in support of this subdivision and the design and locations of the new roads is consistent with the Circulation Element of the Riverside County General Plan.
3. **Multipurpose Open Space:** This project includes a 53.7 gross acre Tract Map subdivision, which will result in creating 79 residential lots and seven open space lots. The open space lots will be established as parks, water quality basins, CFD/CSA-maintained slopes, and open space areas throughout the subdivision. Open space requirements have been met and this project is consistent with the Multipurpose Open Space Element of the Riverside County General Plan.
4. **Safety:** Adequate protections related to access, grading, and infrastructure improvements have been addressed through site design and technical studies. This project is consistent with the Safety Element of the Riverside County General Plan.
5. **Noise:** This project includes a residential subdivision into 79 lots and seven open space lots. The project will not generate excessive noise, exceeding the County standards. As a result, this project is consistent with the Noise Element of the Riverside County General Plan.
6. **Housing:** This project will result in the addition of 79 new residential lots and related infrastructure improvements. This project is consistent with the Housing Element of the Riverside County General Plan.
7. **Air Quality:** This project includes the subdivision of a 53.7-acre site into 79 residential lots. Sufficient standards related to the grading and construction of the new homes will be implemented to ensure consistency with the Air Quality Element of the Riverside County General Plan.
8. **Healthy Communities:** The subdivision of the 53.7-acre project site includes a walkable street network, pocket park, and conservation areas. This project is consistent with the Healthy Communities Element of the Riverside County General Plan.

B. General Plan Area Plan(s): Temescal Canyon

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Medium Density Residential

E. **Overlay(s), if any:** None

F. **Policy Area(s), if any:** None

G. Adjacent and Surrounding:

1. **General Plan Area Plan(s):** Temescal Canyon

2. **Foundation Component(s):** Open Space to the east and south; Community Development to the north; Community Development and Open Space to the west.

3. **Land Use Designation(s):** Conservation Habitat to the east and south; Medium Density Residential to the north; Very Low Density Residential, Conservation, and Conservation Habitat to the west.

4. **Overlay(s), if any:** None

5. **Policy Area(s), if any:** None

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:** Rural Residential (R-R)

J. **Proposed Zoning, if any:** Planned Residential (R-4)

K. **Adjacent and Surrounding Zoning:** Natural Assets (N-A) to the east. Specific Plan (SP) No. 256 (Sycamore Creek) to the west and north. Some Rural Residential (R-R) to the southwest. Rural Residential (R-R) to the south.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

- Aesthetics
- Agriculture & Forest Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology / Soils
- Greenhouse Gas Emissions

- Hazards & Hazardous Materials
- Hydrology / Water Quality
- Land Use / Planning
- Mineral Resources
- Noise
- Paleontological Resources
- Population / Housing
- Public Services

- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities / Service Systems
- Wildfire
- Mandatory Findings of Significance

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

Brett Dawson, Project Planner
Printed Name

For: Charissa Leach, P.E.
Assistant TLMA Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

Source(s): Riverside County General Plan Figure C-8 “Scenic Highways” and CA DOT

Findings of Fact:

- a) The project site is located 0.7 miles away from the I-15 Freeway, which is an eligible State scenic highway corridor. Due to the project site’s distance from the corridor and the other existing residential developments within the immediate area, the project would not be visible from the I-15 and there will be no impacts.
- b) The project site contains no unique scenic resources and is adjacent to other residential tracts to the north and east, as well as a water tank to the west. There are several oak trees on the site, some of which will be removed with project implementation. The project is keeping approximately 29.5 acres as open space in its natural condition, and dedicating this area to Regional Conservation Authority. This project will result in the subdivision of property for 79 residential lots and remainder lots to be used for open space and conservation habitat. Impacts are considered less than significant.
- c) The project is bounded to the north and east by single family residences, or land approved for single family residences, so the project’s land use is consistent with those surrounding it.

Residences planned for the project will not exceed the height allowable per the Riverside County Zoning Ordinance. The Proposed project includes an open space park, with trails that are accessible from a public street. This provides a new public access to potential vantage points, whereby there would be no impacts to visual quality of public views.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

Findings of Fact:

- a) Riverside County Ordinance No. 655 identifies portions of the County that have the potential to adversely affect the Mt. Palomar Observatory. Specifically, Ordinance No. 655 identifies Zone “A” as comprising lands within a 15-mile distance of the observatory, while Zone “B” comprises lands located greater than 15 miles, but less than 45 miles from the observatory. The Project site is located approximately 44 miles northwest of the Mt. Palomar Observatory. All lighting proposed as part of the Project is required to comply with the Riverside County Ordinance No. 915 (Regulating Outdoor Lighting) as well as Ordinance No. 655 (Regulating Light Pollution) which would serve to minimize impacts associated with project lighting. Due to the distance separating the project site from the Mt. Palomar Observatory and due to compliance with the aforementioned ordinances, the project site’s lighting would neither create nor contribute to sky glow that could adversely affect operations at the Observatory, and impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

Findings of Fact:

- a-b) All lighting proposed as part of the project will be required to comply with Riverside County outdoor lighting requirements (Ord. No. 915). Ord No. 915 requires that “*All outdoor luminaries shall be located, adequately shielded, and directed such that no direct light falls outside the parcel of origin, or onto the public right-of-way. Outdoor luminaries shall not blink, flash, or rotate.*” Compliance with Ord. No. 915 would be assured through future County review of building permit applications.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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In compliance with Ord. No. 915, and typical of a residential community, lighting elements that would be installed as part of the project would be of low intensity and residential in character, and would not result in the exposure of residential property in the area, to unacceptable levels. All proposed street lighting on-site or off-site also would be required to comply with provisions of the County's Public Road Standards, which implement the provisions of County Ordinance No. 461. The County's Public Road Standards require all street lights installed to meet the following requirement: "Luminaries shall be cut off, high pressure sodium type..." The requirement to provide fully cut off high pressure sodium street lights would ensure that street lights constructed as part of the Project would not create a new source of substantial light or glare which would affect day or nighttime views. By complying with the above-mentioned ordinances, the proposed Project will not create a new source of light or glare which would adversely affect daytime or nighttime views in the area, nor would the Project expose residential property to unacceptable property to unacceptable light levels. Impacts would be less than significant and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AGRICULTURE & FOREST RESOURCES Would the project:

4. Agriculture

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

Source(s): Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials. "A Guide to the Farmland Mapping and Monitoring Program 2016 Edition" prepared by California Department of Conservation.

Findings of Fact:

a) According to the Farmland Mapping and Monitoring Program (FMMP), the project site is comprised of approximately 100% Other Lands. Below are the defining factors of these designations:

Prime Farmland – Farmland with the best combination of physical and chemical features able to sustain long term agricultural production. This land has the soil quality, growing season, and moisture supply needed to produce sustained high yields. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Unique Farmland – Farmland of lesser quality soils used for the production of the state’s leading agricultural crops. This land is usually irrigated, but may include non-irrigated orchards or vineyards as found in some climatic zones in California. Land must have been cropped at some time during the four years prior to the mapping date.

Other Lands – Land not included in any other mapping category. Common examples include low density rural developments; brush, timber, wetland, and riparian areas not suitable for livestock grazing; confined livestock, poultry or aquaculture facilities; strip mines, borrow pits and water bodies smaller than 40 acres. Vacant and nonagricultural land surrounded on all sides by urban development and greater than 40 acres is mapped as Other Land.

b) The project site is within the Temescal Canyon Area Plan and zoned Rural Residential (R-R) which is not considered an agricultural zone, pursuant to Section 5.1 of Riverside County Ordinance No. 348. Once the site is rezoned to Planned Residential (R-4), the project will not conflict with residential uses and less than significant impacts will occur in regards to this issue area.

c) The applicant proposes a change of zone from Rural Residential (R-R) to Planned Residential (R-4). Ordinance No. 625 defines land zoned for primarily agricultural purposes as A-1, A-P, A-2, A-D, and C/V. The properties directly north and west of the project site is zoned for Specific Plan #256 (Sycamore Creek); the property to the south is zoned Rural Residential, and the property to the east is zoned as Natural Assets. The Natural Assets zone to the east of the project site is currently vacant. The Rural Residential zone to the west includes the Glen Ivy Agricultural Preserve, but it is 500’ from the western tract boundary and will be disestablished if Tract 37027 is approved. Therefore, no impacts will occur.

d) According to the Farmland Mapping and Monitoring Program (FMMP), the tract is classified as Other Lands. According to project-specific site surveys, the land is vacant and not used for agricultural purposes. Therefore, no impacts will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(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

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

a-c) Riverside County Planning Department has contacted the Forrest Service and no lands within the Project site are zoned for forest land, timberland, or timberland zoned Timberland production. While the project is located within the boundary of the Cleveland National Forest, the entirety of the project site is classified Non-Forest Service Lands as delineated by the USDA Forest Service. Therefore, the project would have no potential to conflict with forest land, timberland, or timberland zoned Timberland Production, nor would the Project result in the loss of forest land or cause other changes in the existing environment which would result in the conversion of forest land to non-forest use. As a result, no impacts will occur and no mitigation is required.

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 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 checked="" type="checkbox"/>	<input 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. Tentative Tract Map No. 37155 Project, Air Quality and GHG Emissions Impact Analysis County of Riverside by Vista Environmental April 12, 2019

Findings of Fact:

a) The 2016 AQMP is based on socioeconomic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The County General Plan is consistent with SCAG's Regional Growth Management Plan and SCAQMD's Air Quality Management Plan. The Air Quality and Greenhouse Gas Emissions Impact Analysis for Tr 37155 prepared by Vista Environmental evaluated project impacts and compliance with applicable air quality plans. Section 9.2 of the Air Quality Analysis determined that short term construction activities would result in significant NOx impacts based on SCAQMD regional thresholds of significance. The analysis proposes a mitigation measure to address these impacts and reduce them to less than significant levels. Additionally, analysis determined that ongoing operation of the proposed project would generate air pollutant emissions that are inconsequential on a regional basis and would not result in significant impacts based on SCAQMD thresholds of significance and long-term local pollutant concentrations are

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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not projected to exceed air quality standards. Therefore, the project has a less than significant long-term impact and no additional mitigation is required once construction activities are completed. The Air Quality Analysis also evaluates project consistency with AQMP assumptions and determined that the project design is not anticipated to exceed AQMP assumptions and will not obstruct the implementation of the 2016 AQMP. The population proposed by this project is 1.47 dwelling units per acre which is consistent with the County of Riverside General Plan's Land Use Plan, and AQMP assumptions. Therefore, the proposed project is found to have less than significant impacts with mitigation incorporated.

b) A project may have a significant impact if project-related emissions exceed federal, state, or regional standards or thresholds, or if project-related emissions substantially contribute to existing or project air quality violations. The proposed project is located within the South Coast Air Basin, where efforts to attain state and federal air quality standards are governed by the SCAQMD. Both the state of California and the federal government have established health-based ambient air quality standards (AAQS) for seven air pollutants (known as 'criteria pollutants'). These pollutants include ozone (O₃), carbon monoxide (CO), nitrogen dioxide (NO₂), sulfur dioxide (SO₂), inhalable particulate matter with a diameter of 10 microns or less (PM¹⁰), fine particulate matter with a diameter of 2.5 microns or less (PM^{2.5}), and lead (Pb). The state has also established AAQS for additional pollutants. The AAQS are designed to protect the health and welfare of the populace within a reasonable margin of safety. Where the state and federal standards differ, California AAQS are more stringent than the national AAQS.

Air pollution levels are measured at monitoring stations located throughout the air basin. Areas that are in nonattainment with respect to federal or state AAQS are required to prepare plans and implement measures that will bring the region into attainment. The table below titled "South Coast Air Basin Attainment Status – Riverside County" summarizes the attainment status in the project area for the criteria pollutants. Discussion of potential impacts related to short-term construction impacts and long-term area source and operational impacts are presented below.

South Coast Air Basin Attainment Status – Riverside County

Pollutant	Federal	State
O ₃ (1-hr)	Nonattainment	Nonattainment
O ₃ (8-hr)	Nonattainment	Nonattainment
PM ¹⁰	Attainment	Nonattainment
PM ^{2.5}	Nonattainment	Nonattainment
CO	Attainment	Attainment
NO ₂	Unclassifiable/Attainment	Attainment
SO ₂	Pending/Attainment	Unclassifiable/Attainment
Pb	Nonattainment (Partial)	N/A

Source: CalEPA Air Resources Board. State and National Area Designation Maps. 2013.

Construction Emissions

Section 9.3 of the Air Quality Analysis prepared for the proposed project assesses potential air emissions associated with the construction and operations of the project in relation to SCAQMD standards. The analysis is based on site preparation and grading of the 53.7 acre project site, as well as construction of the proposed 79 single family homes and 4.43 acres of park. Assuming build-out of the site as single-family residences, the proposed project would result in construction-related and operational emissions of criteria pollutants and toxic air contaminants. A project may have a significant impact if project-related emissions exceed federal, state, or regional standards or thresholds, or if project-related emissions will substantially contribute to existing or project air quality violations.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Vista Environmental utilized The California Emissions Estimator Model (CalEEMod) version 2016.3.2 to complete their analysis of project emissions. Details of the input parameters used in the assessment can be found in section 7.1 of the Air Quality Analysis. The table below titled Construction-Related Regional Criteria Pollutant Emissions Prior to Mitigation summarizes the results of the CalEEMod outputs from Table L in Section 9.3 of the Air Quality Analysis. Based on the results of the model, NOx emissions would exceed the SCAQMD's regional thresholds during the grading phase, and would be considered a significant impact. However, implementation of the below-discussed mitigation measure AQ-1 will reduce all analyzed criteria pollutants to levels that fall within the regional emissions thresholds during the grading phase. This analysis with mitigation incorporated is detailed in Table M of Section 9.3 of the Air Quality Analysis. Therefore, the proposed project will have a less than significant impact to regional air quality with mitigation incorporated.

**Construction-Related Regional Criteria Pollutant Emissions Prior to Mitigation
(pounds/day)**

	VOC	NO _x	CO	SO ₂	PM ¹⁰	PM ^{2.5}
Site Preparation	4.46	46.31	22.99	0.04	10.77	6.74
Grading	8.49	122.92	61.22	0.21	11.70	6.09
Building Construction	4.59	36.54	34.46	0.10	1.42	2.54
Paving	1.74	12.96	15.20	0.02	0.85	0.67
Architectural Coatings	14.26	1.67	3.67	0.01	0.65	0.24
Combined Building Construction, Paving, & Architectural Coatings	20.04	47.25	49.05	0.11	6.26	3.12
SCAQMD Threshold	75	100	550	150	150	55
Exceeds Threshold?	No	Yes	No	No	No	No

Source: CalEEMod Version 2016.3.2

The project will be required to comply with the existing SCAQMD rules for the reduction of fugitive dust emissions. SCAQMD Rule 403 established these procedures. Compliance with this rule is achieved through application of standard best management practices in construction and operation activities. Grading activities for the proposed project are not anticipated to disturb more than 5-acres per day of the 53.7-acre project site and are anticipated to move less than 5,000 cubic yards of material per day. As such, a Fugitive Dust Control Plan or a Large Operation Notification Form would not be required.

Operational Emissions

Long-term emissions are evaluated at build-out of a project. Long-term emissions are categorized as area source emissions, energy source emissions, and mobile source emissions. Daily emissions created from the proposed project's long-term operations were calculated using input parameters detailed in Section 7.2 of the Air Quality Analysis. The table below titled Operational Regional Criteria Pollutant Emissions summarizes the results of the CalEEMod outputs detailed in Table O in Section 9.3 of the Air Quality Analysis. Based on the results of the model, maximum daily emissions from the operation of the proposed project will not exceed established SCAQMD thresholds. Therefore, long-term operational emissions will not exceed the daily thresholds established by SCAQMD and impacts to regional air quality will be less than significant.

Operational Regional Criteria Pollutant Emissions (pounds/day)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Construction Phase	VOC	NO _x	CO	SO ₂	PM ¹⁰	PM ^{2.5}
Area Sources	3.65	1.39	7.09	0.01	0.14	0.14
Energy Usage	0.07	0.61	0.26	0.00	0.05	0.05
Mobile Sources	1.77	12.72	21.13	0.09	6.38	1.75
Total Emissions	5.49	14.72	28.48	0.10	6.57	1.94
SCAQMD Threshold	55	55	550	150	150	55
Potential Impact?	No	No	No	No	No	No
Source: CalEEMod						

As detailed above, short-term construction regional air emissions will result in significant NO_x impacts based on SCAQMD regional thresholds of significance. The mitigation measure AQ-1 has been provided that would reduce NO_x emissions to less than significant levels. Therefore, with implementation of the mitigation measure, a less than significant NO_x impact would occur from construction of the proposed project. Development of the proposed project will result in less than significant emissions of VOC, NO_x, PM₁₀, and PM_{2.5} during operation of the proposed project. With respect to long-term emissions, this project will create a less than significant impact.

c) A sensitive receptor is a person in the population who is more 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. The Health Risk Assessments for Proposed Land Use Project (CAPCOA, 2009) provides screening distances from major sources of air pollutants and the project site is not located within the screening distances for any of the sources that include; gas stations and dry cleaners (300 feet); freeways (500 feet), distribution centers, rail yards and chrome platers (1,000 feet), and ports and refineries (immediately downwind). As such, no local air impacts are anticipated to the residents of the proposed homes. The project will not include any of the above listed major sources of air pollutants. The nearest sensitive receptor to the project site consists of single-family homes located as near as 60 feet to the west of the Project site. The nominal amounts of air pollutants generated from a residential development are not expected to generate substantial concentrations of air pollutants at the nearest sensitive receptor. Therefore, the impact is less than significant in both operations and construction of the proposed project.

d) The proposed project would not create objectionable odors affecting a substantial number of people. Potential odor impacts have been analyzed separately for construction and operations. The objectionable odors that may be produced during the construction process (such as asphalt pavements, paints and solvents, and from emissions from diesel equipment) would be temporary and would not likely be noticeable for extended periods of time beyond the project site's boundaries. Potential sources that may emit odors during the on-going operations of the proposed project would primarily occur from the trash storage areas. Due to the distance of the nearest receptors from the project site and through compliance with SCAQMD's Rule 402 and City trash storage regulations, no significant impact related to odors would occur during the on-going operations of the proposed project. Therefore, a less than significant odor impact will occur and no mitigation will be required.

Mitigation:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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AQ-1 The project applicant shall require that during grading of the proposed project that all off-road diesel-powered equipment with a horsepower greater than 150 shall be registered with CARB and labelled detailing that the equipment meets Tier 4 emissions standards.

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 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County GIS database, WRCMSHCP and/or CVMSHCP, On-site Inspection, Western Riverside County Multiple Species Habitat Conservation Plan (Adopted June 2003, "MSHCP Consistency Analysis, Kylie Properties-Tract 37155" dated February 2019, written by LSA Associates, Inc. "Determination of Biologically Equivalent or Superior Preservation, Kiley Properties – Tract 37155" dated February 2019, written by LSA Associates, Inc.

Findings of Fact:

a) The proposed project is located within the Temescal Canyon Area Plan of the Western Riverside County Multiple Species Habitat Conservation Plan, and is located just within the extreme southeasterly

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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boundary of the Criteria Cells 3545 and 3546 within Cell Group H, Subunit 3. Therefore, mitigation measures **Bio-1** through **Bio-17** will be implemented to reduce project impacts to less than significant. For project effects to Criteria Cells 3545 and 3546, the project will dedicate approximately 28 acres of the southerly portion of APN 290-150-004 for conservation under the MSHCP per HANS/PAR 582/Intake 648.

6.1.2 Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools

A single drainage feature is present along the southerly boundary of the study area. The drainage is ephemeral and vegetated by upland plant communities including chamise chaparral and wild tarragon patches. Because the drainage feature is vegetated by upland, non-riparian vegetation, no riparian habitat is present. In addition, the upland vegetation does not provide suitable habitat for special-status riparian bird species protected under MSHCP Section 6.1.2. The drainage feature is considered to be an MSHCP Section 6.1.2 riverine resource. The project will result in 0.008 acre of permanent impacts and 0.055 acre of temporary impacts to the drainage feature. Because the study area lacks features associated with fairy shrimp habitat, fairy shrimp and its habitat (vernal pools) are considered absent from the study area.

6.1.3 Protection of Narrow Endemic Plant Species; 6.3.2 Additional Survey for CASSA Plants

The site is located within the NEPSSA and CASSA plant survey areas. The nine Narrow Endemic Plant Species listed for include Munz’s onion (*Allium munzii*), San Diego ambrosia (*Ambrosia pumila*), Parish’s brittlescale (*Atriplex parishii*), Davidson’s saltscale (*Atriplex serenana* var. *davidsonii*), Thread-leaved brodiaea (*Brodiaea filifolia*), Smooth tarplant (*Centromadia pungens* ssp. *laevis*), Slender-horned spineflower (*Dodecahema leptoceras*), Many-stemmed dudleya (*Dudleya multicaulis*), spreading navarretia (*Navarretia fossalis*), Round-leaved filaree (*Erodium macrophyllum*), Coulter’s goldfields (*Lasthenia glabrata* ssp. *coulteri*), Little mousetail (*Myosurus minimus*), Spreading navarretia (*Navarretia fossalis*), California orcutt grass (*Omuttia californica*), San Miguel savory (*Satureja chandleri*), Hammitt’s clay-cress (*Sibaropsis hammittii*), and Wright’s trichocoronis (*Trichocoronis wrightii* var. *wrightii*). Focused surveys for NEPSSA and CASSA plant species were conducted in April and June of 2018. All of the NEPSSA and CASSA survey plant species were determined to be absent based on unsuitable habitat or poor habitat combined with negative results of the focused plant survey. Therefore, the project will have no effects to NEPSSA and CASSA plants.

6.1.4 Guidelines Pertaining to the Urban/Wildlands Interface

The following Urban/Wildlands Interface Guidelines, where applicable, will be incorporated into project plans:

- b) Per the MSHCP Consistency Analysis and the DBESP written by LSA, no impacts to any endangered or threatened species will occur.
- c) According to LSA’s MSHCP Consistency Analysis, vegetation within the study area provides habitat for migrator/nesting birds. To avoid any potential effects to migratory/nesting birds protected by the MBTA and the California Fish and Game Code. By implementing mitigation measures Bio-11 and Bio-12 the impacts to migratory/nesting birds will be reduced to less than significant.
- d) The project site is not located within or adjacent to an existing or proposed MSHCP Core or Linkage, Conservation Area, or wildlife nursery. The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites with adherence to Riverside County

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Conditions of Approval. Additionally, the southern half of the parcel will be donated to the RCA, allowing for conservation and movement.

e) The project will have effects to Section 6.1.4 riparian/riverine resource. Avoidance and minimization measures will be incorporated. The DBESP states that the project will result in direct effects as a result to the permanent loss of 0.008 acre of riverine habitat, and potential effects on water quality and hydrology. The permanent loss of 0.008 acre of riverine habitat is considered minor and this loss is anticipated to be regained through natural streambed processes, as detailed in section 3.2 of LSA DBESP report. The project will reduce impact to less than significant through mitigation measures **BIO-1** through **BIO-17**.

f) Due to the lack of hydric vegetation, the drainage feature at the southerly portion of the property is considered a non-wetland water of the US subject to USACE regulatory authority. The study area contains 0.17 acre of non-wetland waters subject to USACE jurisdiction and 0.52 acre of streambed subject to CDFW jurisdiction, which is also considered MSHCP riverine. RWQCB jurisdiction was considered coincident with USACE jurisdiction for the purposes of Section 401 certification.

g) The study area contains California live oak trees that are subject to the Riverside County Oak Tree Management Guidelines. An oak tree assessment (LSA June 2018) has been conducted to address potential impacts to California live oak trees. At this time, it is estimated that the project will affect approximately 25 California live oak trees within the project footprint, the majority of which will be preserved within the planned Kiley Park. An oak tree mitigation and monitoring plan will be developed for project effects to California live oak trees. Through one or a combination of mitigation measures **Bio-18** through **Bio-20** the impacts to existing oak trees will be reduced to be less than significant.

Mitigation:

BIO-1: To mitigate for impacts to water quality the project will incorporate storm drain facilities, bio-retention basin, and a v-ditch.

BIO-2: Riverine areas temporarily affected by the project will be recontoured to their original grades. These areas are sparsely vegetated in the alluvial stream bottoms and are anticipated to revegetate naturally over time, to the extent they will support vegetation.

BIO-3: To compensate for the permanent loss of 0.008 acre, the project will mitigate for permanent impacts at a 3:1 ratio. Compensation for permanent impacts will include one or a combination of the following: Off-site habitat enhancement/ preservation, off-site participation in an in-lieu fee program for habitat restoration (reestablishment/rehabilitation), and/or the purchase of credits from a mitigation bank for habitat restoration (reestablishment/rehabilitation).

BIO-4: Prior to clearing or construction, highly visible barriers (e.g., orange construction fencing) will be installed along the boundaries of the project footprint. All construction equipment should be operated in a manner to prevent accidental damage to areas outside the project footprint. No structure of any kind, or incidental storage of equipment or supplies, will be allowed within these protected zones. Silt fence barriers will be installed at the project boundary to prevent accidental deposition of fill material in areas where vegetation is adjacent to planned grading activities.

BIO-5: All equipment maintenance, staging, and dispensing of fuel, oil, or any other such activities will occur in developed or designated non-sensitive upland habitat areas. The designated upland areas will be located in such a manner as to prevent any spill runoff from riverine areas.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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BIO-6: A weed abatement program will be developed to minimize the importation of nonnative plant material during and after construction. Eradication strategies will be employed should and invasion occur.

BIO-7: A biologist will monitor construction for the duration of the project to ensure that vegetation removal, Best Management Practices (BMP), and all avoidance and minimization measures are properly constructed and followed.

BIO-8: Lighting. Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.

BIO-9: Noise. Proposed noise-generating activities and land uses affecting the MSHCP Conservation Area shall be minimized by incorporating setbacks, berms, walls, or other noise reduction methods per applicable guidelines related to residential noise standards.

BIO-10: Invasive Species. Any proposed landscaping adjacent to the MSHCP Conservation Area shall not be composed of invasive, nonnative plants listed above.

BIO-11: Barriers. The project shall incorporate barriers along the edges of the project site to minimize undirected public access, illegal trespass, off-road vehicle traffic, domestic animal predation, and dumping in the MSHCP Conservation Area. Boundary barriers may include rocks/boulders, fencing, and walls with Western Riverside County Regional Conservation Authority (RCA) Wildlife Area signage.

BIO-12: Grading/Land Development. Manufactured slopes shall not extend across the parcel line of the MSHCP Conservation Area. All land disturbances associated with construction and operation of the project, including fire management/fuel modification, will be wholly contained within the proposed project parcel boundary.

BIO-13: Drainage Incorporate measures to control the quantity and quality of runoff from the site entering the MSHCP Conservation Area so it is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into MSHCP Conservation Areas.

BIO-14: Toxics Land uses proposed in proximity to the MSHCP Conservation Area that are potentially toxic or may adversely affect wildlife species, habitat, and water quality include the use of chemicals and fertilizers for agricultural and commercial and residential uses, and petroleum product runoff from paved surfaces. These potential toxicants are not anticipated to be substantially increased by the proposed project. As discussed above, any stormwater improvements will be designed to prevent or reduce toxic loads.

BIO-15: Vegetation-clearing and preliminary ground-disturbance work should be completed outside of bird breeding season (typically February 1 through August 31).

BIO-16: In the event that initial groundwork cannot be conducted outside the bird breeding season, pre-construction surveys will be required within three days prior to construction. Should nesting birds be found, an exclusionary buffer will be established by the biologist. The buffer may be up to 500 feet in diameter, depending on the species of nesting bird found. This buffer will be clearly marked in the field by construction personnel under guidance of the biologist, and construction or clearing will not be

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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conducted within this zone until the biologist determines that the young have fledged or the nest is no longer active.

BIO-17: MSHCP, Appendix C, Standard Best Management Practices 1-15.

BIO-18: On-site replacement of California live oak trees at a 10:1 replacement ratio

BIO-19: Off-site purchase of oak tree restoration credits from an approved mitigation bank or habitat conservation organization

BIO-20: A combination of on-site and off-site oak tree replacement/restoration.

Monitoring: A biologist will monitor construction for the duration of the project to ensure that vegetation removal, Best Management Practices (BMP), and all avoidance and minimization measures are properly constructed and followed.

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, "Phase 1 Environmental Site Assessment Report, Tentative Tract Map No. 37155" by Remediation Sciences dated July 13, 2016. "Cultural Resources Assessment, Kiley Properties Tract 37155, Riverside County, California" by LSA Associates, Gini Austermann, M.A., RPA, dated February 2018.

Findings of Fact:

a-b) The results of the records search submitted for this project (TR37155) was prepared by Gini Austermann, M.A., RPA and Casey Tibbet, M.A. with LSA Associates, Inc. and is entitled: "Cultural Resources Assessment, Kylie Properties Tract 37155, Riverside County, California" dated February 2018 concluded that no "historical resources," as defined by CEQA, were encountered within or adjacent to the project area. Therefore, the County may reach a finding of No Impact regarding cultural resources. No mitigation measures are recommended for cultural resources.

Mitigation: No mitigation is required.

Monitoring: A portion of the project was not accessible for survey due to steep slopes and impenetrable vegetation; therefore, all ground-disturbing activities in the areas of steep slopes, dense vegetation, and drainages should be monitored by a qualified archaeologist. If buried cultural materials are encountered during earthmoving operations associated with the project, all work in that area should be halted or diverted until a qualified archaeologist has been consulted to determine the nature of the find and provide treatment recommendations.

9. Archaeological Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Alter or destroy an archaeological site?				
b) Cause a substantial adverse change in the significance of an archaeological resource, pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source(s): On-site Inspection, Project Application Materials, "Phase 1 Environmental Site Assessment Report, Tentative Tract Map No. 37155" by Remediation Sciences dated July 13, 2016. "Cultural Resources Assessment, Kiley Properties Tract 37155, Riverside County, California" by LSA Associates, Gini Austermann, M.A., RPA, dated February 2018.

Findings of Fact:

a-d) In order to identify potential impacts to "historical/archeological resources" LSA conducted a historical/archeological resources records search, pursued historical background research, and carried out a pedestrian field survey. No previously undocumented cultural resources were identified by the current field survey. Through the various avenues of research, this study did not encounter any "historical resources," as defined by CEQA, within the project area. No further cultural resources investigation is recommended for the project unless development plans undergo such changes as to include areas not covered by this study. In the event that Human remains are discovered CUL-2 will reduce impact to be less than significant. Likewise, if archeological materials are discovered CUL-1 will reduce impacts to be less than significant.

Mitigation:

CUL-1: In the event that archeological materials are encountered during construction, all construction work shall be halted and a qualified archeologist consulted to determine the appropriate treatment of the discovery (California Code of Regulations, Title 14, Chapter 3, Section 15064.5(f)).

CUL-2: In the event 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 the State Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be Native American, the County Coroner will notify Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD).

With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site. The MLD recommendations may include scientific removal and nondestructive analysis of human remains and items associated with Native American burials, preservation of Native American human remains and associated items in place, relinquishment of Native American human remains and associated items to the descendants for treatment, or any other culturally appropriate treatment.

Monitoring: A portion of the project was not accessible for survey due to steep slopes and impenetrable vegetation; therefore, all ground-disturbing activities in the areas of steep slopes, dense vegetation, and drainages should be monitored by a qualified archaeologist. With the implementation of Cul-1 and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Cul-2 mitigation measures impacts would be reduced to be less than significant.

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

Findings of Fact:

a-b) Energy related to land use is primarily associated with direct energy consumption. The proposed project would result in the need for the use of energy both during the construction and operation of the residential development. Construction of the residential units are expected to occur over a relatively short period of time (Building Permits generally expire within six months to one year) in relation to the overall life of the completed residential structure. Site preparation and grading would presumably result in use of fossil fuels for earth moving and hauling equipment, and construction workers’ vehicles on site. Upon occupancy of these residential structures, operational energy consumption would typically result from on-site electricity, HVAC (Heating, Ventilation, and Air Conditioning), and the occupants’ use of automobiles. Grading activities will be required to adhere to local, regional, and state standards, as well as best management practices. Construction of the structures will be subject to the California Building Code/Title 24, which includes Energy Efficiency and Green building standards that address energy consumption. Given the scale and size of the proposed project, it will be consistent with the applicable measures in the Climate Action Plan (CAP) and the General Plan policies focusing on energy consumption to include R2 Energy Measures LU-4.1, OS-16.1 through OS-16.10, AQ-4.4, AQ-5.2, AQ-5.4, and AQ-20.10 through AQ-20.12. Therefore, the project does not conflict with the state’s renewable energy goals. Based on the site’s environmental conditions, it is anticipated that the project would not result in significant impacts due to wasteful, inefficient or unnecessary consumption of energy resources during the construction of these residential structures. Therefore, any impacts would 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source(s): Riverside County General Plan Figure S-2 “Earthquake Fault Study Zones,” Riverside County GIS database, Geologist Comments, “Preliminary Geotechnical Investigation, Tentative Tract Map 37155, APN 290-150-004, Temescal Valley, Riverside County, California,” by Aragón Geotechnical, Inc. dated August 28, 2017.

Findings of Fact:

a) The project site is located within a seismically active region and as a result, significant ground shaking will likely impact the site within the design life of the proposed project. The site is located both within a currently designated Alquist-Priolo Earthquake Fault Zone, as well as a Riverside County Hazard Management Zone for active faults. Active fault traces have been identified and located by Aragón Geotechnical, Inc, within the tract limits, and building setbacks have been recommended. The Geotechnical Investigation by Aragón Geotechnical Inc., made several conclusions:

- A recommended setback from ground rupture hazards will reduce risks to structures and people to below a level of significance.
- The site lacks liquefaction opportunity due to a lack of shallow groundwater.
- Induced landslide hazard risks (collectively deep-seated landslides, shallow earth flows, slumps, or rockfall) are very low.

These conclusions demonstrate that any potential impacts can be considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

12. Liquefaction Potential Zone

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

Source(s): Riverside County General Plan Figure S-3 “Generalized Liquefaction.” Riverside County GIS database, Geologist Comments, “Preliminary Geotechnical Investigation, Tentative Tract Map 37155, APN 290-150-004, Temescal Valley, Riverside County, California,” by Aragón Geotechnical, Inc. dated August 28, 2017.

Findings of Fact:

Based on the information obtained from “Map My County,” the project site is located in an area with low to moderate potential for liquefaction. The Preliminary Geotechnical Report states that the potential for earthquake-induced liquefaction or lateral spreading beneath the proposed structures is considered very low or negligible due to a lack of shallow groundwater. AGI predicts shallow-groundwater conditions would be ephemeral and should in any event remain within dense older soils that are not susceptible to liquefaction. Therefore, impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

Source(s): Riverside County General Plan Figure S-3 “Generalized Liquefaction.” Riverside County GIS database, Geologist Comments, “Preliminary Geotechnical Investigation, Tentative Tract Map 37155, APN 290-150-004, Temescal Valley, Riverside County, California,” by Aragón Geotechnical, Inc. dated August 28, 2017.

Findings of Fact:

a) The project site is located within a seismically active region and as a result, significant ground shaking will likely impact the site within the design life of the proposed Project. As stated in the Preliminary Geotechnical Report, intensity of ground shaking at the site may be higher or lower based on complex variables such as depth and consistency of earth materials, topography, geologic structure, direction of fault rupture, and seismic wave reflection, refraction, and attenuation rates. Compliance with the Geotechnical Report’s recommendations regarding building design and the California Building Code CBC earthquake standards will ensure that impacts related to seismic ground shaking will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

14. Landslide Risk

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

Source(s): On-site Inspection, Riverside County General Plan Figure S-5 “Regions Underlain by Steep Slope,” Riverside County GIS database, Geologist Comments, “Preliminary Geotechnical Investigation, Tentative Tract Map 37155, APN 290-150-004, Temescal Valley, Riverside County, California,” by Aragón Geotechnical, Inc. dated August 28, 2017.

Findings of Fact:

Secondary effects of seismic shaking considered as potential hazards include several types of ground failure, which includes landslides. The Preliminary Geotechnical Investigation stated that the induced landslide hazard risks are very low. No grading or utility improvements are proposed in unstable areas, structural uses are restricted by active fault traces, and homes will be located distant from steeper slopes and therefore will not be vulnerable to landslide runout. People and structures will not be vulnerable to hazards from known susceptible areas due to distance and topographical areas. Cut and fill slopes will have high strength and have been calculated to be stable. Therefore, impacts are considered to be less than significant.

Mitigation: No mitigation is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring is required.

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,” Riverside County General Plan Figure S-5 “Regions Underlain by Steep Slope,” Riverside County GIS database, Geologist Comments, “Preliminary Geotechnical Investigation, Tentative Tract Map 37155, APN 290-150-004, Temescal Valley, Riverside County, California,” by Aragón Geotechnical, Inc. dated August 28, 2017.

Findings of Fact:

Temescal Valley has not yet been mapped by the California Geological Survey for State-delineated “Zones of Required Investigation” for either landsliding or liquefaction. However, landsliding, liquefaction, and subsidence susceptibility maps have been prepared for western Riverside County as a part of the County General Plan. Local safety element maps place TTM No. 37155 in “non-susceptible” to “high” liquefaction potential classifications. The County maps have very poor fidelity with respect to geological unit boundaries. Therefore, many aspects of AGI’s field investigation were geared to evaluating liquefaction and settlement potentials in younger fan alluvium, based on site-specific estimates of historical high groundwater and soil relative densities.

The report states that the site lacks liquefaction opportunity due to a lack of shallow groundwater. Groundwater was not encountered in any explorations to the maximum depth explored of 66.5 feet. The known abandoned water well was dry above a blockage at 99.0 feet. Aragón Geotechnical has posited that saturated soils may on occasion occur as little as 25 feet below grade in alluvial wash areas in the south and west of the tract. These episodes would likely be seasonal and very short-lived (days). Development is expected to encounter recent stream-deposited sandy alluvium, plus denser and far better consolidated older sediments. Data indicate alluvium occupies flatter and lower-elevation parts of the project. The majority of the proposed lots would overlie the older alluvial unit. It is judged competent at depths of as little as two feet. Older fan deposits possess SPT N-values universally exceeding 30 at or below Aragón’s high groundwater estimates. The site thus passes screening criteria used to differentiate sites with liquefaction hazard from those that have no hazard.

To address subsidence the report states the removal and re-compaction of the existing fills and surficial younger alluvium will result in material volume loss in the range of 15 to 18 percent, in our estimation. Average compaction subsidence of 0.2 foot under the action of heavy equipment would be a suitable and conservative estimate for all Qyf soil bottoms. Older alluvium has an expected shrinkage range of 7 to 10 percent, with accompanying 0.1 foot of bottom subsidence. Calculations of earth balance factors for the project as a whole are subject to uncertainty, based on the types of materials encountered to create planned pad grades and the contractor’s achieved degrees of compaction. AGI expects any minor on-site volumetric discrepancies will be remedied by changes to as-built pad elevations, or by export. Therefore, impacts are less than significant and no mitigation is required.

Mitigation: No mitigation is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring is required.

16. Other Geologic Hazards

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

Source(s): On-site Inspection, Project Application Materials, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope," Riverside County GIS database, Geologist Comments, "Preliminary Geotechnical Investigation, Tentative Tract Map 37155, APN 290-150-004, Temescal Valley, Riverside County, California," by Aragón Geotechnical, Inc. dated August 28, 2017.

Findings of Fact:

The Geotechnical Investigation rules out tsunamis, seiche and dam breaking hazards. The project site is inland, not adjacent to lakes or reservoir impoundments, and not within mapped inundation pathways for embankment failures of West Dam, Saddle Dam or East Dam at Diamond Valley Lake. Man-made Corona Lake located north of the tentative tract also poses zero hazard as it is much lower in elevation. There is a non-zero but low risk of flooding from the failure of the Temescal Valley Water District tank next to the southwestern corner of the tract. The steel reservoir is of very recent construction, however, and engineered to standards promulgated by Riverside County and the American Water Works Association to account for the local seismic risk. Additionally, intervening tract development, distance, and relative elevations will protect project improvements from hypothetical failure of the tank. The hazard probability is less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

17. Slopes

a) Change topography or ground surface relief features?

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

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

Source(s): Riv. Co. 800-Scale Slope Maps, Project Application Materials, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope," Riverside County GIS database, Geologist Comments, "Preliminary Geotechnical Investigation, Tentative Tract Map 37155, APN 290-150-004, Temescal Valley, Riverside County, California," by Aragón Geotechnical, Inc. dated August 28, 2017.

Findings of Fact:

a) The Geotechnical Investigation expects new slopes of up to roughly 30 feet high within the project. It recommended that permanent manufactured slopes be designed and built according to the following bullet points:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- All cut and fill slopes should be designed at maximum slope inclinations of 2:1 or less.
- Fill slopes shall meet all recommended water conditioning and compaction criteria presented under Site Grading, and surfaces should be free of slough or loose soils in their finished condition. Fill compaction of 90 percent relative compaction or better at the slope face should be verified by appropriate testing. Vertical track-walking with dozers is the preferred finishing method as this best management practice slows the development of erosional rills and gullies. Alternatively, SWPPP practices such as fiber mulch and straw wattles may be considered. The report states that fill slopes designed and built to this standard using on-site materials will be globally and surficially stable.
- Keyways shall be constructed in accordance with the maps and graphic details included in the Preliminary Geotechnical Investigation, or as recommended by the Geotechnical Engineer.
- If cut slopes other than detention basin side slopes are contemplated in younger fan alluvium, then reconstruction as stabilization fill slopes is recommended, with minimum dimensions as shown on the appropriate grading detail in Appendix B of the Geotechnical Investigation.
- Brow ditches are recommended for all new cut slopes the intersect ascending adjacent ground.
- Should any slope steeper than 3:1 *and* taller than 30 feet be proposed, then the slope should be reanalyzed by AGI for global stability.
- Erosion control measures should be implemented for all completed slopes as soon as practicable, per applicable Riverside County ordinances.

b) There are slopes proposed to be higher than 10 feet and/or steeper than a 2:1 slope. Effects that may be caused by slopes higher than 10 feet will be mitigated by incorporating terrace drains and by compliance with the California Building Code. Effects that may be caused by slopes steeper than 2:1 will be mitigated by incorporating retaining walls and geogrid throughout. Erosional control measures will be taken with planting and landscaping along all slopes. All slopes will be designed by a Geotechnical Engineer to maximum stability, and impacts will be less than significant with GEO-1 and GEO-2 mitigation measures incorporated.

c) Under existing conditions, the Project site comprises undeveloped land with no existing uses that require wastewater treatment. Thus, implementation of the proposed Project would not result in grading that affects or negates any active subsurface sewage disposal systems, and no impact would occur.

Mitigation:

GEO-1: Slopes will be designed by a Geotechnical Engineer. Terrace drains and landscaping must be incorporated into slopes higher than 10 feet.

GEO-2: Retaining walls and geogrid must be incorporated into slopes steeper than a 2:1 ratio.

Monitoring: No monitoring is required.

18. Soils	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in substantial soil erosion or the loss of topsoil?				
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): USDA Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection, Riverside County GIS database, Geologist Comments, "Preliminary Geotechnical Investigation, Tentative Tract Map 37155, APN 290-150-004, Temescal Valley, Riverside County, California," by Aragon Geotechnical, Inc. dated August 28, 2017.

Findings of Fact:

a) The development of the site could result in the loss of topsoil from grading activities, but not in a manner that will result in significant amounts of soil erosion. Implementation of Best Management Practices (BMPs) through preparation and submittal of a Storm Water Pollution Prevention Plan (SWPPP) will reduce the impact to below a level of significance. Some BMPs include the use of sediment filters and gravel bags to prevent water run-off and soil erosion during construction. BMPs as administered in the SWPPP by a qualified SWPP Designer (QSD) are required pursuant to the National Pollution Discharge Elimination System (NPDES) permit requirements and are not considered mitigation pursuant to CEQA. Impacts will be less than significant.

b) The California Building Code defines expansive as having an expansion index greater than 20. Per the Preliminary Geotechnical Investigation, blended site soils should have negligible expansion potential. Initial cuts in unit Q of might produce soils with expansion indices in the 20-30 range; however, these are likely to end up in the deepest portions of fills and should be isolated from bearing zones. The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining to all structures will mitigate the potential impact to less than significant. As CBC requirements are applicable to all structures, they are not considered mitigation for CEQA implementation purposes. Therefore, impacts are considered less than significant.

c) The project will not result in grading that affects or negates subsurface sewage disposal systems. Tract 37155 will have a sewer system that connects to existing sewer system in tract adjacent street. The sewer service has been accepted per "Will-Serve" letter from County of Riverside Department of Planning and Land Use. Upon submittal of sewer plans the District will determine which off-site facilities will handle the additional waste generated by the proposed tract. Due to the lack of septic systems it is determined that no impact will occur.

Mitigation: No mitigation is required.

Monitoring: Aragon's Preliminary Geotechnical Investigation recommends that expansion index testing verify the predicted conditions upon completion of rough grading in the future pad areas. The exact number of tests should be determined by site observations made during grading, but should not be less than approximately one test per four lots (~20 tests total) plus one test per additional on-site or import soil type. If tests indicate an expansion index of 20 or higher, then plasticity index tests are

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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recommended to ascertain needs for foundation deepening or concrete slab-on-grade stiffening, subgrade pre-saturation, or other means of limiting soil water content changes during and after construction.

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

Source(s): USDA Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection, Riverside County GIS database, Geologist Comments, "Preliminary Geotechnical Investigation, Tentative Tract Map 37155, APN 290-150-004, Temescal Valley, Riverside County, California," by Aragón Geotechnical, Inc. dated August 28, 2017.

Findings of Fact:

The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the California Building Code. By complying to the California Building Code and the implementation of mitigation measures **WE-1** through **WE-3** the project will not result in an increase in wind erosion and blowsand, either on or off site and the project will have a less than significant impact.

Mitigation:

WE-1: Applying water to high traffic areas and/or on-site location undergoing grading/excavation.

WE-2: Covering small stockpiles.

WE-3: Apply a chemical soil binder such as Hydroseed to graded or low traffic areas.

Monitoring: No monitoring is required.

GREENHOUSE GAS EMISSIONS Would the project:

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

Source(s): Riverside County Climate Action Plan. "Air Quality and Greenhouse Gas Emissions Impact Analysis Tentative Tract Map No. 37155 County of Riverside" by Vista Environmental, August 6, 2018.

Findings of Fact:

a-b)The data provided in Table R of the Air Report shows that the proposed project would create 1,805.80 MTCO₂e per year. According to the County of Riverside CAP threshold of significance detailed

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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above in Section 8.5, if a project creates less than 3,000 MTCO₂e per year, the GHG emissions from the proposed project is determined to be less than significant. It should also be noted, that the proposed homes will be required to meet the 2019 Title 24 Part 6 building standards, since grading will take at least 6 months and building construction will not start until after January 1, 2020, when these standards go into effect. The 2019 Title 24 Part 6 building standards require all new homes to be designed to use net zero energy, through a combination of energy efficiency measures as well as requiring all new homes to install rooftop photovoltaic systems that are of adequate size to generate enough electricity to meet the net-zero energy requirements. The County also requires that the all new developments to institute the water conservation measures that are detailed in the California Green Building Code. For these reasons, a less than significant generation of greenhouse gas emissions would occur from construction and operation of the proposed project.

The proposed project would not conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing GHG emissions. The County of Riverside adopted the County of Riverside Climate Action Plan (CAP) on December 2015 and updated July 2018. The CAP utilizes a GHG emissions reduction target of a 15 percent decrease from 2008 levels by the year 2020, in order to meet the requirements of AB 32 and SB 375. The CAP 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 has provided a threshold of 3,000 MTCO₂e per year, which was based on capturing 90 percent of emission from all projects in the County, to be used to identify projects that require the use of Screening Tables or a project-specific technical analysis to quantify and mitigate project emissions. As detailed above in Section 9.7, the proposed project would generate 1,805.80 MTCO₂e per year, which is within the 3,000 MTCO₂e per year threshold. It should also be noted, that the proposed homes will be required to meet the 2019 Title 24 Part 6 building standards, since grading will take at least 6 months and building construction will not start until after January 1, 2020, when these standards go into effect. The 2019 Title 24 Part 6 building standards require all new homes to be designed to use net zero energy, through a combination of energy efficiency measures as well as requiring all new homes to install rooftop photovoltaic systems that are of adequate size to generate enough electricity to meet the net-zero energy requirements. For these reasons, the proposed 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 and would have a 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 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"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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): On-site Inspection, Project Application Materials, "Phase 1 Environmental Site Assessment Report, Tentative Tract Map No. 37155" by Remediation Sciences dated July 13, 2016.

Findings of Fact:

a) The project proposes residential uses. Therefore, the proposed project is not anticipated to involve the routine transport, use, or disposal of hazardous materials. However, during construction, hazardous materials such as oil, diesel fuel, and gasoline may be transported to and used at the project site. The California State Department of Toxic Substances Control operates programs for proper hazardous waste disposal and transport and takes enforcement actions against those who mishandle or dispose of hazardous wastes improperly. The Riverside County Department of Environmental Health, also requires licensed hazardous waste haulers to collect and transport hazardous wastes. Compliance with the requirements of the California State Department of Toxic Substances Control and the Riverside County Department of Environmental Health would reduce the impact to less than significant levels. Compliance with the requirements of the California DTSC and Riverside County of Environmental Health is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

b) Based on project materials and site surveys, it is not anticipated that any past use on the site would have resulted in the presence of any hazardous materials on the site. To ensure this is addressed, a Phase I Environmental Site Assessment (ESA) was prepared for the project site. Based on review and evaluation of the findings identified as a result of this Phase I ESA, Remediation Sciences has found the assessment has not provided evidence that there are any Recognized Environmental Conditions in connection with the subject property. As the project proposes residential uses, the project is not anticipated to use hazardous materials, other than typical household chemical products. Therefore, the project is not anticipated to 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. During construction, hazardous materials such as oil, diesel fuel, and gasoline may be transported to and used at the project site. However, compliance with the requirements of the California State Department of Toxic Substances Control and the Riverside County Department of Environmental Health would reduce the impact to less than significant levels.

c) The proposed project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evaluation plan. The project site does not contain any emergency facilities nor does it serve as an emergency evacuation route. The project has adequate emergency access and has allowed for an additional fire access road to the northwest. Therefore, there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) Todd Academy is located approximately one mile north of the site. There are no existing or proposed schools within one quarter mile of the site. Additionally, the project is for a residential subdivision and does not propose the transportation of hazardous materials. Therefore, no impact would occur.

e) It has been verified per Envirostar database map of hazardous sites, that 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 would not create a significant hazard to the public or the environment. Therefore, there is 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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-b) The Riverside County Airport Influence Area Map verifies the project is not located within an Airport Influence Area and will not require the review of the Airport Land Use Commission. Therefore, no impact will occur.

c-d) The Riverside County Mapping Portal, Airport Influence Area Map verifies the project site is neither located within an airport land use plan nor within two 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. The project site is also not located within the vicinity of a private airstrip, or heliport, which would result in a safety hazard for people residing or working in the project area. No impacts would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HYDROLOGY AND WATER QUALITY Would the project:

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

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, Preliminary Hydrology/Hydraulics Study for Tract 37155 by Adkan Engineers April 10, 2017/Revised November 6, 2018, "Phase 1 Environmental Site Assessment Report, Tentative Tract Map No. 37155" by Remediation Sciences dated July 13, 2016, "Preliminary Geotechnical Investigation, Tentative Tract Map 37155, APN 290-150-004, Temescal Valley, Riverside County, California," by Aragón Geotechnical, Inc. dated August 28, 2017.

Findings of Fact:

a) When grading and building plans are submitted for the future residential development of the site, standard conditions of approval will ensure that any water quality standards or waste discharge requirements are not violated by requiring the land divider to provide adequate Bio-Retention basins to store and clean on-site flows, while properly disposing of any off-site drainage flows. The project will not violate any water quality standards or waste discharge requirements because it will comply with NPDES and County standards. The project's implementation of a Water Quality Management Plan (WQMP) with post-construction BMPs to receive stormwater runoff will assist in reducing this impact to less than significant.

b) The geotechnical report and Phase I Environmental Site Assessment for the proposed Project stated that the groundwater was not observed during subsurface exploration to the maximum explored depth

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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of 66.5 feet. Groundwater is not anticipated to be encountered during grading. Ultimate development of the site will require review and approval by the Building and Safety department and will be subject to conditions of approval that will ensure that grading and construction of single-family residences will not interfere with any groundwater supply. Per a "will-serve" letter from the Temescal Valley Water District it is their intention to provide the project with all potable and non-potable water services. Therefore, less than significant impacts will occur.

Development of the Project site would increase impervious surface coverage on the site, which would in turn reduce the amount of direct infiltration of runoff into the ground. Therefore, the site will not be used to recharge groundwater. However, infiltration would occur in the landscaped areas, the water retention basin and open space area. Therefore, with incorporation of regional management efforts for groundwater resources as part of the Project Design, the Project would not interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level, and impacts would be less than significant.

c) The site is an extension to Tract 36317 located to the west. The 53.7 acres drain to the northeast; runoff is eventually intercepted by existing concrete swales and discharged into existing inlet structures. Onsite flow joins Tract 36317's bypass storm drain along Santiago Canyon Road, which outlets into the Temescal Wash.

The Hydraulic study determined that the proposed facilities demonstrate the ability to convey the 10- and 100-year storm events safely and efficiently. The post development impacts created by the additional impervious surface will be treated by the use of the on-site infiltration basin or bioretention basin. The hydrologic condition of concern has been mitigated by mimicking the pre-development hydrograph with the post development hydrograph, for a 2-year return frequency storm. The proposed project will continue to convey drainage through the site and will not substantially impact the existing drainage pattern of the area. Therefore, impacts are considered less than significant.

d) Riprap, terrace drains, and landscaping are proposed surrounding drainage areas to minimize erosion and siltation on-site. Infiltration and bioretention basins on-site will collect storm flows, eventually discharging them into the Temescal Wash, which will minimize erosion and siltation off-site. These flows are to be considered self-treating and impacts are considered less than significant.

e-f) Downstream facilities were analyzed to check that they would be able to handle the projected flow, which would not cause a substantial increase to on site or off site surface runoff that would cause flooding. On-site infiltration and bioretention basins will collect storm flows, protect the site from flooding, and eventually will discharge flows into the Temescal Wash, which would not cause off site flooding. Onsite flows to the north and west of the tract will be treated with an infiltration basin located at the northwest corner of the site. Excess flows will discharge to the existing 30" RCP storm drain per Tract 31908. Runoff from the east and south will be treated in a bio-retention basin located at the south end of the tract, and released into the Temescal Wash. Runoff from the southwest, future Kiley Park, will be concentrated in a 3'-wide v-ditch and conveyed to the north, discharging into a proposed catch basin and routed to the existing 30" RCP storm drain on Kingbird Drive. Runoff along the easterly portion of the site will be carried via a 3'-wide v-ditch and discharged into the Temescal Wash. These flows are considered self-treating and would not create additional sources of polluted runoff. With implementation of the proposed project drainage facilities discussed above. The existing storm drain that is being tied into has taken the project site hydrology runoff into account already. With this and the addition of on-site bio-retention basins impacts are considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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g-h) According to FEMA and County of Riverside Flood map the project site is not located in a flood zone that is vulnerable to tsunami or seiche. Therefore, it will not redirect flood flows or release pollutants in case of inundation and there are no impacts.

i) There is no groundwater management plan for the area. The project proposes a WQMP as part of the site design. This will mitigate as well as store the 2, 5, and 10 year storm events. Development of the Project site would increase impervious surface coverage on the site, which would in turn reduce the amount of direct infiltration of runoff into the ground. Therefore, no impact will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

LAND USE/PLANNING Would the project:

24. Land Use

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

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

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

Findings of Fact:

a) The project site is surrounded to the north and west with similar single-family development. The Project site has an existing General Plan Land Use Designation of Medium Density Residential (MDR) within the Temescal Canyon Area Plan. The applicant is proposing a change of zone from Rural Residential (R-R) to Planned Residential (R-4). The proposed Project is consistent with the development pattern of the surrounding area because the surrounding single-family residences were approved with separate entitlement, and the adjacent area is comprised mostly with single family residential units and vacant lots for residential purposes. While the subject land is currently designated Rural Residential (R-R) for 0.5-acre lots, the land immediately to the east and north are part of Specific Plan No. 256A1, which permits 4.1 DU/AC. The Change of Zone to R-4 would allow 3,500 square foot size lots (12.4 DU/AC) and, combined with the number of dwelling units proposed (79 dwelling units, resulting in 1.47 DU/AC), the Project would be compatible with the surrounding area. Furthermore, by utilizing the change of zone, clustering dwellings together and keeping the number of residences at 79 it has minimized impact to and protected biologically sensitive areas. Therefore, the proposed project will not result in a substantial alteration to the present or planned land use in the area due to similar land use designations in the region and required urban type improvements.

b) The proposed project is not in a location that will disrupt or divide the physical arrangement of an established community. There is development to the north and west of the proposed project site, but not to the south or east. No physical barriers (bridges, highways, utility easements, storm drain channels) are proposed with the project that would physically divide the existing neighborhoods in the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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project vicinity, nor would it divide low income or minority areas should they exist in the area. No impact would 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"/>
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,” Riverside County GIS Database.

Findings of Fact:

a-c) According to General Plan Figure OS-6 and to the Riverside County GIS Database (“Map My County”), the proposed Project site is not known to contain any known mineral resources, and the project site is not designated as a locally important mineral resource recovery site. As the Project site has no history of mineral resource recovery uses and does not contain any known mineral resource and is not located within an area that has been classified or designated as a mineral resource area by the State Board of Mining and Geology, no impacts are anticipated. The adjacent mines Coachella Valley Aggregate, CEMEX and Chandler Aggregate Inc are in located withing Fig 3 of Temescal valley General plan map of mineral resources area. However, the proposed project is not located within the boundary and is not influenced by the mines. Therefore, no impacts are anticipated.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) For a project located within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source(s): Riverside County General Plan Figure S-20 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

a-b) The project site is neither located within an airport land use plan nor within 2 miles of an existing public airport or airstrip. The proposed residential development will not be impacted by excessive airport noise levels. Therefore, no impacts will occur.

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

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

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:

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

LDN (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) Permanent ambient noise impacts of the project would include typical sources of noise associated with residential land uses, but primarily would be a result in an increase in traffic on the project site and surrounding areas. Non-traffic related residential use noise would generally be compatible and would not be anticipated to substantially increase ambient noise levels on its own. Therefore, this impact is considered less than significant.
The project will result in temporary construction-related noise increases to on-site ground disturbing and construction activities. Construction noise levels vary, depending on the type and intensity of construction activity, equipment type and duration of use, and the distance between the noise sources and the receiver. Riverside County Ordinance 847 prohibits the creation of any sound, on any property that causes the exterior sound level property designated as "Residential" in the general plan to exceed 55 dBA Lmax between the hours of 7:00 AM and 10:00 PM or 45 dBA Lmax between the hours of 10:00 PM and 7:00 AM. However, construction is exempt from Ordinance 847 as long as it is limited to the hours of 6:00 AM to 6:00 PM during the months of June through September and between the hours of 7:00 AM and 6:00 PM during the months of October through May (Sec 2.i.1,2). Project construction will comply with Ordinance 847. Noise levels associated with the various construction phases could reach 95 dBA to 50 feet. Temporary construction-related noise impacts will be less than significant with the implementation of existing regulations.
- b) The proposed project is for a residential development and is not considered a land use that creates excessive ground-borne vibration or noise. Therefore, the proposed project will not expose people to or generate excessive ground-borne vibration or ground-borne noise levels. Therefore, there is no impact.

Mitigation: 90 PLANNING MM Noise 1 has been conditioned that prior to building permits, proof of a noise impact analysis and design considerations to reduce interior and exterior noise levels are required to prove the noise is below acceptable levels of the County Standards of 65 dBA CNEL.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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PALEONTOLOGICAL RESOURCES:

28. Paleontological Resources

a) Directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source(s): Riverside County General Plan Figure OS-8 "Paleontological Sensitivity," Riverside County GIS Database

Findings of Fact:

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). The proposed project site/earthmoving activities could potentially impact this resource. With incorporation of the mitigation measure PALEO-1, the project will have less than significant impact on paleontological resources.

Mitigation:

PALEO-1: Prior to the issuance of grading permits, the applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

Monitoring: Monitoring will occur through the Building and Safety Plan Check process.

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

Findings of Fact

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) The Project site is comprised of vacant land. Therefore, the proposed Project will neither displace any residents nor require the construction of replacement housing. Because the project will not displace any residents, it will not create a demand for additional housing. No impacts will occur.

c) The project site is currently zoned for Rural Residential (R-R) with a density of two dwelling units per acre. The project proposes a Change of Zone to Planned Residential (R-4), which allows for a higher density. However, comparing the number of lots to the size of the project site shows a density of 1.47 dwelling units per acre. There will be less population growth than planned for in this area. Therefore, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

30. Fire Services

Source(s): Riverside County General Plan Safety Element

Findings of Fact:

The Riverside County Fire Department provides fire protection services within unincorporated Riverside County. Sycamore Creek Fire Station No. 64 is the closest to the proposed project and has the required resources needed to service the addition of 79 homes. Located approximately 0.9 mile to the north of the Project site. Given the existing homes in the general area, coupled with fees paid to comply with Riverside County Ordinance No. 659, less than significant impacts to emergency response times or overall impacts on County Fire Department Facilities would be anticipated to occur. Any potential significant effects will be prevented by the payment of standard fees to the County of Riverside. The Project must comply with County Ordinance No. 659 to prevent any potential effects to fire services. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

31. Sheriff Services

Source(s): Riverside County General Plan

Findings of Fact: The proposed project area is serviced by the Riverside County Sheriff's Department. Because the area is already serviced by the Sheriff's Department, which has the required resources to service the addition of 79 homes, less than significant impacts to emergency response times or overall

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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impacts on Sherriff's Department Facilities would be anticipated to occur. Any potential significant effects will be prevented by the payment of standard fees to the County of Riverside. The project must comply with County Ordinance No. 659 to prevent any potential effects to sheriff services. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

32. Schools

Source(s): School District correspondence, GIS database

Findings of Fact:

The proposed project area is part of the Corona-Norco Unified School District. Though schools in the area are already impacted, any potential significant effects will be prevented by the payment of standard fees to the County of Riverside. The Project must comply with County Ordinance No. 659 to prevent any potential effects to school districts. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Elementary students will likely go to Todd Elementary and high school students will likely go to Santiago High School. This is based on the Corona-Norco School Districts map and will be determined by the District/County. Fees will mitigate impacted school. Therefore, impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

33. Libraries

Source(s): Riverside County General Plan

Findings of Fact:

This Project is subject to the requirements of the County Ordinance No. 659, which establishes the utilities and public services mitigation fees applicable to all projects to reduce the incremental impacts to these services. The project is conditioned under Advisory Notification Document 10 Planning MAP. It is a mitigation fee and pursuant to CEQA is not considered mitigation. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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34. Health Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source(s): Riverside County General Plan

Findings of Fact:

The proposed Project will not cause an impact on health services. The Project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Health services are fueled through private insurance or state-funded medical programs. All if any DIF fees required will be collected. No impacts are anticipated.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

RECREATION Would the project:				
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35. Parks and Recreation				
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a) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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"/>
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Source(s): Riverside County GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

a) The Project does include recreational facilities such as pedestrian paths and open space. Parks which include Benches, D.G. walking paths, Meadow turf area and Tot Lot Play area, which will be CFD maintained. However, these areas do not require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. Impacts would be considered less than significant.

b) Because the proposed project includes a large park with minimal exercise equipment, a tot-lot. and walking trails, it is not anticipated that the project will significantly increase the needs or use of additional recreational facilities. Therefore, less than significant impacts will occur.

c) The Large 3.95 acre park will be CSA maintained. The park will be provided in lieu of QUIMBY fees. Therefore, no impacts will occur.

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

Monitoring: No monitoring is required.

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

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

Findings of Fact:

The proposed project's design contains a decomposed granite trail that will join Towhee Lane and connect to existing trails in TR 36317 and Deleo Park, pass through the passive park, then branch off to the proposed residences to the east, and also venture off to the open space area/Cleveland National Forest to the south. The increase of trails for the area will result in a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRANSPORTATION Would the project:				
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 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 checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a-b) The proposed grading activities will require the transport of grading equipment to and from the Project site, and may result in related short-term circulation activities. Based on the relatively low

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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density of the proposed project compared to its area, the project will not result in the increase in vehicle trips that would significantly impact the effectiveness of the existing system or an applicable congestion management program subject to the required transportation related improvements. Therefore, impacts are considered less than significant.

c) The future development of the project site will not require modifications to any existing public right-of-way, nor will it result in hazardous design features such as sharp curves. Driveways into the Project site will comply with the allowable slope percentage to ensure safely obtaining ingress and egress onto the Project site. The existing roadway that provides access to the Project is 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. Therefore, no impact will occur.

d) Future development of the Project site may result in the need for new or altered maintenance of roads, which is partially resolved with TUMF fees. The project has been conditioned to prepare improvement plans. The scope of these improvements is in accordance with existing standards and connect to existing surrounding streets. Therefore, the project would not require substantially altered maintenance of roads and impacts would be considered less than significant.

e) Short-term impacts will occur to the local roadway system during grading and construction. However, compliance with Ordinance No. 457 regulating construction hours of operation and Ordinance No. 499 requiring an encroachment permit from Riverside County Department of Transportation to assure that the safety of the travelling public and circulation is protected during construction will ensure that less than significant impacts will occur during construction.

f) Compliance with Riverside County Fire Departments development standards in terms of length of driveway, turnaround, slope, and gate width and opening will ensure that adequate emergency access into and out of the Project site is available. Therefore, less than significant impacts will occur with incorporation of Fire Department's development standards and condition of approval such as 80. FIRE. Permit regarding fire access lanes.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

38. Bike Trails

a) Include the construction or expansion of a bike system or bike lanes?

Source(s): Riverside County General Plan, Temescal Canyon Area Plan

Findings of Fact:

Temescal Canyon Area Plan (TCAP) Figure 8, Temescal Canyon Trails and Bikeway System, depicts planned recreational trails within this Project area. A comparison of the project's location with TCAP Figure 8 demonstrates that the proposed Project is consistent with the planned bike trail designations as applied to the Project site by the TCAP. A Design Guidelines Trail is depicted on the Temescal Canyon Trails and Bikeway System map north of the site and a Non-County Trail (Indian Truck Trail)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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exists west of the project site. The project does not propose the construction or expansion of a bike system or bike lanes. Therefore because the project site location is consistent with TCAP Figure 8, a trail system is planned for and exists within the project vicinity, and no bike system is proposed with project implementation, impacts are considered less than significant.

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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? (In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source(s): "Cultural Resources Assessment – Kiley Properties TR 37155" prepared by LSA Associates dated February 2018

Findings of Fact:

a) A cultural resources search, literature review, and pedestrian survey were conducted for the project. No previously undocumented cultural resources were identified by the current field survey. Through the various avenues of research, this study did not encounter any "historical resources" as defined by CEQA within the project area. LSA recommends to the county a finding of No Impact regarding cultural resources.

b) A request was sent to the Native American Heritage Commission (NAHC) on January 18, 2018, requesting a Sacred Lands File (SLF) search and a list of Native American tribes to contact pursuant to the Riverside County Scoping requirement. The NAHC responded on January 22, 2018 with the results of the SLF search. The results of the SLF search indicate that no sacred sites were documented within the one-mile search area. Riverside County Scoping Letters were sent to 14 tribes to inform them of the project and to inquire as to known Tribal Cultural Resources in the area. To the date of LSA's Cultural Resources Assessment, the Agua Caliente Band of Mission Indians and the Pala Band of Mission Indians both indicated that the project is outside the boundaries of their Traditional Use Areas.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all requesting tribes on May 1, 2018. On May 15, 2018 the County sent the Cultural Resources Phase I Report for TTM37155 and the corresponding conditions of approval for this Project to the Consulting Tribes. By June 1, 2018, four of the Tribes initiated consultation, one declined, and the remaining Tribes did not respond. The County concluded consultation with all of the participating Tribes by January 14, 2019.

Mitigation: No mitigation is required.

Monitoring: The conditions of approval require that prior to any ground disturbing activities a Native American Monitor be on site to facilitate avoidance of or if avoidance is not possible, to minimize negative impacts to Tribal Cultural Resources if they are encountered. Therefore, there are no impacts.

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 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): Project Application Materials, Will Serve Letter from Temescal Valley Water District dated June 20, 2017.

Findings of Fact:

a-b) Tract Map 37155 is for the subdivision of 53.7 gross acres into 79 residential lots and seven open space lots. The Change of Zone will change the zone from Rural Residential (R-R) to Planned Residential (R-4). As stated in the letter from the Temescal Valley Water District indicated above, the Project site is located within the service boundaries of TVWD and domestic water service exists. Water service to individual lots will require the extension of water facilities within dedicated public and/or private rights-of ways, subject to terms, and conditions established by TVWD, including but not limited to fees, charges, and water conservation measures. The project has been conditioned by Environmental Health to provide potable water (COA 15.E HEALTH.1). Per "Will-Serve" letter from TVWD they have the capability to handle the water and sewer demands of the proposed project. Furthermore, the bio-retention basins on-site will be sized to handle the 2, 5, and 10 year storm events. Inlets are sized to handle the 100 year rational runoff. Therefore, less than significant impacts will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

41. Sewer				
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or	<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
expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?				
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Department of Environmental Health Review, Will Serve Letter from Temescal Valley Water District dated June 20, 2017

Findings of Fact:

a-b) Tract Map 37155 is for the subdivision of 53.7 gross acres into 79 residential lots. The Change of Zone will change the zone to Planned Residential (R-4). As stated in the "Wil-Serve" letter from the Temescal Valley Water District indicated above the Project site is located within the service boundaries of TVWD and domestic sewer service exists. Sewer service to individual lots will require the extension of sewer facilities within dedicated public and/or private rights-of-way, subject to terms and conditions established by TVWD, including but not limited to fees, charges, and water conservation measures. The project has been conditioned by Environmental Health to provide potable water (COA 15.E HEALTH.1). Therefore, less than significant impacts will occur.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Comply with federal, state, and local management and reduction statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a) Construction and operation of the proposed Project would result in the generation of solid waste, requiring disposal at a landfill. The Riverside County Waste Management Department operates six (6) landfills that serve Riverside County residents. Due to the Project's location, it is anticipated that solid waste generated during construction and long-term operation would be disposed of at Badlands Landfill, Land Canyon, or El Sobrante Landfill. This landfill has a permitted daily disposal capacity of between 3,000 and 16,054 tons per day. Therefore, the proposed project would be served by landfills with adequate capacity to accommodate the Project's solid waste needs during construction and long-term operation, and there will be a less than significant impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The California Integrated Waste Management Act (Assembly Bill (AB) 939), signed into law in 1989, established in an integrated waste management system that focused on source reduction, recycling, composting, and land disposal of waste. In addition, the bill established a 50% waste reduction requirement for cities and counties by the year 2000, along with a process to ensure environmentally safe disposal of waste that could not be diverted. Per the requirements of the Integrated Waste Management Act, the Riverside County Board of Supervisors adopted the Riverside Countywide Integrated Waste Management Plan (CIWMP) (adopted January 14 1997), which outlines the goals, policies, and programs the County and its cities will implement to create an integrated and cost-effective waste management system that complies with the provisions of AB 939 and its diversion mandates.

In order to assist the County of Riverside in achieving the mandated goals of the Integrated Waste Management Act, the Project Applicant would be required to work with the future refuse haulers to develop and implement feasible waste reduction programs, including source reduction, recycling, and composting. Additionally, in accordance with a California Solid Waste Reuse and Recycling Act of 1991, the Project would provide adequate areas for collecting and loading recyclable materials where solid waste is collected. The collection areas are required to be shown on construction drawings and be in place before building permit final inspection. As such, the Project would comply with mandates of applicable solid waste statutes and regulations, and impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

43. Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?

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

Source(s): Project Application Materials, Utility Companies

Findings of Fact:

a-f) Implementation of the Project will result in an incremental system capacity demand for energy systems, communication systems, storm water drainage systems, street lighting systems, maintenance of public facilities, including roads and potentially other governmental services. These impacts are considered less than significant based on the availability of existing public utilities that would support the project. Compliance with the connection requirements, which may include fees, of Southern California Gas, Verizon and AT&T, Temescal Valley Water District, and Riverside County Transportation Department will ensure that potential impacts to utility facilities would be less than significant.

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

Monitoring: No monitoring is required.

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 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): Riverside County General Plan Figure S-11 “Wildfire Susceptibility”, Riverside County GIS database, Project Application Materials

Findings of Fact:

a-e) The proposed project is located within a very high fire hazard area. The project is located within State Responsibility Area. The project will need to comply with SRA regulations and will need to be consistent with the requirements for 10-foot setbacks between structures. In addition, the site allows for secondary access for emergency vehicles. The proposed project has been reviewed by the Riverside County Fire Department and several conditions of approval have been applied based on the above regulations to help ensure the safety of the residents and structures. Some of these conditions address the location of fire hydrants, construction materials, length and grade of the driveways, gated entries, and turning radius. Conceptual fuel modification plans will be implemented with project landscape and improvement plans.

The Riverside County Fire Department provides fire protection services within unincorporated Riverside County. Sycamore Creek Fire Station No. 64 is the closest to the proposed project, located approximately 0.9 mile to the north of the Project site. Given the existing homes in the general area, coupled with fees paid to comply with Riverside County Ordinance No. 659, less than significant impacts to emergency response times or overall impacts on County Fire Department Facilities would be anticipated to occur. Any potential significant effects will be prevented by the payment of standard fees

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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to the County of Riverside. The Project must comply with County Ordinance No. 659 to prevent any potential effects to fire services. This is a standard Condition of Approval and, pursuant to CEQA, is not considered mitigation. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required

MANDATORY FINDINGS OF SIGNIFICANCE Does the Project:

45. Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source(s): Staff Review, Project Application Materials

Findings of Fact: Implementation of the proposed project would not substantially degrade the quality of the environment. As discussed in the analysis of this initial study, impacts to Aesthetics, Agriculture & Forest Resources, Cultural Resources, Energy, Greenhouse Gas Emissions, Hazards & Hazardous Materials, Hydrology/Water Quality, Land Use/Planning, Mineral Resources, Noise, Population/Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities/Service Systems and Wildfire would have a less than significant impact on the environment.

Air Quality, Biological Resources, Geology/Soils and Paleontological Resources have mitigation measures required for the project that reduce impacts to less than significant levels. See sections above to reference mitigation measures in each category.

The project would not substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. All the environmental topics in the analysis would have no impact, less than significant impact, or less than significant impact with mitigation incorporated.

46. Have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source(s): Staff Review, Project Application Materials

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable because any potentially significant impact has been reduced to less than significant levels with mitigation measures and conditions that must be complied with. The project would also be in compliance with the General Plan growth projections and would abide by various regulations and management plans pertaining to, but not limited to air quality, water quality, habitat management, transportation, etc.).

47. Have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source(s): Staff Review, Project Application Materials

Findings of Fact: The analysis throughout this initial study found that environmental impacts identified would not expose people to hazards, air quality risks, excessive noise, water quality issues, or other potential environmental effects. Any impacts identified would either have no impact, less than significant impact or less than significant impact with mitigation incorporated, which would not result in environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly.

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: None utilized.

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.

Air Quality and Greenhouse Gas Emissions Impact Analysis; Vista Environmental, (2019) Marisa Jue, Greg Tonkovich, AICP.
Determination of Biologically Equivalent or Superior Preservation; LSA Associates, Inc. (2019).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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MSHCP Consistency Analysis; LSA Associates, Inc. (2019)

Oak Tree Assessment; LSA Associates, Inc. (2017).

Cultural Resources Assessment; LSA Associates, Inc. (2018), Gini Austerman, M.A., RPA.

Preliminary Geotechnical Investigation; Aragon Geotechnical, Inc. (2017).

Temescal Valley Water District Will Serve Letter; County of Riverside Planning & Land Use, (2017)



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

Juan C. Perez
Agency Director



03/10/20, 3:15 pm

PPT190004

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PPT190004. 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 - MM BIO-14

BIO-14: Toxics Land uses proposed in proximity to the MSHCP Conservation Area that are potentially toxic or may adversely affect wildlife species, habitat, and water quality include the use of chemicals and fertilizers for agricultural and commercial and residential uses, and petroleum product runoff from paved surfaces. These potential toxicants are not anticipated to be substantially increased by the proposed project. Prior to grading permits, any stormwater improvements will be designed to prevent or reduce toxic loads.

Advisory Notification. 2 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (PPT190004) 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

Plot Plan 190004 to allow a Planned Residential Development. The proposed single-family residences are expected to range in size from 2,400 square feet to 4,400 square feet, which would be determined later by a specific builder.
Change of Zone No.1800010 to change the site's Zoning Classification from R-R (Rural Residential) to R-4 (Planned Residential) to allow for a residential subdivision.
Tentative Tract Map No. 37155, a schedule "A" map to subdivide 53.7 gross acres into 79 single-family residential lots. Proposed lot sizes range from a minimum of 4,050 square feet to a maximum of 10,300 square feet, with an average lot size through the subdivision of 5,930 square feet. The project also includes seven (7) lots for non-residential use. Approximately 29.5 acres of tract is to remain as open space in its natural condition. The proposed project would provide roadways, sidewalks, detention basins, a 3.95 acre park with gravel parking area, a community passive park, landscaping, and utilities (water/sewer, gas, electric, cable infrastructure).

Advisory Notification. 4 AND - MM BIO-1

BIO-1: To mitigate for impacts to water quality the project will incorporate storm drain facilities, to

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 4 AND - MM BIO-1 (cont.)

include an infiltration basin, bio-retention basin, and a v-ditch.

Advisory Notification. 5 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED [MAP and/or] EXHIBIT(S)

Tentative Map 37155, dated January 2020

Conceptual Design manual TTM37155 March 2019

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) {for GPAs, SPs, & SPAs}
 - 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. 787 (Fire Code)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 6 AND - Federal, State & Local Regulation Compliance (cont.)

- 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. 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. 190004, Change of Zone No. 1800010, Tentative Tract Map No. 37155 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. 190004, Change of Zone No. 1800010, Tentative Tract Map No. 37155, 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

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 7 AND -Hold Harmless (cont.)

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 Water/Sewer

The proposed development shall obtain potable water service and sanitary sewer service from Temescal Valley Water District. Prior to building permit issuance, applicant shall submit an original copy of water and sewer "will-serve" letter(s) to DEH for review and record keeping. Please note that it is the responsibility of the applicant to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyors, as well as, all other applicable agencies.

Fire

Fire. 1 GEN - Fire

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. This project is in a High Fire Hazard, State Responsibility Area. In addition to County Ordinance, it will also be required to comply with all provisions of the State Board of Forestry, California Code of Regulations, Title 14.
- In order to assure adequate evacuation times, whenever lots of a proposed land division are located more than 1,320 feet, or 660 feet in a high fire hazard area, from a publicly maintained circulatory road, alternate or secondary access shall be provided.

Planning

Planning. 1 Gen - Causes for Revocation

In the event the use hereby permitted under this permit is found:

ADVISORY NOTIFICATION DOCUMENT

Planning-EPD

Planning-EPD. 4 BIO-8 EPD (cont.)

within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.

Planning-EPD. 5 BIO-9 EPD

Noise. Proposed noise-generating activities and land uses affecting the MSHCP Conservation Area shall be minimized by incorporating setbacks, berms, walls, or other noise reduction methods per applicable guidelines related to residential noise standards.

Planning-GEO

Planning-GEO. 1 GEO180013 ACCEPTED

County Geologic Report GEO No. 180013, submitted for the project TR37155, was prepared by Aragon Geotechnical, Inc. (AGI). The report is titled; "Preliminary Geotechnical Investigation, Tentative Tract Map 37155, APN 280-150-004, Temescal Valley, Riverside County, California," dated August 28, 2017. In addition, AGI has submitted the following documents for the project:

"Fault Hazard Investigation, Tentative Tract Map No. 37155, APN 280-150-004, Temescal Valley, Riverside County, California," dated May 24, 2018.

GEO No. 180013 concluded:

1. TTM No. 37155 is impacted by both an official State of California Earthquake Fault Zone for the Glen Ivy North fault, and a Riverside County Hazard Management Zones for multiple active faults.
2. Active fault traces have been identified and located by AGI within the property limits, and building setbacks have been recommended and plotted on the Geotechnical Map. It is AGI's opinion that the recommended setback will reduce risks to structures and people from ground rupture hazards to below a level of significance.
3. AGI finds that surface settlements from dry-sand volumetric changes should be insignificant.
4. AGI's investigation findings are that liquefaction opportunity is usually absent due to a lack of shallow groundwater.
5. It is AGI's opinion that induced landslide hazard risks (collectively deep-seated landslides, shallow earth flows, slumps, or rockfall) are very low within the designated development areas.
6. AGI categorically rules out tsunami, seiche, tank rupture, and dam breaching hazards due to the site's location.
7. AGI concludes that the site could be at risk for debris flow hazard during peak discharges from the large watershed to the south of the proposed tract. Mitigation measures to reduce this risk should be incorporated into the civil design and illustrated on the future grading plans.
8. Proposed slopes up to 30 feet high, with and without a retaining wall structure up to 16 feet at the

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1 GEO180013 ACCEPTED (cont.)

toe, were analyzed and found to have adequate factors of safety.

9. AGI believes that blended site soils will have negligible expansion potential.

GEO No. 180013 recommended:

1. All vegetation, structures/foundations/utilities, and debris within the limits of new construction should be removed and properly disposed of offsite.
2. Remedial grading is recommended to remove and replace old fills, non-engineered fault trench backfills, and compressible natural soils as engineered compacted fills.
3. All fault trench backfill, where said trenches are within a developed-space area, should be removed and replaced as engineered fill.
4. Alluvial bottoms shall demonstrate in-place dry densities of 85% or greater of the laboratory-determined maximum dry density to be accepted, and exhibit insignificant macro-porosity.
5. The Lot 24 and any other confirmed water wells should be properly grouted, sealed, and capped by a C57-licensed drilling contractor in accordance with Riverside County and State DWR regulations.
6. Subsurface drainage devices such as ravine subdrains and slope keyway heel drains are recommended to mitigate potential rising water conditions from anthropic recharge in TTM No. 37155.
7. Oversize rock is expected to be encountered during grading, and may be placed individually in deep fill, or optionally removed from the site, crushed to 6-inch minus fragments and mixed with regular soil fill, used for channel or dissipater riprap, or saved for use as landscape rock.

GEO No. 180013 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 180013 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.

Plan: PPT190004

Parcel: 290150004

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1 Gen - Construction Noise (cont.) Not Satisfied

Grading Plans shall note that the contractor(s) shall locate equipment staging in areas that will create the greatest distance between construction-related noise/vibration sources and sensitive receptors (residences) nearest the Project site during all Project construction.
Grading Plans shall note that the use of amplified music or sound is prohibited on the Project site during construction.

060 - Planning. 2 Gen - Fee Status Not Satisfied

Prior to the issuance of grading permits for Plot Plan No. 26344, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

060 - Planning. 3 Gen - Required Applications Not Satisfied

No grading permits shall be issued until Change of Zone No. 1800010 has been approved and adopted by the Board of Supervisors and have been made effective.
This permit shall conform with the development standards of the Conceptual Design Manual applied to the property.

060 - Planning. 4 MM CUL-1 Not Satisfied

CUL-1: In the event that archaeological materials are encountered during construction, all construction work shall be halted and a qualified archaeologist shall be consulted to determine the appropriate treatment of the discovery. (California Code of Regulations, Title 14, Chapter 3, Section 15064.5(f)).

060 - Planning. 5 MM CUL-2 Not Satisfied

CUL-2: In the event 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 the State Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be Native American, the County Coroner will notify Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD).
With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site. The MLD recommendations may include scientific removal and nondestructive analysis of human remains and items associated with Native American burials, preservation of Native American human remains and associated items in place, relinquishment of Native American human remains and associated items to the descendants for treatment, or any other culturally appropriate treatment.

060 - Planning. 6 MM GEO-1 Not Satisfied

GEO-1: Prior to issuance of grading permits, plans shall demonstrate that all slopes will be designed by a Geotechnical Engineer. Terrace drains and landscaping must be incorporated into slopes higher than 10 feet.

060 - Planning. 7 MM WE 1-3 Not Satisfied

MM WE 1-3. The applicant shall apply the wind erosion mitigation measures:

Plan: PPT190004

Parcel: 290150004

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 7 MM WE 1-3 (cont.) Not Satisfied

WE-1: Applying water to high traffic areas and/or on-site location undergoing grading/excavation.

WE-2: Covering small stockpiles.

WE-3: Apply a chemical soil binder such as hydroseed to graded or low traffic areas.

Planning-EPD

060 - Planning-EPD. 1 BIO-12 EPD Not Satisfied

Grading/Land Development. Prior to grading permit issuance, the plans shall display manufactured slopes shall not extend across the parcel line of the MSHCP Conservation Area. All land disturbances associated with construction and operation of the project, including fire management/fuel modification, will be wholly contained within the proposed project parcel boundary.

060 - Planning-EPD. 2 BIO-15 & BIO-16 MBTA Nesting Bird Survey - EPD Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If 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. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit. Prior to issuance of a grading permit or any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

060 - Planning-EPD. 3 BIO-17 EPD Not Satisfied

Prior to grading permit issuance the project will demonstrate that it complies with MSHCP, Appendix C, Standard Best Management Practices 1-15:

1. A condition shall be placed on grading permits requiring a qualified biologist to conduct a training session for project personnel prior to grading. The training shall include a description of the species of concern and its habitats, the general provisions of the Endangered Species Act (Act) and the MSHCP, the need to adhere to the provisions of the Act and the MSHCP, the penalties associated with violating the provisions of the Act, the general measures that are being implemented to conserve the species of concern as they relate to the project, and the access routes to and project site boundaries within which the project activities must be accomplished.

2. Water pollution and erosion control plans shall be developed and implemented in accordance with RWQCB requirements.

3. The footprint of disturbance shall be minimized to the maximum extent feasible. Access to sites shall be via pre-existing access routes to the greatest extent possible.

4. The upstream and downstream limits of projects disturbance plus lateral limits of disturbance on either side of the stream shall be clearly defined and marked in the field and reviewed by the biologist

Plan: PPT190004

Parcel: 290150004

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 3 BIO-17 EPD (cont.) Not Satisfied
prior to initiation of work.

5. Projects should be designed to avoid the placement of equipment and personnel within the stream channel or on sand and gravel bars, banks, and adjacent upland habitats used by target species of concern.

6. Projects that cannot be conducted without placing equipment or personnel in sensitive habitats should be timed to avoid the breeding season of riparian identified in MSHCP Global Species Objective No. 7.

7. When stream flows must be diverted, the diversions shall be conducted using sandbags or other methods requiring minimal instream impacts. Silt fencing of other sediment trapping materials shall be installed at the downstream end of construction activity to minimize the transport of sediments offsite. Settling ponds where sediment is collected shall be cleaned out in a manner that prevents the sediment from reentering the stream. Care shall be exercised when removing silt fences, as feasible, to prevent debris or sediment from returning to the stream.

8. Equipment storage, fueling, and staging areas shall be located on upland sites with minimal risks of direct drainage into riparian areas or other sensitive habitats. These designated areas shall be located in such a manner as to prevent any runoff from entering sensitive habitat. Necessary precautions shall be taken to prevent the release of cement or other toxic substances into surface waters. Project related spills of hazardous materials shall be reported to appropriate entities including but not limited to applicable jurisdictional city, FWS, and CDFG, RWQCB and shall be cleaned up immediately and contaminated soils removed to approved disposal areas.

9. Erodible fill material shall not be deposited into water courses. Brush, loose soils, or other similar debris material shall not be stockpiled within the stream channel or on its banks.

10. The qualified project biologist shall monitor construction activities for the duration of the project to ensure that practicable measures are being employed to avoid incidental disturbance of habitat and species of concern outside the project footprint.

11. The removal of native vegetation shall be avoided and minimized to the maximum extent practicable. Temporary impacts shall be returned to pre-existing contours and revegetated with appropriate native species.

12. Exotic species that prey upon or displace target species of concern should be permanently removed from the site to the extent feasible.

13. To avoid attracting predators of the species of concern, the project site shall be kept as clean of debris as possible. All food related trash items shall be enclosed in sealed containers and regularly removed from the site(s).

14. Construction employees shall strictly limit their activities, vehicles, equipment, and construction materials to the proposed project footprint and designated staging areas and routes of travel. The construction area(s) shall be the minimal area necessary to complete the project and shall be specified in the construction plans. Construction limits will be fenced with orange snow screen. Exclusion fencing should be maintained until the completion of all construction activities. Employees

Plan: PPT190004

Parcel: 290150004

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 8 BIO-6 Weed Management Plan - EPD (cont.) Not Satisfied
review and approval.

The Weed Management Plan must include all best management practices being proposed to prevent the invasion of non-native plant species into lands being donated to the Riverside Conservation Authority (RCA) and temporarily impacts stream beds.

060 - Planning-EPD. 9 BIO-7 EPD Not Satisfied

Prior to grading permits, the plans and ECS will state that a biologist will monitor construction for the duration of the project to ensure that vegetation removal, Best Management Practices (BMP), and all avoidance and minimization measures are properly constructed and followed.

060 - Planning-EPD. 10 BIO-8 EPD Not Satisfied

Lighting: Prior to grading permits, the plans and ECS will state that night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.

060 - Planning-EPD. 11 BIO-9 EPD Not Satisfied

Noise. Prior to grading permits, the plans and ECS will state that proposed noise-generating activities and land uses affecting the MSHCP Conservation Area shall be minimized by incorporating setbacks, berms, walls, or other noise reduction methods per applicable guidelines related to residential noise standards.

060 - Planning-EPD. 12 Donation Agreement with the RCA - EPD Not Satisfied

Prior to to issuance of a grading permit, or recordation whichever comes first, the applicant will submit to the Environmental Programs Division (EPD) of the Riverside County Planning Department proof that they have entered into a donation agreement with Western Riverside County Regional Conservation Authority (RCA) for the Lot labeled as 'Open Space (To Be Donated To RCA)' on Tentative Tract Map No. 37155.

060 - Planning-EPD. 13 Fencing Plan - EPD Not Satisfied

Prior to the issuance of a grading permit, the applicant shall submit a proposed fencing and signage plan for the protection of all biologically sensitive areas.

Areas of the project adjacent to the Lot labeled as 'Open Space (To Be Donated To RCA)' on Tentative Tract Map No. 37155, shall be permanently fenced. The fencing shall provide a physical barrier to minimize unauthorized public access, domestic animals (WHERE FEASIBLE), illegal trespass or dumping. Fencing shall be proposed and installed at all interfaces between conservation lands and urban uses such as roads, development, residential, etc. The fence shall have a minimum height of FOUR feet at its shortest point. Since the fence is located partially within the floodway and sometimes shares a boundary with the floodway, fence materials used in the construction shall not obstruct any flows.

The Regional Conservation Authority (RCA) shall be consulted on the fence design. The fencing plan will be reviewed and approved by the Riverside County Planning Department Environmental

Plan: PPT190004

Parcel: 290150004

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 13 Fencing Plan - EPD (cont.) Not Satisfied

Programs Division (EPD). The fence shall not be installed until EPD staff has reviewed and approved the fencing plan. EPD staff shall have sole discretion in determining whether the proposed fencing will adequately protect the conservation area, and whether changes to the proposed fencing and signage plan are required.

060 - Planning-EPD. 14 Streambed Alteration Permits - EPD Not Satisfied

Prior to issuance of grading permits, the applicant must provide documentation demonstrating that streambed permits have been applied for. This would include a Notification of Lake or Streambed Alteration was submitted to the California Department of Fish and Wildlife pursuant to Fish and Game Code section 1602. If CDFW determines that a Lake or Streambed Alteration Agreement is required as a result of the Notification process, the applicant shall provide the final Agreement documentation. Also, a 401 Certification from Regional Water Quality Control Board shall be applied for and a 404 permit from Army Corp of Engineers.

If the agencies decide no permit is required, the applicant shall provide evidence of communication to that effect from the agencies.

060 - Planning-EPD. 15 Temporary Fencing - EPD Not Satisfied

Areas of the project adjacent to the Lot labeled as 'Open Space (To Be Donated To RCA)' on Tentative Tract Map No. 37155, will be temporarily fenced to avoid impacts during grading and construction. Signs must clearly indicate that no impacts will occur within the fenced areas. Fence installation must be monitored by a qualified biologist who holds a MOU with the County of Riverside. Prior to fence installation, the monitoring biologist must carry out a nesting bird survey in order to avoid take of nesting birds. A report will be submitted by the monitoring biologist documenting that the fencing has been completed. EPD may also inspect the site prior to grading permit issuance.

060 - Planning-EPD. 16 Weed Management Plan - EPD Not Satisfied

Prior to issuance of a grading permit, the applicants must provide the Environmental Programs Division (EPD) of the Riverside County Planning Department with a Weed Management Plan for review and approval.

The Weed Management Plan must include all best management practices being proposed to prevent the invasion of non-native plant species into lands being donated to the Riverside Conservation Authority (RCA) and temporarily impacts stream beds.

Planning-PAL

060 - Planning-PAL. 1 PRIMP Not Satisfied

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1. The applicant shall retain a qualified paleontologist approved by the County to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).
2. The project paleontologist retained shall review the approved development plan and grading plan

Plan: PPT190004

Parcel: 290150004

60. Prior To Grading Permit Issuance

Planning-PAL

060 - Planning-PAL. 1 PRIMP (cont.) Not Satisfied

and conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for approval prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:

1. Description of the proposed site and planned grading operations.
2. Description of the level of monitoring required for all earth-moving activities in the project area.
3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
8. Procedures and protocol for collecting and processing of samples and specimens.
9. Fossil identification and curation procedures to be employed.
10. Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County "SABER Policy", paleontological fossils found in the County should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
11. All pertinent exhibits, maps and references.
12. Procedures for reporting of findings.
13. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.
14. All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. PG), as appropriate. One original signed copy of the report(s) shall be submitted to the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, Plan Check staff, Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

Safeguard Artifacts Being Excavated in Riverside County (SABER)

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 NO BUILDING PERMIT W/O GRADING PERMIT Not Satisfied

Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department.

Plan: PPT190004

Parcel: 290150004

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 NO BUILDING PERMIT W/O GRADING PERMIT (cont.) Not Satisfied

080 - BS-Grade. 2 ROUGH GRADE APPROVAL Not Satisfied

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

1. Submitting a "Wet Signed" copy of the Grading Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.
2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.
3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.
4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage or other means of site stabilization as approved by 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.

Fire

080 - Fire. 1 Fire - Access Not Satisfied

1. Prior to building construction, fire apparatus access roads extending beyond 150 feet which have not been completed shall have a turnaround capable of accommodating fire apparatus. (CFC 503.2.5)
2. During phased construction, fire apparatus access roads extending beyond 150 feet which have not been completed shall have a turn-around capable of accommodating fire apparatus. (CFC 503.1 and 503.2.5)
3. If construction is phased, each phase shall provide approved emergency vehicular access for fire protection prior to any building construction. (CFC 501.4)
4. The Fire Apparatus Access Road shall be (all weather surface) capable of sustaining an imposed load of 75,000 lbs. GVW. The fire apparatus access road or temporary access road shall be reviewed and approved by the Office of the Fire Marshal and in place during the time of construction. (CFC 501.4)
5. Fire apparatus access roads shall have an unobstructed width of not less than twenty-four (24) feet as approved by the Office of the Fire Marshal and an unobstructed vertical clearance of not less than thirteen (13) feet six (6) inches or 15 feet if project is located in a State Responsibility Area Fire Hazard Zone. (CFC 503.2.1)

080 - Fire. 2 Fire - Water Not Satisfied

1. Final fire and life safety conditions will be addressed when the Office of the Fire Marshal reviews building plans. These conditions will be based on occupancy, use, California Building Code (CBC), California Fire Code (CFC), and related codes, which are in effect at the time of building plan submittal.
2. Minimum fire flow for the construction of all commercial buildings is required per CFC Appendix B and Table B105.1. Prior to building permit issuance, the applicant/developer shall provide documentation to show there exists a water system capable of delivering the fire flow based on the

Plan: PPT190004

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80. Prior To Building Permit Issuance

Fire

080 - Fire. 2 Fire - Water (cont.) Not Satisfied

information given. Subsequent design changes may increase or decrease the required fire flow.

3. Prior to issuance of Building Permits, the applicant/developer shall furnish one copy of the water system plans to the Office of the Fire Marshal for review and approval.

The required water system, including fire hydrants, shall be installed, made serviceable, and be accepted by the Office of the Fire Marshal prior to beginning construction. They shall be maintained accessible.

4. Existing fire hydrants on public streets are allowed to be considered available. Existing fire hydrants on adjacent properties shall not be considered available unless fire apparatus access roads extend between properties and easements are established to prevent obstruction of such roads. (CFC 507, 501.3)

5. Prior to issuance of Certificate of Occupancy or Building Final, "Blue Reflective Markers" shall be installed to identify fire hydrant locations in accordance with City specifications. (CFC 509.1)

Planning

080 - Planning. 1 Gen - Construction Noise Not Satisfied

Building Plans shall note and construction shall comply that during all Project-related excavation and grading, the construction contractor(s) shall equip all construction equipment, fixed and mobile, with properly operating and maintained mufflers consistent with manufacturer standards.

Building Plans shall note and construction shall comply that the contractor(s) shall locate equipment staging in areas that will create the greatest distance between construction-related noise/vibration sources and sensitive receptors (residences) nearest the Project site during all Project construction.

Building Plans shall note and construction shall comply that the use of amplified music or sound is prohibited on the Project site during construction.

080 - Planning. 2 Gen - Fee Status Not Satisfied

Prior to issuance of building permits for Plot Plan No. 190004, 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. 3 Gen - School Impact Fees Not Satisfied

Impacts to the Corona Norco Unified School District be addressed in accordance with California State law.

080 - Planning. 4 MM CUL-2 Not Satisfied

CUL-2: In the event 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 the State Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be Native American, the County Coroner will notify Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD).

With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site. The MLD recommendations may include scientific removal and nondestructive analysis of human remains and items associated with Native American burials, preservation of Native American human remains and

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 4 MM CUL-2 (cont.) Not Satisfied
associated items in place, relinquishment of Native American human remains and associated items to the descendants for treatment, or any other culturally appropriate treatment.

Planning-EPD

080 - Planning-EPD. 1 BIO-2 EPD Not Satisfied
Prior to issuance of building permits, the plans and ECS will state that riverine areas temporarily affected by the project will be recontoured to their original grades. These areas are sparsely vegetated in the alluvial stream bottoms and are anticipated to revegetate naturally over time, to the extent they will support vegetation.

080 - Planning-EPD. 2 BIO-20 EPD Not Satisfied
Prior to issuance of building permits, the applicant needs to demonstrate that they have used a combination of on-site and off-site off-site oak tree replacement/restoration.

080 - Planning-EPD. 3 BIO-4 EPD Not Satisfied
Prior to issuance of building permits, the plans and ECS will state that prior to clearing or construction, highly visible barriers (e.g., orange construction fencing) will be installed along the boundaries of the project footprint. All construction equipment should be operated in a manner to prevent accidental damage to areas to areas outside the project footprint. No structure of any kind, or incidental storage of equipment or supplies, will be allowed within these protected zones. Silt fence barriers will be installed at the project boundary to prevent accidental deposition of fill material in areas where vegetation is adjacent to planned grading activities.

080 - Planning-EPD. 4 BIO-5 EPD Not Satisfied
Prior to issuance of building permits, the plans and ECS will state that all equipment maintenance, staging, and dispensing of fuel, oil, or any other such activities will occur in developed or designated non-sensitive upland habitat areas. The designated upland areas will be located in such a manner as to prevent any spill runoff from riverine areas.

080 - Planning-EPD. 5 BIO-7 EPD Not Satisfied
Prior to issuance of building permits, the plans and ECS will state that a biologist will monitor construction for the duration of the project to ensure that vegetation removal, Best Management Practices (BMP), and all avoidance and minimization measures are properly constructed and followed.

080 - Planning-EPD. 6 BIO-8 EPD Not Satisfied
Lighting: Prior to issuance of building permits, the plans and ECS will state night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.

080 - Planning-EPD. 7 BIO-9 EPD Not Satisfied
Noise. Prior to issuance of building permits, the plans and ECS will state proposed noise-generating

Plan: PPT190004

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80. Prior To Building Permit Issuance

Planning-EPD

080 - Planning-EPD. 7 BIO-9 EPD (cont.) Not Satisfied

activities and land uses affecting the MSHCP Conservation Area shall be minimized by incorporating setbacks, berms, walls, or other noise reduction methods per applicable guidelines related to residential noise standards.

080 - Planning-EPD. 8 Permanent Fencing Not Satisfied

Prior to issuance of a building permit, the applicant shall have the areas adjacent to the Lot labeled as 'Open Space (To Be Donated To RCA)' on Tentative Tract Map No. 37155 shall be permanently fenced, with appropriate signage as approved by the Environmental Programs Division of the Riverside County Planning Department and the Regional Conservation Authority.

The fencing shall provide a physical barrier to minimize unauthorized public access, domestic animals (WHERE FEASIBLE), illegal trespass or dumping. Fencing shall be installed at all interfaces between conservation lands and urban uses such as roads, development, residential, etc. The fence shall have a minimum height of FOUR feet at its shortest point. Since the fence is located partially within the floodway and sometimes shares a boundary with the floodway, fence materials used in the construction shall not obstruct any flows.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 PRECISE GRADE APPROVAL Not Satisfied

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1. Requesting and obtaining approval of all required grading inspections.
2. Submitting a "Wet Signed" copy of the 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 Gen - Phases Must Be Complete Not Satisfied

If the project has been phased, all facilities meant to serve the current phase of development shall be installed in a usable condition. Project landscaping may not all be deferred until the final phase.

090 - Planning. 2 Gen - Utilities Underground Not Satisfied

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground 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. 3 LCP Landscape Concept Plan Not Satisfied

Prior to issuance of building permits, the applicant shall provide a single digital file in PDF form on a

Plan: PPT190004

Parcel: 290150004

90. Prior to Building Final Inspection

Planning

090 - Planning. 3 LCP Landscape Concept Plan (cont.) Not Satisfied
non-rewritable Compact Disc (CD) media with a Landscape Concept Plan (LCP) on County standard Transportation Department Title Block plan sheet format (24" x 36"), 1:20 scale, with title block, north arrow, limit of work lines, hardscape features, graphic scale, and street names, etc. 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.

090 - Planning. 4 Park Amenities Not Satisfied
Prior to building permit issuance, the park shall contain a tot lot, walking trails and either a picnic area, benches or both as a minimum requirement.

Planning-EPD

090 - Planning-EPD. 1 BIO-11 EPD Not Satisfied
Barriers. Prior to issuance of building permit final inspection approval, the project shall incorporate barriers along the edges of the project site to minimize, off road vehicle traffic, domestic animal predation, and dumping in the MSHCP Conservation Area. Boundary barriers may include rocks/boulders, fencing, and walls with Western Riverside County Regional Conservation Authority (RCA) Wildlife Area signage. Matthew- They have a park on northern side. We would prefer that it permits people to hike into the mountains from the park, would this be possible? We could revise the condition.

090 - Planning-EPD. 2 BIO-18 & BIO-19 EPD Not Satisfied
Prior to building permit final inspection approval, it shall be provided that on-site replacement of California live oak trees is at a minimum 10:1 replacement ratio and/or that the off site purchase of oak tree restoration credits were purchased (if needed) from an approved mitigation bank or habitat conservation organization.

090 - Planning-EPD. 3 BIO-8 EPD Not Satisfied
Lighting: Prior to building permit final inspection approval, night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.

090 - Planning-EPD. 4 BIO-9 EPD Not Satisfied
Noise. Prior to building permit final inspection approval, proposed noise-generating activities and land uses affecting the MSHCP Conservation Area shall be minimized by incorporating setbacks, berms, walls, or other noise reduction methods per applicable guidelines related to residential noise standards.



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

Juan C. Perez
Agency Director



03/10/20, 3:19 pm

TTM37155

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TTM37155. 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 Tentative Tract Map No. 37155, Plot Plan No. 190004, and Change of Zone No. 1800010, 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 Tract Map No. 37155, Plot Plan No. 190004, and Change of Zone No. 1800010, 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

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 1 AND - Hold Harmless (cont.)

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. 2 AND - Mudslides debris flows

The project is located adjacent to the Cleveland National Forest. Due to increased instance of wildfires, the developer and landowners should be aware of the potential for flooding, mudslides or debris flows that might follow any fire that might burn the Cleveland National Forest lands above this community.

Advisory Notification. 3 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (TTM37155) 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. 4 AND - Project Description & Operational Limits

Tentative Tract Map No. 37155, a schedule "A" map to subdivide 53.7 gross acres into 79 single-family residential lots. Proposed lot sizes range from a minimum of 4,050 square feet to a maximum of 10,300 square feet, with an average lot size through the subdivision of 5,930 square feet. The project also includes seven (7) lots for non-residential use. Approximately 29.5 acres of tract is to remain as open space in its natural condition. The proposed project would provide roadways, sidewalks, detention basins, a 3.95 acre park with gravel parking area, a community passive park, landscaping, and utilities (water/sewer, gas, electric, cable infrastructure).

Plot Plan 190004 to allow a Planned Residential Development. The proposed single-family residences are expected to range in size from 2,400 square feet to 4,400 square feet, which would be determined later by a specific builder.

Change of Zone No.1800010 to change the site's Zoning Classification from R-R (Rural Residential) to R-4 (Planned Residential) to allow for a residential subdivision.

Advisory Notification. 5 AND - Conceptual Phase Grading

Prior to the approval of an application for a division into units or phasing plan for the TENTATIVE MAP, a conceptual grading plan covering the entire TENTATIVE MAP shall be submitted to the County Planning Department for review and approval. The conceptual grading plan shall comply with the following:

- A. Techniques which will be used to prevent erosion and sedimentation during and after the grading process shall be depicted or documented.
- B. Approximate time frames for grading and areas which may be graded during the higher probability rain months of January through March shall be identified.
- C. Preliminary pad and roadway elevations shall be depicted.

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 5 AND - Conceptual Phase Grading (cont.)

D. Areas where temporary grading occurs on any phase other than the one being graded for development at a particular time shall be identified.

The approved conceptual grading plan shall be provided to the Building and Safety Grading Division and shall be used as a guideline for subsequent detailed grading plans for individual units or phases of the TENTATIVE MAP.

Advisory Notification. 6 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED MAP and EXHIBIT

Tentative Map 37155, dated January 2020

Conceptual Design manual TTM37155 March 2019

Advisory Notification. 7 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:

- National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)

2. Compliance with applicable State Regulations, including, but not limited to:

- The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
 - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation) {for GPAs, SPs, & SPAs
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)]

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) {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)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 7 AND - Federal, State & Local Regulation Compliance (cont.)

- 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. 8 AND - Lot Access/Unit Plans

Any proposed division into units or phasing of the TENTATIVE MAP shall provide for adequate vehicular access to all lots in each unit or phase, and shall substantially conform to the intent and purpose of the land division approval. No approval for any number of units or phases is given by this TENTATIVE MAP and its conditions of approval, except as provided by Section 8.3 (Division into Units) of Ordinance No. 460.

Advisory Notification. 9 MM BIO-3

BIO-3: To compensate for the permanent loss of 0.008 acre, the project will mitigate for permanent impacts at a 3:1 ratio. Compensation for permanent impacts will include one or a combination of the following: Off-site habitat enhancement/ preservation, off-site participation in an in-lieu fee program for habitat restoration (reestablishment/rehabilitation), and/or the purchase of credits from a mitigation bank for habitat restoration (reestablishment/rehabilitation).

Advisory Notification. 10 MM BIO-6

BIO-6: A weed abatement program will be developed to minimize the importation of nonnative plant material during and after construction. Eradication strategies will be employed should and invasion occur.

E Health

E Health. 1 ECP Comments

Based on the information provided in the environmental assessment documents submitted for this

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 Flood Haz. Report (cont.)

project is adjacent to Tract Map36317 which is currently under construction.

The parcel has a tributary drainage area approximately 370-acres from the hills to the south and west which traverses the project at various locations. In general, high debris production is expected causing the buildup of deposits in this area, and all off-site drainage areas have debris potential. After the Holy Fire broke out upstream of the project site in 2018, this area is severely impacted by the debris and mud flows.

Tributary offsite flows from the southwestern hillsides are debris laden and the southern portion of the project site is currently vulnerable to upstream flows. The runoffs from the hill and the discharge from an existing District facility, Temescal Canyon - Towhee Lane Channel (Proj. No. 2-0-00503, Dwg. No. 2-0451), flow along the southern boundary of TR37155 in a natural channel and enters a federally owned property, USA 290, before heading north through a broad passageway in TR31908. The passageway is marked as a floodplain in TR31908 Environmental Constraint Sheet. The flow continues heading to northeast and crosses under Campbell Ranch Road, I-15 Freeway, Temescal Canyon Road and ultimately discharges into Temescal Canyon Wash.

The District has reviewed the Tentative Tract Map Exhibit dated January 2020, Preliminary Drainage Report and HEC-RAS hydraulic analyses submitted on January 3, 2020.

The natural watercourse along the southern edge of the project has a steep slope and is in a supercritical flow regime. The HEC-RAS study determined the 100-year flood plain boundaries, water surface elevations and flow velocities in the natural channel by running the models with subcritical (for the maximum depth) and supercritical flow regimes (for the maximum velocity). The downstream limit of the hydraulic analysis is south of Kiley Park where 12-ft access road started and ends at eastern property line. Due to erosive velocities in the natural channel, TR37155 proposes rock slope protections and retaining wall along portions of the northern bank of the channel to protect the site from the 100-year discharge. Since the channel will be maintained by CSA, bank protection shall be designed and constructed to District standards to provide 100-year protection to the maintenance roads and adequate toe down depth for erosion protection. During plan check, adequate access for maintenance and erosion protection shall be provided for the walls and revetments. A study will also need to be prepared to determine the retaining wall's stability from the impact of these flows and sufficiency of the selected erosion protection structures. Potential scour shall be considered in the design of the retaining wall's footing in order to provide adequate toe down. Offsite runoffs that sheet flows to onsite Guffey Ranch Way and Street "E" are captured by proposed v-ditch and conveyed to an existing 30-in RCP underground storm drain in Kingbird Drive via a proposed 18-in RCP. Calculations will need to be prepared to prove the project site is adequately protected from 100-year offsite runoffs by the proposed v-ditch.

Two water quality basins, Basin 1 and Basin 2, are proposed at northwest corner of the site and south of Street "C" along with the other water quality facilities to treat onsite runoffs. This project is not associated with any existing or proposed District maintained facilities, therefore Transportation Department will have the responsibility to process the review and approval the preliminary and final Water Quality Management Plan (WQMP). Increased runoff mitigation is not required for this project, however the

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1 GEO 180013 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.

Transportation

Transportation. 1 RCTD - General

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. Alternations 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.
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 foot tangent, measured from flowline/curb-face to the end of the 50 foot 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. The off-site rights-of-way for access road(s) required by the project shall be accepted to vest title in the name of the public if not already accepted.
11. 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.
12. 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

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 RCTD - General (cont.)

Surveyor, for the acceptance of the existing dedications by resolution and bear all costs thereof.

13. 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.

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.

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50. Prior To Map Recordation

E Health

050 - E Health. 1 Waste Hauler 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.

Fire

050 - Fire. 1 Prior to Recordation Not Satisfied

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

050 - Fire. 2 Prior to Recordation Not Satisfied

Ecs map must be stamped by the Riverside County Surveyor with the following note: The applicant or developer shall provide written certification from the appropriate water company that the required fire hydrants are either existing or that financial arrangements have been made to provide them.

050 - Fire. 3 Prior to recordation Not Satisfied

Ecs map must be stamped by the Riverside County Surveyor with the following note: Emergency vehicle access shall be provided in accordance with the California Fire Code and Riverside County Fire Department standards.

050 - Fire. 4 Prior to recordation Not Satisfied

Ecs map must be stamped by the Riverside County Surveyor with the following note: The land division is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed on lots created by this land division shall comply with the special construction provisions contained in Riverside County Ordinance 787.

050 - Fire. 5 Prior to Recordation Not Satisfied

Ecs map must be stamped by the Riverside County Surveyor with the following note: All buildings shall be constructed with Class B material as per the California Building Code.

050 - Fire. 6 Prior to Recordation Not Satisfied

ECS map must be stamped by the Riverside County Surveyor with the following note: Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that should include, but not limited to, the following items: a) Fuel modification to reduce fire loading. b) Appropriate fire breaks according to fuel load, slope and terrain. c) Non flammable walls along common boundaries between rear yards and open space. d) An owners' association or appropriate district shall be responsible for maintenance of all fire protection measures within the open space areas.

ANY HABITAT CONSERVATION ISSUE AFFECTING THE FIRE DEPARTMENT FUEL MODIFICATION REQUIREMENT, SHALL HAVE CONCURRENCE WITH THE RESPONSIBLE

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50. Prior To Map Recordation

Fire

050 - Fire. 6 Prior to Recordation (cont.) \ Not Satisfied
WILDLIFE AND/OR OTHER CONSERVATION AGENCY.

050 - Fire. 7 Prior to recordation Not Satisfied

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

Flood

050 - Flood. 1 MAINTENANCE MECHANISM Not Satisfied

Evidence of a viable maintenance mechanism shall be submitted to the District and County for review and approval.

050 - Flood. 2 Phasing Not Satisfied

If the tract is built or recorded in phases, each phase must be protected from the one-percent annual chance (100-year) tributary flows and shall mitigate its water quality impacts. Additionally, the water quality features necessary to mitigate impacts associated with each phase shall be constructed. The construction of all necessary improvements along with easements and/or permission from affected property owners to safely discharge the concentrated or diverted one-percent annual chance (100-year) tributary flows of each phase shall be required prior to recordation of the Final Map.

050 - Flood. 3 Show Floodplain on ECS Not Satisfied

The one-percent annual chance (100-year) floodplain limits through the property shall be delineated on an Environmental Constraint Sheet (ECS) to accompany the Final Map. Calculations and the pertinent data used to determine these limits shall be submitted to the District for review and approval. The area within the delineated floodplain limits shall be labeled as "Floodplain" on the ECS. A note shall be placed on the ECS stating:

"Floodplains and watercourses must be kept free of all buildings and obstructions including fill. Flow obstructing fencing (e.g. chain-link, block wall) shall not be allowed."

050 - Flood. 4 Submit ECS & Final Map Not Satisfied

A copy of the Environmental Constraint Sheet and the Final Map shall be submitted to the District for review and approval. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

050 - Flood. 5 Submit Plans - Map Not Satisfied

Submit storm drain plans, the hydrologic and hydraulic report, and reference material including but not limited to, street improvement plans, grading plans, utility plans, the approved tentative map or site plan, the final map and the environmental constraint sheet, the geotechnical soils report and environmental documents (CEQA, federal and state permits). The storm drain plans and the hydrologic and hydraulic report must receive District approval prior to the issuance of permits. All submittals shall be date stamped by the Engineer and include a Plan Check Application, Flood Control Deposit Based Fee Worksheet, found on the District's website, and a plan check fee deposit.

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50. Prior To Map Recordation

Flood

050 - Flood. 5 Submit Plans - Map (cont.) Not Satisfied

Planning

050 - Planning. 1 Gen - Comply with Ord 457 Not Satisfied

The land divider shall provide proof to the Land Management Agency - Land Use Section that all structures for human occupancy presently existing and proposed for retention comply with Ordinance Nos. 457 and 348.

050 - Planning. 2 Gen - Fee Balance Not Satisfied

Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE TRACT 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 Gen - Mt Palomar Not Satisfied

The following Environmental Constraint Note shall be placed on the ECS: This property is subject to lighting restrictions as required by 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. 4 Gen - Required Approval Not Satisfied

No FINAL MAP shall record until Change of Zone No. 1800010 has been approved and adopted by the Board of Supervisors and have been made effective. This land division shall conform with the development standards of the designations and/or zones ultimately applied to the property.

050 - Planning. 5 Map - CC&R RES CSA COM. Area Not Satisfied

The land divider shall convey to the County fee simple title, to all common open space areas, free and clear of all liens, taxes, assessments, leases (recorded and unrecorded) and easement, except those easements which in the sole discretion of the County are acceptable. As a condition precedent to the County accepting title to such areas, the land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for review and approval, and (b) the land divider shall submit to the Office of the County Counsel the following documents: 1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number (a copy of this cover letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents; and 2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and 3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and, 4. A deposit equaling three (3) hours of the of the current hourly fee for Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted to the Office of the County Counsel review and approval. The declaration of covenants, conditions and restrictions submitted for review shall a)

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50. Prior To Map Recordation

Planning

050 - Planning. 5 Map - CC&R RES CSA COM. Area (cont.) Not Satisfied

provide for a minimum term of 60 years, b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common, and c) contain the following provisions verbatim: "Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply: The property owners' association established herein shall, if dormant, be activated, by incorporation or otherwise, at the request of the County of Riverside, and the property owner's association shall unconditionally accept from the County of Riverside, upon the County's demand, title to all or any part of the 'common area', more particularly described on TRACT MAP 37155, attached hereto. The decision to require activation of the property owners' association and the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County of Riverside. In the event that the 'common area', or any part thereof, is conveyed to the property owners' association, the association, thereafter, shall own such 'common area', shall manage and continuously maintain such 'common area', and shall not sell or transfer such 'common area', or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor in interest. The property owners' association shall have the right to assess the owner of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien. This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor in interest. A proposed amendment shall be considered '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. 6 Map - ECS Exhibit Not Satisfied

The constrained areas shall conform to the approved Exhibit E, Environmental Constraints Exhibit, and shall be mapped and labeled on the Environmental Constraint Sheet (ECS) to the satisfaction of the Planning Department.

050 - Planning. 7 Map - ECS Note-Design Manual Not Satisfied

The following Environmental Constraints Note shall be placed on the ECS: A development design manual has been adopted for this land division by the County of Riverside. Procedures required prior to issuance of building permits include, but are not limited to, review of lot building plans and architecture by the Planning Department or equivalent for conformance with this manual. Lot purchasers should review the development design manual prior to commencing home design or purchase of mobilehome or manufactured dwellings. The development design manual is on file in the office of the Planning Department.

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Planning

050 - Planning. 8 Map - ECS Note-Design Manual Not Satisfied

The following Environmental Constraints Note shall be placed on the ECS: A development design manual has been adopted for this land division by the County of Riverside. Procedures required prior to issuance of building permits include, but are not limited to, review of lot building plans and architecture by the Planning Department or equivalent for conformance with this manual. The development design manual is on file in the office of the Planning Department."

050 - Planning. 9 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. 10 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. 11 Map - Final Design Manual Not Satisfied

The land divider shall submit a final design manual reflecting any modifications or amendments to the TENTATIVE MAP and conditions of approval, including the draft design manual.

050 - Planning. 12 Map - Mitigation Monitoring Not Satisfied

The land divider, or the land divider's successor, shall prepare and submit a written report to the Planning Department demonstrating compliance with those conditions of approval and mitigation measures of this land division and E.A. No. CEQ180037 which must be satisfied prior to the recordation of the final map. The Planning Director may require inspection or other monitoring to ensure such compliance.

050 - Planning. 13 Map - Mitigation Monitoring Not Satisfied

The land divider, or the land divider's successor, shall prepare and submit a written report to the Planning Department demonstrating compliance with those conditions of approval and mitigation measures of this land division and E.A. No. CEQ180037 which must be satisfied prior to the recordation of the final map. The Planning Director may require inspection or other monitoring to ensure such compliance.

050 - Planning. 14 Map - Quimby Fees (1) Not Satisfied

Prior to Map Recordation, the land divider shall submit to the County Planning Department a duly and completely executed agreement with the Riverside County 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. 15 Map - Quimby Fees (1) Not Satisfied

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Planning

050 - Planning. 15 Map - Quimby Fees (1) (cont.) Not Satisfied

If a district, agency, or other authority is created to collect Quimby Fees applicable to the project's area, the land divider shall submit to the County Planning Department Development Review Division a duly and completely executed agreement with this Quimby Fee authorized organization 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. If no such organization or authority is in effect at map recordation, this condition shall not apply.

Planning-EPD

050 - Planning-EPD. 1 BIO-10 EPD Not Satisfied

Invasive Species. Prior to recordation of the map, it will state that any proposed landscaping adjacent to the MSHCP Conservation Area shall not include plants listed in Table 6-2 of the MSHCP.

050 - Planning-EPD. 2 Donation Agreement with the RCA - EPD Not Satisfied

Prior to recordation, or issuance of a grading permit whichever comes first, the applicant will submit to the Environmental Programs Division (EPD) of the Riverside County Planning Department proof that they have entered into a donation agreement with Western Riverside County Regional Conservation Authority (RCA) for the Lot labeled as 'Open Space (To Be Donated To RCA)' on Tentative Tract Map No. 37155.

050 - Planning-EPD. 3 Trails and Fencing Consultation with RCA - EPD Not Satisfied

Prior to recordation, the applicants must provide EPD with documentation demonstrating that they have consulted with the Western Riverside County Regional Conservation Authority (RCA) in regards to trail and fencing plans for the areas in and around the lands donated to the RCA for conservation.

Survey

050 - Survey. 1 RCTD - Final Map Reqmts Not Satisfied

The final map shall comply with the following requirements, as approved by the Transportation Department, to clear this condition:

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

050 - Survey. 2 RCTD - WQMP Access and Maintenance Not Satisfied

Prior to map recordation, the Project shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided for the WQMP. This requirement applies to both onsite and offsite property. In addition, a BMP Maintenance Agreement shall be recorded against the property.

Transportation

050 - Transportation. 1 Landscape Common Area CCRs Not Satisfied

The developer/ permit holder shall:

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Transportation

050 - Transportation. 1 Landscape Common Area CCRs (cont.) Not Satisfied

050 - Transportation. 2 RCTD - ADA Compliance Not Satisfied

The project shall comply with the most current ADA requirements. Curb ramps shall be provided at all intersections, including T-intersections. Curb ramps and accessible paths shall be individually designed, and included in the improvement plans, in accordance with Ordinance 461, and Riverside County Improvement Plan Check Policies and Guidelines. Approval of the improvement plans will clear this condition.

050 - Transportation. 3 RCTD - Annex all Maintenance Districts Not Satisfied

Prior to map recordation, the Project shall complete all annexation/formation into all of respective maintenance districts, as approved by the County Transportation and County EDA/CSA, with approved improvement plans, and as noted or shown on the approved Maintenance Exhibit.

050 - Transportation. 4 RCTD - Annex Catch Basin Inserts Not Satisfied

Prior to map recordation, the Project shall complete annexation/formation, with fees, into the applicable maintenance district(s) (e.g. CSA, CFD, or other approved public or quasi-public entity) for maintenance of catch basin inserts, as shown on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 5 RCTD - Annex Landscaping Maintenance Not Satisfied

Prior to map recordation, the Project shall complete annexation/formation for landscaping, graffiti maintenance, fencing, and trails, with approved improvement plans and fees, into the applicable maintenance district(s) (e.g. CSA, CFD, or other approved entity) for landscaping maintenance, as shown on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 6 RCTD - Annex St Sweeping Maintenance Not Satisfied

Prior to map recordation, the Project shall complete street sweeping annexation/formation, with fees, into the applicable maintenance district(s) (e.g. CSA 152, or other approved entity) for street sweeping maintenance, as noted on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 7 RCTD - Annex Streetlight Maintenance Not Satisfied

Prior to map recordation, the Project shall complete streetlight and bridge-light annexation/formation, with approved improvement plans and fees, into the applicable maintenance district(s) (e.g. CSA, CFD, or other approved entity) for streetlight maintenance, as noted on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 8 RCTD - Annex WQMP Maintenance Not Satisfied

Prior to map recordation, the Project shall file an application for annexation/formation, with the approved WQMP and fees, into the applicable maintenance district(s) (e.g. CFD, CSA 152, or other approved entity) for WQMP maintenance outside of public right of way, as shown on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 9 RCTD - Approved Maintenance Exhibit (ME) Not Satisfied

The Project shall submit a Maintenance Exhibit (ME) for approval, on two 11-inchx17-inch hard copies

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Transportation

050 - Transportation. 9 RCTD - Approved Maintenance Exhibit (ME) (cont.) Not Satisfied
and two CD copies to County EDA/CSA. The ME shall show, with applicable quantities (i.e. square footage, or lengths), potable and recycled water meters, irrigated landscaped areas, non-irrigated landscaping, open space, trails and pedestrian pathways, WQMP related BMPs, basin bottoms, fence and walls, graffiti, weed abatement, traffic signals, and any other feature that may require permanent maintenance (e.g. storm drains, low flow drains, community buildings, restrooms, parking lots, block walls, and fencing) with the entities proposed to provide maintenance. All right-of-way areas shall be separately delineated. The ME shall have the engineer certification for square footage calculations and note the proposed maintenance entity responsible for all maintenance activities, including those that cannot be depicted on the exhibit (e.g. street sweeping, etc.).

The Transportation Department will clear this condition after the ME is approved by the County EDA/CSA and/or other associated public/quasi-public maintenance entities. The approved ME shall be provided to the Transportation Department (three 11-inchx 17-inch hardcopies and one fully signed PDF copy on CD).

Note:

Landscaping in the road right-of-way shall be maintained by a public or quasi-public entity, as approved by the Transportation Department, Landscape Section. To ensure water quality compliance, the County discourages the use of HOAs for maintaining WQMP related BMPs. County Policy B-12 limits the total tax burden. Tax burden includes Community Facility Districts (CFDs), Assessment District, ad valorem taxes, any other assessments, taxes, and fees. The local water purveyor may require the use of reclaimed water for landscaping, prior to approving water improvement plans. ME shall be approved prior to submitting CC&Rs, and submitting water improvement plans.

050 - Transportation. 10 RCTD - Coordination with Others Not Satisfied
Approval of the Street Improvement plans by the Transportation Department will clear this condition. Prior to map recordation, the Project shall comply with recommendations from the following:

Coordinate with Coordinate with TR30440, TR31908, and TR36317.

050 - Transportation. 11 RCTD - Lighting Plan Not Satisfied
A separate street light plan shall be approved by the Transportation Department. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

050 - Transportation. 12 RCTD - Road Improvements & Dedication Not Satisfied
Approval of the Street Improvement plans by the Transportation Department will clear this condition. The Project shall provide the following improvements:

Guffey Ranch Way, Street A, B, C, and Street E are designated as LOCAL ROAD and shall be improved with 40 foot full width AC pavement, 6-inch concrete curb & gutter, and concrete sidewalks within the 60 foot full width dedicated right of way in accordance with County Standard No. 105, Section, C, Ordinance 461. (40 foot/60 foot)

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50. Prior To Map Recordation

Transportation

050 - Transportation. 12 RCTD - Road Improvements & Dedication (cont.) Not Satisfied
NOTE:

1. A 5 foot concrete sidewalk shall be constructed adjacent to the right of way line within the parkway.

2. The retaining wall supporting Streets "B" and "C" as shown on the tentative map will need to be designed for public entity maintenance. A detailed analysis, including scour and long term maintenance will need to be provided for review. If no public entity is willing to accept the wall for maintenance, the project will need to be redesigned.

Street, D, is designated as LOCAL ROAD and shall be improved with 36 foot full width AC pavement, 6-inch concrete curb & gutter, and sidewalks within a 56 foot full width dedicated right of way in accordance with County Standard No. 105, Section, A, Ordinance 461. (36 foot/56 foot)

NOTE:

1. A 5 foot concrete sidewalk shall be constructed adjacent to the right of way line within the parkway.

Towhee Lane, (at the project entry) is designated as a LOCAL ENTRY road and shall be improved with 40 foot to 60 foot full width AC pavement, 6-inch concrete curb and gutter and sidewalks within the 60 foot to 80 foot full width dedicated right of way in accordance with County Standard No. 105, Section, C. (Modify for increased full width AC pavement from 40 feet to 40 foot 60 foot and increased right of way from 60 feet to 60 foot 80 foot)

Towhee Lane along project boundary is designated as LOCAL ROAD and shall be improved with 32 foot part width AC pavement, 6-inch concrete curb & gutter and sidewalks (Project side) within the 45 foot part width, minimum, (30 foot project side and 15 foot on the other side of the centerline) dedicated right of way in accordance with County Standard No. 105, Section, C, Ordinance 461. (40 foot/60 foot)

NOTE:

1. A 5 foot sidewalk shall be constructed adjacent to the right of way line within the 10 foot parkway.

050 - Transportation. 13 RCTD - Street Improvement Plans Not Satisfied

The Project shall obtain approval of street improvement plans from the Transportation Department. Street Improvement Plans shall comply with Ordinance 460, 461, Riverside County Improvement Plan Check Policies and Guidelines, which can be found online <http://rctlma.org/trans>.

050 - Transportation. 14 RCTD - Submit Application-Maintenance Districts Not Satisfied

Prior to map recordation, the Project shall file an application with County EDA/CSA for annexation/formation into all of respective maintenance districts, with a proposed Maintenance Exhibit and applicable fees.

050 - Transportation. 15 RCTD - 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

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50. Prior To Map Recordation

Transportation

050 - Transportation. 15 RCTD - Utility Coordination (cont.) Not Satisfied

subdivisions and/or Ordinance 461 for road improvements. This also applies to all overhead lines below 34 kilovolts along the project frontage and all offsite overhead lines in each direction of the project site to the nearest offsite pole. The Project shall coordinate with the serving utility companies to complete the final installations. This condition will be cleared after both of the following requirements are met:

- The Street Improvement Plans are approved.
- 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. 16 RCTD - WQ - Santa Ana Region - Final WQMP Required Not Satisfied

The project is located in the Santa Ana watershed. An approved Water Quality Management Plan (WQMP) is required prior to recordation of a final map or issuance of a grading permit. The project shall submit a single PDF on two CD/DVD copies, in accordance with the latest version of the WQMP manual, found at www.rcflood.org/npdes. In addition, the project proponent shall ensure that the effects of increased peak flowrate for the 1, 3, 6, 24-hour storm events for the 2, 5, and 10-year return periods from the project are mitigated. All details necessary to build BMPs per the WQMP shall be included on the grading plans.

The retaining wall supporting the road will need to be designed for public entity maintenance. A detailed analysis, including scour and long term maintenance will need to be provided for review. If no public entity is willing to accept the wall for maintenance, the project will need to be redesigned.

050 - Transportation. 17 RCTD-WQ — FINAL WQMP REQUIRED Not Satisfied

The project is located in the Santa Ana watershed. An approved Water Quality Management Plan (WQMP) is required prior to recordation of a final map or issuance of a grading permit. The project shall submit a single PDF on two CD/DVD copies, in accordance with the latest version of the WQMP manual, found at www.rcflood.org/npdes .): In addition, the project proponent shall ensure that the effects of increased peak flowrate for the 1, 3, 6, 24-hour storm events for the 2, 5, and 10-year return periods from the project are mitigated. All details necessary to build BMPs per the WQMP shall be included on the grading plans.

The retaining wall supporting the road will need to be designed for public entity maintenance. A detailed analysis, including scour and long term maintenance will need to be provided for review. If no public entity is willing to accept the wall for maintenance, the project will need to be redesigned.

050 - Transportation. 18 RCTD-WQ – WQMP ACCESS AND MAINT Not Satisfied

Prior to map recordation, the Project shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided for the WQMP. This requirement applies to both onsite and offsite property. In addition, a BMP Maintenance Agreement shall be recorded against the property.

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 EASEMENTS/PERMISSION Not Satisfied

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 EASEMENTS/PERMISSION (cont.) Not Satisfied

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 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.

Flood

060 - Flood. 1 Phasing Not Satisfied

If the tract is built or recorded in phases, each phase must be protected from the one-percent annual chance (100-year) tributary flows and shall mitigate its water quality impacts. Additionally, the water quality features necessary to mitigate impacts associated with each phase shall be constructed. The construction of all necessary improvements along with easements and/or permission from affected property owners to safely discharge the concentrated or diverted one-percent annual chance (100-year) tributary flows of each phase shall be required prior to recordation of the Final Map.

060 - Flood. 2 Submit Plans Not Satisfied

Submit storm drain plans, the hydrologic and hydraulic report, and reference material including but not limited to, street improvement plans, grading plans, utility plans, the approved tentative map or site plan, the final map and the environmental constraint sheet, the geotechnical soils report and environmental documents (CEQA, federal and state permits). The storm drain plans and the hydrologic and hydraulic report must receive District approval prior to the issuance of permits. All submittals shall be date stamped by the Engineer and include a Plan Check Application, Flood Control Deposit Based Fee Worksheet, found on the District's website, and a plan check fee deposit.

Planning

060 - Planning. 1 Gen - Building Pad Grading Not Satisfied

All grading for any proposed new dwellings and/or accessory buildings shall occur within the approved building pad sites shown on the TENTATIVE MAP.

060 - Planning. 2 Gen - Grading Plan Review Not Satisfied

The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the County T.L.M.A. - Land Use Division for a review by the County Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved tentative map, in compliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

060 - Planning. 3 Gen - Hillside Dev standards Not Satisfied

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 3 Gen - Hillside Dev standards (cont.) Not Satisfied

The land divider/permit holder shall cause grading plans to be prepared which conform to the Hillside Development Standards: all cut and/or fill slopes, or individual combinations thereof, which exceed ten feet in vertical height shall be modified by an appropriate combination of a special terracing (benching) plan, increase slope ratio (i.e., 3:1), retaining walls, and/or slope planting combined with irrigation.

060 - Planning. 4 Gen - MM AQ-1 Not Satisfied

MM- AQ-1 Prior to Grading Permit Issuance, the project applicant shall require that during grading of the proposed project that all off-road diesel-powered equipment with a horsepower greater than 150 shall be registered with CARB and labeled detailing that the equipment meets Tier 4 emissions standards.

060 - Planning. 5 Gen - MM BIO-1 Not Satisfied

BIO-1: To mitigate for impacts to water quality the project Prior to grading permit issuance, the plans will incorporate storm drain facilities, to include an infiltration basin, bio-retention basin, and a v-ditch.

060 - Planning. 6 Gen - MM BIO-13 Not Satisfied

BIO-13: Prior to grading permit issuance, the plans shall display drainage shall incorporate measures to control the quantity and quality of runoff from the site entering the MSHCP Conservation Area so it is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into MSHCP Conservation Areas.

060 - Planning. 7 Gen - MM BIO-14 Not Satisfied

BIO-14: Toxics Land uses proposed in proximity to the MSHCP Conservation Area that are potentially toxic or may adversely affect wildlife species, habitat, and water quality include the use of chemicals and fertilizers for agricultural and commercial and residential uses, and petroleum product runoff from paved surfaces. These potential toxicants are not anticipated to be substantially increased by the proposed project.

Prior to grading permits, any stormwater improvements will be designed to prevent or reduce toxic loads.

060 - Planning. 8 Gen - MM GEO-1 Not Satisfied

GEO-1: Prior to grading permit issuance, the plans shall display that slopes will be designed by a Geotechnical Engineer. Terrace drains and landscaping must be incorporated into slopes higher than 10 feet.

060 - Planning. 9 Gen - MM GEO-2 Not Satisfied

GEO-2: Prior to grading permit issuance, the plans shall display that retaining walls and geogrid must be incorporated into slopes steeper than a 2:1 ratio.

060 - Planning. 10 Gen - MM PAL-1 Not Satisfied

Prior to the issuance of grading permits, the applicant shall retain a qualified paleontologist

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 10 Gen - MM PAL-1 (cont.) Not Satisfied

approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

060 - Planning. 11 Gen - NPDES Compliance Not Satisfied

Since this project will disturb one (1) or more acres, it will require a National Pollutant Discharge Elimination System (NPDES) Construction General Permit from the State Water Resources Control Board. Clearance for grading shall not be given until either the district of the Department of Building and Safety has determined that the project has complied with the current County requirements regarding the NPDES Construction General Permit.

060 - Planning. 12 Gen - Slope stability report Not Satisfied

Since manufactured slopes on the TENTATIVE MAP exceed 30 vertical feet. The land divider/permit holder shall cause a Slope Stability Report to be submitted to the County Engineering Geologist for [his/he]r review and approval. This report may be included as a part of a preliminary geotechnical report for the project site.

060 - Planning. 13 Map - Mitigation Monitoring Not Satisfied

The land divider, or the land divider's successor, shall prepare and submit a written report to the Planning Department demonstrating compliance with those conditions of approval and mitigation measures of this land division and E.A. No. CEQ180037 which must be satisfied prior to the recordation of the final map. The Planning Director may require inspection or other monitoring to ensure such compliance.

060 - Planning. 14 MM CUL-1 Not Satisfied

CUL-1: In the event that archaeological materials are encountered during construction, all construction work shall be halted and a qualified archaeologist shall be consulted to determine the appropriate treatment of the discovery. (California Code of Regulations, Title 14, Chapter 3, Section 15064.5(f)).

060 - Planning. 15 MM CUL-2 Not Satisfied

CUL-2: In the event 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 the State Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be Native American, the County Coroner will notify Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD).

With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site. The MLD recommendations may include scientific removal and nondestructive analysis of human remains and items associated with Native American burials, preservation of Native American human remains and

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 15 MM CUL-2 (cont.) Not Satisfied
associated items in place, relinquishment of Native American human remains and associated items to the descendants for treatment, or any other culturally appropriate treatment.

060 - Planning. 16 MM GEO-1 Not Satisfied
GEO-1: Prior to issuance of grading permits, plans shall demonstrate that all slopes will be designed by a Geotechnical Engineer. Terrace drains and landscaping must be incorporated into slopes higher than 10 feet.

060 - Planning. 17 MM GEO-2 Not Satisfied
GEO-2: Prior to grading permits, the plans shall demonstrate that retaining walls and geogrid must be incorporated into slopes steeper than a 2:1 ratio.

060 - Planning. 18 MM WE-1-3 Not Satisfied
MM WE 1-3. Prior to grading permit issuance, the plans shall display that the applicant shall apply the wind erosion mitigation measures:
WE-1: Applying water to high traffic areas and/or on-site location undergoing grading/excavation.
WE-2: Covering small stockpiles.
WE-3: Applying a chemical soil binder such as hydroseed to graded or low traffic areas.

060 - Planning. 19 Use - 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.

Planning-CUL

060 - Planning-CUL. 1 CULTURAL RESOURCE MONITORING PROGRAM 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 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

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60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 1 CULTURAL RESOURCE MONITORING PROGRAM (cont.) Not Satisfied

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 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.

Planning-EPD

060 - Planning-EPD. 1 BIO-12 EPD Not Satisfied

Grading/Land Development. Prior to grading permit issuance, the plans shall display manufactured slopes shall not extend across the parcel line of the MSHCP Conservation Area. All land disturbances associated with construction and operation of the project, including fire management/fuel modification, will be wholly contained within the proposed project parcel boundary.

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 1 BIO-12 EPD (cont.) Not Satisfied

060 - Planning-EPD. 2 BIO-15 & BIO-16 MBTA Nesting Bird Survey - EPD Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If 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. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit. Prior to issuance of a grading permit or any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

060 - Planning-EPD. 3 BIO-17 EPD Not Satisfied

Prior to grading permit issuance the project will demonstrate that it complies with MSHCP, Appendix C, Standard Best Management Practices 1-15:

1. A condition shall be placed on grading permits requiring a qualified biologist to conduct a training session for project personnel prior to grading. The training shall include a description of the species of concern and its habitats, the general provisions of the Endangered Species Act (Act) and the MSHCP, the need to adhere to the provisions of the Act and the MSHCP, the penalties associated with violating the provisions of the Act, the general measures that are being implemented to conserve the species of concern as they relate to the project, and the access routes to and project site boundaries within which the project activities must be accomplished.

2. Water pollution and erosion control plans shall be developed and implemented in accordance with RWQCB requirements.

3. The footprint of disturbance shall be minimized to the maximum extent feasible. Access to sites shall be via pre-existing access routes to the greatest extent possible.

4. The upstream and downstream limits of projects disturbance plus lateral limits of disturbance on either side of the stream shall be clearly defined and marked in the field and reviewed by the biologist prior to initiation of work.

5. Projects should be designed to avoid the placement of equipment and personnel within the stream channel or on sand and gravel bars, banks, and adjacent upland habitats used by target species of concern.

6. Projects that cannot be conducted without placing equipment or personnel in sensitive habitats should be timed to avoid the breeding season of riparian identified in MSHCP Global Species Objective No. 7.

7. When stream flows must be diverted, the diversions shall be conducted using sandbags or other

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 3 BIO-17 EPD (cont.) Not Satisfied

methods requiring minimal instream impacts. Silt fencing of other sediment trapping materials shall be installed at the downstream end of construction activity to minimize the transport of sediments offsite. Settling ponds where sediment is collected shall be cleaned out in a manner that prevents the sediment from reentering the stream. Care shall be exercised when removing silt fences, as feasible, to prevent debris or sediment from returning to the stream.

8. Equipment storage, fueling, and staging areas shall be located on upland sites with minimal risks of direct drainage into riparian areas or other sensitive habitats. These designated areas shall be located in such a manner as to prevent any runoff from entering sensitive habitat. Necessary precautions shall be taken to prevent the release of cement or other toxic substances into surface waters. Project related spills of hazardous materials shall be reported to appropriate entities including but not limited to applicable jurisdictional city, FWS, and CDFG, RWQCB and shall be cleaned up immediately and contaminated soils removed to approved disposal areas.

9. Erodible fill material shall not be deposited into water courses. Brush, loose soils, or other similar debris material shall not be stockpiled within the stream channel or on its banks.

10. The qualified project biologist shall monitor construction activities for the duration of the project to ensure that practicable measures are being employed to avoid incidental disturbance of habitat and species of concern outside the project footprint.

11. The removal of native vegetation shall be avoided and minimized to the maximum extent practicable. Temporary impacts shall be returned to pre-existing contours and revegetated with appropriate native species.

12. Exotic species that prey upon or displace target species of concern should be permanently removed from the site to the extent feasible.

13. To avoid attracting predators of the species of concern, the project site shall be kept as clean of debris as possible. All food related trash items shall be enclosed in sealed containers and regularly removed from the site(s).

14. Construction employees shall strictly limit their activities, vehicles, equipment, and construction materials to the proposed project footprint and designated staging areas and routes of travel. The construction area(s) shall be the minimal area necessary to complete the project and shall be specified in the construction plans. Construction limits will be fenced with orange snow screen. Exclusion fencing should be maintained until the completion of all construction activities. Employees shall be instructed that their activities are restricted to the construction areas.

15. The Permittee shall have the right to access and inspect any sites of approved projects including any restoration/enhancement area for compliance with project approval conditions including these BMPs

060 - Planning-EPD. 4 BIO-18 Oak Tree HMMP - EPD Not Satisfied

An Habitat Mitigation and Monitoring Plan (HMMP) shall be submitted prior to grading permit issuance.

The Oak Tree HMMP shall include, but need not be limited to, the following information:

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 4 BIO-18 Oak Tree HMMP - EPD (cont.) Not Satisfied

- Proposed oak tree replacement ratio
- Amount of off-site oak tree restoration credits to be purchased
- Size and species of the replacement trees. Replacement trees must be the same species as trees being removed.
- Location of replacement/mitigation sites within the Project area
- Proposed long-term maintenance and monitoring strategy to ensure survival
- Discussion of expected survival rate and success criteria

060 - Planning-EPD. 5 BIO-3 Purchase of Mitigation Credits - EPD Not Satisfied

Prior to issuance of a grading permit, the applicant shall compensate for the permanent loss of 0.008 acre of riverine habitat, the project will mitigate for permanent impacts at a 3:1 ratio. Compensation for permanent impacts will include one or a combination of the following: Off-site habitat enhancement/preservation, off-site participation in an in-lieu fee program for habitat restoration (reestablishment/rehabilitation), and/or the purchase of credits from a mitigation bank for habitat restoration (reestablishment/rehabilitation).

060 - Planning-EPD. 6 BIO-4 EPD Not Satisfied

Prior to grading permits, the plans and ECS will state that prior to clearing or construction, highly visible barriers (e.g., orange construction fencing) will be installed along the boundaries of the project footprint. All construction equipment should be operated in a manner to prevent accidental damage to areas to areas outside the project footprint. No structure of any kind, or incidental storage of equipment or supplies, will be allowed within these protected zones. Silt fence barriers will be installed at the project boundary to prevent accidental deposition of fill material in areas where vegetation is adjacent to planned grading activities

060 - Planning-EPD. 7 BIO-5 EPD Not Satisfied

Prior to grading permit issuance, the plans and ECS shall display that all equipment maintenance, staging, and dispensing of fuel, oil, or any other such activities will occur in developed or designated non-sensitive upland habitat areas. The designated upland areas will be located in such a manner as to prevent any spill runoff from riverine areas.

060 - Planning-EPD. 8 BIO-6 Weed Management Plan - EPD Not Satisfied

Prior to issuance of a grading permit, the applicants must provide the Environmental Programs Division (EPD) of the Riverside County Planning Department with a Weed Management Plan for review and approval.

The Weed Management Plan must include all best management practices being proposed to prevent the invasion of non-native plant species into lands being donated to the Riverside Conservation Authority (RCA) and temporarily impacts stream beds.

060 - Planning-EPD. 9 BIO-7 EPD Not Satisfied

Prior to grading permits, the plans and ECS will state that a biologist will monitor construction for the duration of the project to ensure that vegetation removal, Best Management Practices (BMP), and all avoidance and minimization measures are properly constructed and followed.

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 10 BIO-8 EPD Not Satisfied

Lighting: Prior to grading permits, the plans and ECS will state that night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MHSCP Conservation Area is not increased.

060 - Planning-EPD. 11 BIO-9 EPD Not Satisfied

Noise. Prior to grading permits, the plans and ECS will state that proposed noise-generating activities and land uses affecting the MSHCP Conservation Area shall be minimized by incorporating setbacks, berms, walls, or other noise reduction methods per applicable guidelines related to residential noise standards.

060 - Planning-EPD. 12 Donation Agreement with the RCA - EPD Not Satisfied

Prior to to issuance of a grading permit, or recordation whichever comes first, the applicant will submit to the Environmental Programs Division (EPD) of the Riverside County Planning Department proof that they have entered into a donation agreement with Western Riverside County Regional Conservation Authority (RCA) for the Lot labeled as 'Open Space (To Be Donated To RCA)' on Tentative Tract Map No. 37155.

060 - Planning-EPD. 13 Fencing Plan - EPD Not Satisfied

Prior to the issuance of a grading permit, the applicant shall submit a proposed fencing and signage plan for the protection of all biologically sensitive areas.

Areas of the project adjacent to the Lot labeled as 'Open Space (To Be Donated To RCA)' on Tentative Tract Map No. 37155, shall be permanently fenced. The fencing shall provide a physical barrier to minimize unauthorized public access, domestic animals (WHERE FEASIBLE), illegal trespass or dumping. Fencing shall be proposed and installed at all interfaces between conservation lands and urban uses such as roads, development, residential, etc. The fence shall have a minimum height of FOUR feet at its shortest point. Since the fence is located partially within the floodway and sometimes shares a boundary with the floodway, fence materials used in the construction shall not obstruct any flows.

The Regional Conservation Authority (RCA) shall be consulted on the fence design. The fencing plan will be reviewed and approved by the Riverside County Planning Department Environmental Programs Division (EPD). The fence shall not be installed until EPD staff has reviewed and approved the fencing plan. EPD staff shall have sole discretion in determining whether the proposed fencing will adequately protect the conservation area, and whether changes to the proposed fencing and signage plan are required.

060 - Planning-EPD. 14 Streambed Alteration Permits - EPD Not Satisfied

Prior to issuance of grading permits, the applicant must provide documentation demonstrating that streambed permits have been applied for. This would include a Notification of Lake or Streambed Alteration was submitted to the California Department of Fish and Wildlife pursuant to Fish and Game Code section 1602. If CDFW determines that a Lake or Streambed Alteration Agreement is required as a result of the Notification process, the applicant shall provide the final Agreement documentation. Also, a 401 Certification from Regional Water Quality Control Board shall be applied for and a 404

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 14 Streambed Alteration Permits - EPD (cont.) Not Satisfied
permit from Army Corp of Engineers.

If the agencies decide no permit is required, the applicant shall provide evidence of communication to that effect from the agencies.

060 - Planning-EPD. 15 Temporary Fencing - EPD Not Satisfied

Areas of the project adjacent to the Lot labeled as 'Open Space (To Be Donated To RCA)' on Tentative Tract Map No. 37155, will be temporarily fenced to avoid impacts during grading and construction. Signs must clearly indicate that no impacts will occur within the fenced areas. Fence installation must be monitored by a qualified biologist who holds a MOU with the County of Riverside. Prior to fence installation, the monitoring biologist must carry out a nesting bird survey in order to avoid take of nesting birds. A report will be submitted by the monitoring biologist documenting that the fencing has been completed. EPD may also inspect the site prior to grading permit issuance.

060 - Planning-EPD. 16 Weed Management Plan - EPD Not Satisfied

Prior to issuance of a grading permit, the applicants must provide the Environmental Programs Division (EPD) of the Riverside County Planning Department with a Weed Management Plan for review and approval.

The Weed Management Plan must include all best management practices being proposed to prevent the invasion of non-native plant species into lands being donated to the Riverside Conservation Authority (RCA) and temporarily impacts stream beds.

Planning-PAL

060 - Planning-PAL. 1 HIGH (Ha) PALEO SENSITIVITY - PRIMP REQUIRED Not Satisfied

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1. The applicant shall retain a qualified paleontologist approved by the County to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).
2. The project paleontologist retained shall review the approved development plan and grading plan and conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for approval prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:
 1. Description of the proposed site and planned grading operations.
 2. Description of the level of monitoring required for all earth-moving activities in the project area.
 3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
 4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
 5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn

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60. Prior To Grading Permit Issuance

Planning-PAL

060 - Planning-PAL. 1 HIGH (Ha) PALEO SENSITIVITY - PRIMP REQUIRED (cont. Not Satisfied
will immediately notify the County Geologist of the discovery.

6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.

7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.

8. Procedures and protocol for collecting and processing of samples and specimens.

9. Fossil identification and curation procedures to be employed.

10. Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County "SABER Policy", paleontological fossils found in the County should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.

11. All pertinent exhibits, maps and references.

12. Procedures for reporting of findings.

13. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. PG), as appropriate. One original signed copy of the report(s) shall be submitted to the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, Plan Check staff, Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

Safeguard Artifacts Being Excavated in Riverside County (SABER)

Transportation

060 - Transportation. 1 RCTD - Approved Maintenance Exhibit (ME) Not Satisfied

In the event that the project requires a grading permit prior to map recordation, the Project shall submit a Maintenance Exhibit (ME) for approval, on two 11-inchx17-inch hard copies and two CD copies to County EDA/CSA. The ME shall have the engineer certification for square footage calculations for all facilities requiring maintenance, and note the proposed maintenance entity responsible for all maintenance activities, including those that cannot be depicted on the exhibit (e.g. street sweeping, etc.). The Transportation Department will clear this condition after the ME is approved by the County EDA/CSA and/or other associated public/quasi-public maintenance entities. The approved ME shall be provided to the Transportation Department (three 11-inchx 17-inch hardcopies and one fully signed PDF copy on CD). This condition does not apply for stockpile only permits.

060 - Transportation. 2 RCTD - Submit Application - Maintenance Districts 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. This condition does not apply for stockpile only permits.

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60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 2 RCTD - Submit Application - Maintenance Districts (cont.) Not Satisfied

060 - Transportation. 3 RCTD-WQ — FINAL WQMP REQUIRED Not Satisfied

The project is located in the Santa Ana watershed. An approved Water Quality Management Plan (WQMP) is required prior to recordation of a final map or issuance of a grading permit. The project shall submit a single PDF on two CD/DVD copies, in accordance with the latest version of the WQMP manual, found at www.rcflood.org/npdes .): In addition, the project proponent shall ensure that the effects of increased peak flowrate for the 1, 3, 6, 24-hour storm events for the 2, 5, and 10-year return periods from the project are mitigated. All details necessary to build BMPs per the WQMP shall be included on the grading plans.

The retaining wall supporting the road will need to be designed for public entity maintenance. A detailed analysis, including scour and long term maintenance will need to be provided for review. If no public entity is willing to accept the wall for maintenance, the project will need to be redesigned.

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.

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70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 1 ARTIFACT DISPOSITION (cont.) Not Satisfied

070 - Planning-CUL. 2 PHASE IV MONITORING REPORT REQUIRED Not Satisfied

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

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 NO BUILDING PERMIT W/O GRADING PERMIT Not Satisfied

Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department.

080 - BS-Grade. 2 ROUGH GRADE APPROVAL Not Satisfied

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

1. Submitting a "Wet Signed" copy of the Grading Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.
2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.
3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.
4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

Flood

080 - Flood. 1 Phasing Not Satisfied

If the tract is built or recorded in phases, each phase must be protected from the one-percent annual chance (100-year) tributary flows and shall mitigate its water quality impacts. Additionally, the water quality features necessary to mitigate impacts associated with each phase shall be constructed. The construction of all necessary improvements along with easements and/or permission from affected property owners to safely discharge the concentrated or diverted one-percent annual chance

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80. Prior To Building Permit Issuance

Flood

080 - Flood. 1 Phasing (cont.) Not Satisfied
(100-year) tributary flows of each phase shall be required prior to recordation of the Final Map.

Planning

080 - Planning. 1 Gen - Fee Balance Not Satisfied
Prior to the issuance of building permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

080 - Planning. 2 Gen - MM NOI-1 Not Satisfied
MM Noise 1 prior to building permits, proof of a noise impact analysis and design considerations to reduce interior and exterior noise levels are required to prove the noise is below acceptable levels of the County Standards of 65 dBA CNEL.

080 - Planning. 3 Gen - 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. 4 Gen - School Mitigation Not Satisfied
Impacts to the Corona Norco Unified School District shall be mitigated in accordance with California State law.

080 - Planning. 5 Gen - Underground utilities Not Satisfied
All utility extensions within a lot shall be placed underground.

080 - Planning. 6 LCP Landscape Concept Plan Not Satisfied
Prior to issuance of building permits, the applicant shall 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" x 36"), 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.

080 - Planning. 7 Map - Mitigation Monitoring Not Satisfied
The land divider, or the land divider's successor, shall prepare and submit a written report to the Riverside County Planning Director demonstrating compliance with those conditions of approval and mitigation measures of this TENTATIVE MAP and E.A. No. CEQ180037 which must be satisfied prior to the issuance of a building permit. The Planning Director may require inspection or other monitoring to ensure such compliance.

080 - Planning. 8 Map - Model Home Complex Not Satisfied
Model home complex plot plans shall not be approved without prior or concurrent Final Plan of

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 8 Map - Model Home Complex (cont.) Not Satisfied
Development approval.

080 - Planning. 9 MM CUL-2 Not Satisfied

CUL-2: In the event 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 the State Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be Native American, the County Coroner will notify Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD).

With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site. The MLD recommendations may include scientific removal and nondestructive analysis of human remains and items associated with Native American burials, preservation of Native American human remains and associated items in place, relinquishment of Native American human remains and associated items to the descendants for treatment, or any other culturally appropriate treatment.

Planning-EPD

080 - Planning-EPD. 1 BIO-2 EPD Not Satisfied

Prior to issuance of building permits, the plans and ECS will state that riverine areas temporarily affected by the project will be recontoured to their original grades. These areas are sparsely vegetated in the alluvial stream bottoms and are anticipated to revegetate naturally over time, to the extent they will support vegetation.

080 - Planning-EPD. 2 BIO-20 EPD Not Satisfied

Prior to issuance of building permits, the applicant needs to demonstrate that they have used a combination of on-site and off-site off-site oak tree replacement/restoration.

080 - Planning-EPD. 3 BIO-4 EPD Not Satisfied

Prior to issuance of building permits, the plans and ECS will state that prior to clearing or construction, highly visible barriers (e.g., orange construction fencing) will be installed along the boundaries of the project footprint. All construction equipment should be operated in a manner to prevent accidental damage to areas outside the project footprint. No structure of any kind, or incidental storage of equipment or supplies, will be allowed within these protected zones. Silt fence barriers will be installed at the project boundary to prevent accidental deposition of fill material in areas where vegetation is adjacent to planned grading activities.

080 - Planning-EPD. 4 BIO-5 EPD Not Satisfied

Prior to issuance of building permits, the plans and ECS will state that all equipment maintenance, staging, and dispensing of fuel, oil, or any other such activities will occur in developed or designated non-sensitive upland habitat areas. The designated upland areas will be located in such a manner as to prevent any spill runoff from riverine areas.

080 - Planning-EPD. 5 BIO-7 EPD Not Satisfied

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 3 Landscape Project Specific Requirements (cont.) Not Satisfied

surfaces, even if that surface drains into a permeable area.

- Landscaping plans shall incorporate the use of specimen (24" box or greater) canopy trees. All trees and shrubs shall be drawn to reflect the average specimen size at 15 years of age. All trees shall be double or triple staked and secured with non-wire ties.
- Project shall prepare water use calculations as outlined in Ord 859.3.
- Trees shall be hydrozoned separately.
- Irrigation shall be designed using hydrozones by plant water type, irrigation type, and flat/sloped areas.
- The developer/ permit holder/landowner shall use the County of Riverside's California Friendly Plant List when making plant selections. Use of plant material with a "low" or "very low" water use designation is strongly encouraged.
- All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the useful plant life, and replaced with an equal or 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. Trees must be located to avoid drainage swales and drain, utility, leach, etc. lines and structures
- Landscape and irrigation plans must meet erosion control requirements of Ordinance 457.
- Project shall use 50% point source irrigation type (HOA/COUNTY maintained areas) regardless of meeting the water budget with alternative irrigation methods, except as needed within stormwater BMP areas as noted in an approved WQMP document. Point source is defined as one emitter (or two) located at each plant. In-line emitter tubing is not defined as point source for the purpose of this requirement.
- Typical Front Yard landscaping plans (construction document level package) shall be submitted to Transportation Department for approval. Front yards shall not have turf lawns.
- Common areas and open space landscaping plans (construction document level package) shall be submitted to Transportation Department for approval.
- The project proponent or current property owner shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.
- Project shall install purple/reclaimed/recycled components as deemed necessary and as determined by the County and/or water district.
- Common areas and open space landscaping plans (construction document level package) shall be submitted to Transportation Department for approval.
- Project proponent shall submit a minor plot plan for conceptual approval of Kiley Park Prior to the issuance of first building permit.
- Project proponent shall coordinate and install an CSA/County irrigation controller and Local Radio (LR) stick antenna at the highest point of the project (tentatively Kiley park or adjacent parcel) as determined by a Calsense radio survey. The Calsense CS3000-GR-LR-HUB -LRSTICK (or approved equal) shall assist with irrigation controller communication through sycamore creek on behalf of CSA.

080 - Transportation. 4 RCTD - Annex All Maintenance Districts Not Satisfied

Prior to issuance of a building permit, the Project shall complete all annexation/formation into all of

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 4 RCTD - Annex All Maintenance Districts (cont.) Not Satisfied
respective maintenance districts, as approved by the County Transportation and County EDA/CSA,
with approved improvement plans, and as noted or shown on the approved Maintenance Exhibit.

080 - Transportation. 5 RCTD - Implement WQMP Not Satisfied

The Project shall construct BMP facilities described in the approved Final County WQMP prior to the issuance of a building permit to the satisfaction of County Grading Inspection Section. The Project is responsible for performing all activities described in the County WQMP and that copies of the approved Final County WQMP are provided to future owners/occupants.

080 - Transportation. 6 RCTD-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 - Waste Recycling Plan Not Satisfied

Prior to issuance of a building permit, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 PRECISE GRADE APPROVAL Not Satisfied

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1. Requesting and obtaining approval of all required grading inspections.
2. Submitting a "Wet Signed" copy of the 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

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90. Prior to Building Final Inspection

Planning

090 - Planning. 1 Gen - Anti Graffiti Not Satisfied

All walls shall be subject to the approval of the County Department of Building and Safety. An anti-graffiti coating shall be provided on all block walls, and written verification from the developer shall be provided to both the TLMA -Land Use Division, and the development Review Division.

090 - Planning. 2 Gen - Concrete Driveways Not Satisfied

The land divider/permit holder shall cause all driveways to be constructed of cement concrete.

090 - Planning. 3 Gen - MM BIO-18 Not Satisfied

BIO-18: Prior to building permit final inspection approval, it shall be provided that on-site replacement of California live oak trees is at a minimum 10:1 replacement ratio.

090 - Planning. 4 Gen - Quimby Fees Not Satisfied

The permittee shall present certification to the Department of Building and Safety that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of Ordinance No. 460 has taken place. Said certification shall be obtained from the County Service Area No. 152.

090 - Planning. 5 Map - Mitigation Monitoring Not Satisfied

The land divider, or the land divider's successor, shall prepare and submit a written report to the Riverside County Planning Director demonstrating compliance with all remaining conditions of approval and mitigation measures of this TENTATIVE MAP and E.A. No. CEQ180037. The Planning Director may require inspection or other monitoring to ensure such compliance.

Planning-EPD

090 - Planning-EPD. 1 BIO-11 EPD Not Satisfied

Barriers. Prior to issuance of building permit final inspection approval, the project shall incorporate barriers along the edges of the project site to minimize, off road vehicle traffic, domestic animal predation, and dumping in the MSHCP Conservation Area. Boundary barriers may include rocks/boulders, fencing, and walls with Western Riverside County Regional Conservation Authority (RCA) Wildlife Area signage. Matthew- They have a park on northern side. We would prefer that it permits people to hike into the mountains from the park, would this be possible? We could revise the condition.

090 - Planning-EPD. 2 BIO-18 & BIO-19 EPD Not Satisfied

Prior to building permit final inspection approval, it shall be provided that on-site replacement of California live oak trees is at a minimum 10:1 replacement ratio and/or that the off site purchase of oak tree restoration credits were purchased (if needed) from an approved mitigation bank or habitat conservation organization.

090 - Planning-EPD. 3 BIO-8 EPD Not Satisfied

Lighting: Prior to building permit final inspection approval, night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night

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90. Prior to Building Final Inspection

Planning-EPD

090 - Planning-EPD. 3 BIO-8 EPD (cont.) Not Satisfied
lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MHSCP Conservation Area is not increased.

090 - Planning-EPD. 4 BIO-9 EPD Not Satisfied
Noise. Prior to building permit final inspection approval, proposed noise-generating activities and land uses affecting the MSHCP Conservation Area shall be minimized by incorporating setbacks, berms, walls, or other noise reduction methods per applicable guidelines related to residential noise standards.

Transportation

090 - Transportation. 1 090 - Transportation MILESTONE Not Satisfied
Prior to Building Final Inspection, the Project is required to furnish educational materials regarding water quality to future owners/occupants, provide an engineered WQMP certification, inspection of BMPs, GPS location of BMPs, ensure that the requirements for inspection and cleaning the BMPs are established, and for businesses registering BMPs with the Transportation Department's Business Storm Water Compliance Program Section.

090 - Transportation. 2 Landscape Inspection and Drought Compliance Not Satisfied
The developer/ permit holder shall:

090 - Transportation. 3 Landscape Signage Required on Model Home Complexes Not Satisfied
The developer/ permit holder shall:

090 - Transportation. 4 RCTD - Fee Payment Not Satisfied
Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the Project shall pay fees in accordance with the fee schedule in effect at the time of payment:

- All Transportation Uniform Mitigation Fees (TUMF) in accordance with Ordinance No. 824.

090 - Transportation. 5 RCTD - Map - 80% Completion Not Satisfied
Occupancy releases will not be issued to Building and Safety for any lot exceeding 80% of the total recorded residential lots within any map or phase of map prior to completion of the following improvements:

- Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.
- 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

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 5 RCTD - Map - 80% Completion (cont.) Not Satisfied

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.

- 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.

- 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.

- Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade.

- Written confirmation of acceptance from sewer purveyor is required.

- Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461 and 859.

090 - Transportation. 6 RCTD - Utility Install Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be installed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to all overhead lines below 34 kilovolts along the project frontage and all offsite overhead lines in each direction of the project site to the nearest offsite pole. A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion for clearance.

In addition, the Project shall ensure that streetlights are energized and operational along the streets of those lots where the Project is seeking Building Final Inspection (Occupancy).

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.



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: March 3, 2020ay 1, 2018

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health Dept.
Riverside County Flood Control
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Riv. Co. Regional Parks & Open Space

P.D. Environmental Programs Division
P.D. Geology Section
Riv. Co. Trans. Dept. – Landscape Section
P.D. Archaeology Section
Riv. Co. Surveyor
Riverside Transit Agency
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Resources Management Dept.

Temescal Canyon Municipal Advisory Council (MAC)
Board of Supervisors - Supervisor: 1st District- Jeffries
Planning Commissioner: 1st District- Shaffer
Corona Sphere of Influence
Corona-Norco Unified School District
Western Municipal Water District (WMWD)

CHANGE OF ZONE NO. 1800010, TENTATIVE TRACT MAP NO. 37155 – CEQ180037 –
Applicant/Owner: Wayne and Nancy Kiley – Engineer/Representative: Adkan Engineers – First Supervisorial District – Temescal Canyon Area Plan – Alberhill Zoning Area – General Plan: Medium Density Residential (MDR), Rural Residential (RR), Conservation Habitat (OS-CH) -- Location: southerly of Kingbird Drive and easterly of Towhee Lane west of Indian Truck Trail – 53.7 Acres – **REQUEST:** A Change of Zone to change the project site’s Zoning Classification from Rural Residential (R-R) to Planned Residential (R-4). A Tentative Tract Map for a Schedule “A” subdivision of 53.7 acres into 85 single family residential lots and 6 open space lots for two detention basins, 3.55 acre park area, and a 1347 square foot passive park. – APN: 290-150-004 – Related case: N/A. **BBID: 193-256-624**

DAC staff members and other listed Riverside County Agencies, Departments and Districts staff:
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Public Land Use System (PLUS) on or before the indicated DAC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the PLUS routing on or before the above date. This case is scheduled for a **DAC meeting on 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.

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner’s name. Thank you.



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

Any questions regarding this project, should be directed to Brett Dawson, Project Planner at (951) 955-0972, or e-mail at bdawson@rivco.org / MAILSTOP #: 1070

Public Hearing Path: Administrative Action: DH: PC: BOS:

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

May 1, 2018

Cahuilla Band of Indians
Anthony Madrigal, Cultural Director
52701 Highway 371
Anza, CA 92539

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TTM37155)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by May 31, 2018 to hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, Planning asks that the request for consultation also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

Project Description:

CHANGE OF ZONE NO. 1800010, TENTATIVE TRACT MAP NO. 37155 – EA40800 – Applicant/Owner: Wayne and Nancy Kiley – Engineer/Representative: Adkan Engineers – First Supervisorial District – Temescal Canyon Area Plan – Alberhill Zoning Area – General Plan: Medium Density Residential (MDR), Rural Residential (RR), Conservation Habitat (OS-CH) -- Location: southerly of Kingbird Drive and easterly of Towhee Lane west of Indian Truck Trail – 53.7 Acres.

REQUEST: A Change of Zone to change the project site's Zoning Classification from Rural Residential (R-R) to Planned Residential (R-4). A Tentative Tract Map for a Schedule "A" subdivision of 53.7 acres into 85 single family residential lots and 6 open space lots for two detention basins, 3.55 acre park area, and a 1347 square foot passive park. – APN: 290-150-004 – Related case: N/A.

Sincerely,

PLANNING DEPARTMENT

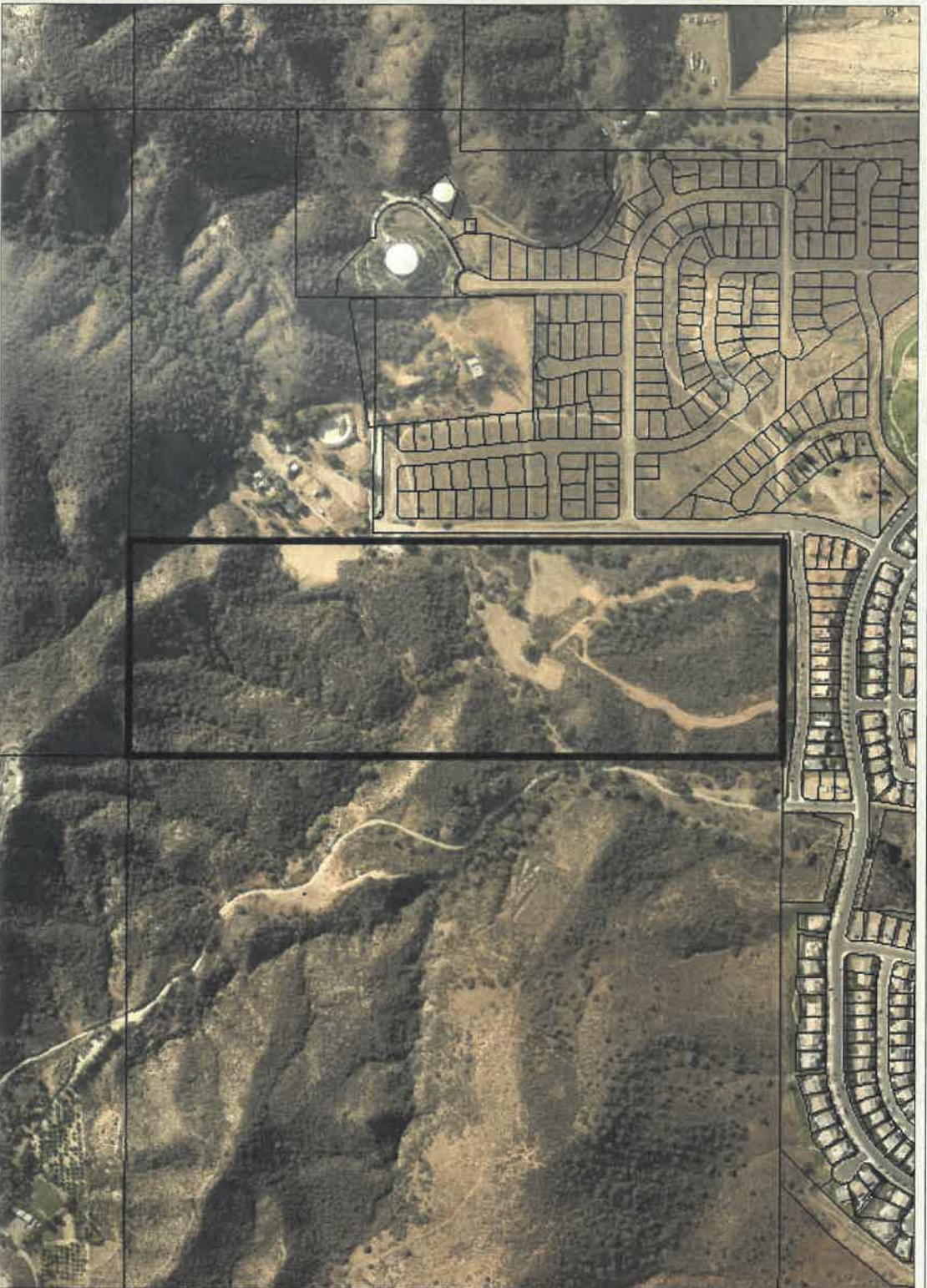
A handwritten signature in purple ink that reads "Heather Thomson".

Heather Thomson, Archaeologist

Email CC: Brett Dawson, bdawson@rivco.org

Attachment: Project Vicinity Map and Project Aerial

TTM37155



- Legend**
- Parcels
 - Blueline Streams
 - City Areas
 - World Street Map

Notes

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



REPORT PRINTED ON... 4/30/2018 3:45:53 PM

© Riverside County GIS

Produced by the United States Geological Survey
 National System of 7.5-Minute Series
 1:250,000 Scale
 North American Vertical Datum of 1988
 This map is produced to conform with the
 National Map Accuracy Standards, U.S. G.S. 1:250,000
 Edition, 1965, and is intended for use in the
 United States of America only.
 The map is a reproduction of the original
 map and is not a substitute for the original.
 The map is a reproduction of the original
 map and is not a substitute for the original.
 The map is a reproduction of the original
 map and is not a substitute for the original.



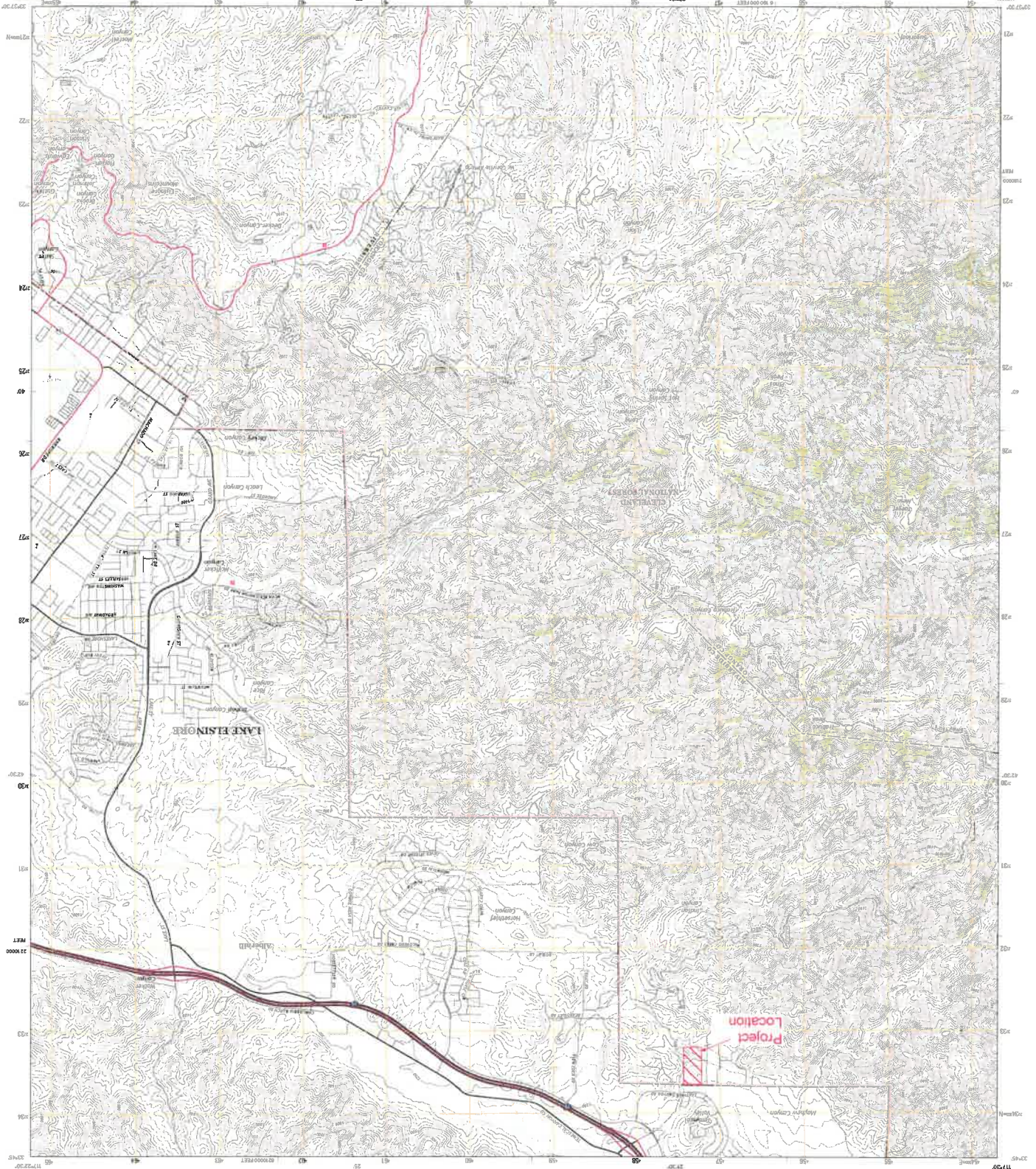
CONTOUR INTERVAL: 40 FEET
 NORTH AMERICAN VERTICAL DATUM OF 1988

1	2	3	4	5
1	2	3	4	5

1 Contour Interval
 2 Contour Interval
 3 Contour Interval
 4 Contour Interval
 5 Contour Interval

ROAD CLASSIFICATION
 Expressway
 Major Road
 Secondary Road
 Local Road
 Footpath
 Unimproved Road

Check with local travel services for current speed conditions and restrictions.
 Check with local travel services for current speed conditions and restrictions.



May 9, 2018

Attn: Heather Thomson, Archaeologist
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92502-1409



RE: AB 52 Consultation; TTM37155

The Soboba Band of Luiseño Indians has received your notification pursuant under Assembly Bill 52.

Soboba Band of Luiseño Indians is requesting to initiate formal consultation with the County of Riverside. A meeting can be scheduled by contacting me via email or phone. All contact information has been included in this letter.

I look forward to hearing from and meeting with you soon.

Sincerely,



Joseph Ontiveros, Tribal Historic Preservation Officer
Soboba Band of Luiseño Indians
P.O. Box 487
San Jacinto, CA 92581
Phone (951) 654-5544 ext. 4137
Cell (951) 663-5279
jontiveros@soboba-nsn.gov

Confidentiality: The entirety of the contents of this letter shall remain confidential between Soboba and the County of Riverside. No part of the contents of this letter may be shared, copied, or utilized in any way with any other individual, entity, municipality, or tribe, whatsoever, without the expressed written permission of the Soboba Band of Luiseño Indians.

MORONGO
BAND OF
MISSION
INDIANS



A SOVEREIGN NATION

**MORONGO BAND OF MISSION INDIANS
TRIBAL HISTORIC PRESERVATION OFFICE**

12700 PUMARRA RD BANNING, CA 92220

OFFICE 951-755-5025 FAX 951-572-6004

Date: 5/16/2018

Re:

AB 52 (ASSEMBLY BILL 52) – TTM37155

Dear,
Heather Thomson
County Archaeologist
County of Riverside

Thank you for contacting the Morongo Band of Mission Indians (MBMI) Cultural Heritage Department regarding the above referenced project(s). After conducting a preliminary review of the project, the tribe would like to respectfully issue the following comments and/or requests:

- The project is located outside of the Tribe's aboriginal territory and is not within an area considered to be a traditional use area or one in which the Tribe has cultural ties. We recommend contacting the appropriate tribe(s) who may have cultural affiliations to the project area. We have no further comments at this time.
- The project is located within the Tribe's aboriginal territory or in an area considered to be a traditional use area or one in which the Tribe has cultural ties. In order to further evaluate the project for potential impacts to tribal cultural resources, we would like to formally request the following:
 - A thorough records search be conducted by contacting one of the California Historical Resources Information System (CHRIS) Archaeological Information Centers and a copy of the search results be provided to the tribe.
 - Tribal monitor participation during the initial pedestrian field survey of the Phase I Study of the project and a copy of the results of that study. In the event the pedestrian survey has already been conducted, MBMI requests a copy of the Phase I study be provided to the tribe as soon as it can be made available.
 - MBMI Tribal Cultural Resource Monitor(s) be present during all required ground disturbing activities pertaining to the project.
- The project is located with the current boundaries of the Morongo Indian Reservation. Please contact the Morongo Cultural Heritage Department for further details.

Please be aware that this letter is merely intended to notify your office that the tribe has received your letter requesting tribal consultation for the above mentioned project and is requesting to engage in consultation. Specific details regarding the tribe's involvement in the project must be discussed on a project by project basis during the tribal consultation process. This letter does not constitute "meaningful" tribal consultation nor does it conclude the consultation process. Under federal and state law, "meaningful" consultation is understood to be an ongoing government-to-government process and may involve requests for additional information, phone conferences and/or face-to-face meetings. If you have any further questions or concerns regarding this letter, please contact the Morongo Cultural Heritage office at (951) 755-5139.

Sincerely,

Raymond Huaute
Tribal Historic Preservation Officer
Morongo Band of Mission Indians
Email: rhuaute@morongo-nsn.gov
Phone: (951) 755-5025



PECHANGA CULTURAL RESOURCES
Temecula Band of Luiseño Mission Indians

Post Office, Box 2183 • Temecula, CA 92593
Telephone (951) 770-6300 • Fax (951) 506-9491

Chairperson:
Neal Ibanez

Vice Chairperson:
Bridgett Barcello

Committee Members:
Andrew Masiel, Sr.
Darlene Miranda
Evie Gerber
Richard B. Searce, III
Robert Villalobos

May 22, 2018

Director:
Gary DuBois

Coordinator:
Paul Macarro

Planning Specialist:
Tuba Ebru Ozdil

VIA E-MAIL and USPS

Heather Thomson, Archaeologist
Riverside County, Planning Department
4080 Lemon Street, 12th Floor
P.O. Box 1409
Riverside, CA 92502-1409

Re: Pechanga Tribe Comments on the Cultural Resources Assessment for the Kiley Properties-Tract 37155 Project in Riverside County.

Dear Ms. Thomson,

This comment letter is written on behalf of the Pechanga Band of Luiseño Indians (hereinafter, "the Tribe"), a federally recognized Indian tribe and sovereign government. The Tribe submits these comments for the official record concerning the Cultural Resources Assessment for the Kiley Properties-Tract 37155 Project prepared by LSA and dated February 2018 and received by the Tribe on the 15th of May 2018.

The Tribe extends its thanks to the County for providing the Cultural Resource Assessment so the Tribe can review and provide comments on the content based upon tribal knowledge so we may continue to preserve and protect Luiseño cultural resources. Our comments follow in the same order as the report.

The Tribe is concerned that in the first paragraph of the "Ethnography" section the report states that: *"The territory of the Luiseño extended along the coast from Agua Hedionda Creek to the south, Aliso Creek to the northwest, and the Elsinore Valley and Palomar Mountain to the east."* This territory description, though not incorrect, leaves out approximately 60% of the Luiseño ancestral territory. The territory reached as far northeast as the Santa Ana River and Box Springs Mountain Range, as far east as Mount San Jacinto, and as far southeast as Lake Henshaw, and to the west including the Southern Channel Islands. The Pechanga Tribe's knowledge of our ancestral boundaries is based on reliable information passed down to us from our elders; published academic works in the areas of anthropology, history and ethno-history; and through recorded ethnographic and linguistic accounts. The Tribe requests our comments and tribal perspective to be also included in the report.

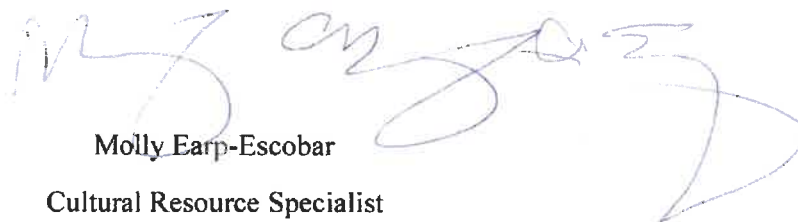
Additionally, the Tribe is unsure why the Native American Heritage Commission (NAHC) responded with negative results, as mentioned in the "Native American Scoping" section found on

page 9. The Project is completely within a registered Pechanga Traditional Cultural Property. The Sacred Lands File (SLF) was registered on June 15, 2017 and we can provide further information to the County if requested. In addition, the Tribe received a scoping request letter for this project, in conjunction with TR 37154, from LSA dated January 30, 2018, which our offices received on February 14, 2018. Our response letter included both projects and informed the consultant that these project are both located with a TPC. The Phase I cultural assessment, as provided to us by the County in May 2018, is dated February 2018 and does not include the Tribe's response as well as the information provided to the consultant. Given that the Project lies within a TCP, and that the ground coverage during the January 2018 field survey was "*exceptionally poor, with virtually complete obstruction by thick vegetation and only approximately 5 percent visibility*" the Tribe recommends that the entire Project be monitored by archaeological and Tribal monitors during all ground disturbing activities.

The Tribe would like our comments to be forwarded to LSA so they may review and make the necessary updates/changes to their report and for the County to include this letter in the confidential appendix of the final report. The Tribe welcomes the opportunity to meet with Riverside County to further explain our comments. The Tribe reserves the right to fully participate in the environmental review process, as well as to provide further comment on the Project's impacts to cultural resources and potential mitigation for such impacts.

The Pechanga Tribe looks forward to working together with Riverside County in protecting the invaluable and non-renewable Luiseño cultural resources found in the Project area. Please contact me at 951-770-6314 or at crs@pechanga-nsn.gov if there are any questions or concerns regarding our cultural report comments. Otherwise, please contact our Cultural Analyst, Ebru Ozdil at 951-770-6313 or at ezdil@pechanga-nsn.gov regarding all other project related questions or concerns. Thank you.

Sincerely,



Molly Earp-Escobar
Cultural Resource Specialist

Cc Pechanga Office of the General Counsel

RINCON BAND OF LUISEÑO INDIANS

Cultural Resources Department

1 W. Tribal Road · Valley Center, California 92082
(760) 297-2635 Fax:(760) 692-1498



May 25, 2018

Heather Thomson
4080 Lemon Street, 12th Floor
P.O. Box 1409
Riverside, CA 92502

Re: Change of Zone No. 1800010 Tentative Tract Map No. 37155

Dear Thomson:

This letter is written on behalf of the Rincon Band of Luiseño Indians. We have received your notification regarding the Change of Zone No. 1800010 Tentative Tract Map No. 37155 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. Rincon has knowledge of one Luiseño Place Name, *Paxa'vxa*, approximately one mile northwest of the project site. We request consultation at this time in order to learn more about the project and discuss any potential impacts to cultural resources.

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

**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: TTM37155

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



PECHANGA CULTURAL RESOURCES
Temecula Band of Luiseño Mission Indians

Post Office, Box 2183 • Temecula, CA 92593
Telephone (951) 770-6300 • Fax (951) 506-9491

May 3, 2018

Chairperson:
Neal Ibanez

Vice Chairperson:
Bridgett Barcello

Committee Members:
Andrew Masiel, Sr.
Darlene Miranda
Evie Gerber
Richard B. Seearce, III
Robert Villalobos

Director:
Gary DuBois

Coordinator:
Paul Macarro

Planning Specialist:
Tuba Ebru Ozdil

VIA E-MAIL and USPS

Heather Thomson, Archaeologist
Planning Department
County of Riverside
PO Box 1409
Riverside, CA 92502

**PECHANGA TRIBE REQUEST FOR CONSULTATION PURSUANT TO AB 52 FOR
TTM 37155 [A P N: 290-150-004]**

Dear Ms. Thomson;

This letter is written on behalf of the Pechanga Band of Luiseño Indians (hereinafter, "the Tribe") a federally recognized Indian tribe and sovereign government in response to the AB 52 notice provided by the County of Riverside Planning Department.

This letter serves as the Tribe's formal request to begin consultation under AB 52 for this Project. Per AB 52, we intend to assist the County in determining the type of environmental document that should be prepared for this Project (i.e. EIR, MND, ND); with identifying potential tribal cultural resources (TCRs); determining whether potential substantial adverse effects will occur to them; and to develop appropriate preservation, avoidance and/or mitigation measures, as appropriate. Preferred TCR mitigation is always avoidance and the Tribe requests that all efforts to preserve sensitive TCRs be made as early in the development process as possible.

Please add the Tribe to your distribution list(s) for public notices and circulation of all documents, including environmental review documents, archaeological reports, development plans, conceptual grading plans (if available), and all other applicable documents pertaining to this Project. The Tribe further requests to be directly notified of all public hearings and scheduled approvals concerning this Project, and that these comments be incorporated into the record of approval for this Project.

The Pechanga Tribe asserts that the Project area is part of 'Atáaxum (Luiseño), and therefore the Tribe's, aboriginal territory as evidenced by the existence of cultural resources, named places, *tóota yixélval* (rock art, pictographs, petroglyphs), and an extensive 'Atáaxum artifact record in the vicinity of the Project. This culturally sensitive area is affiliated with the

Pechanga Comment Letter to the County of Riverside
Re: Pechanga Tribe Request: AB 52 Re TTM 37155
May 3, 2018
Page 2

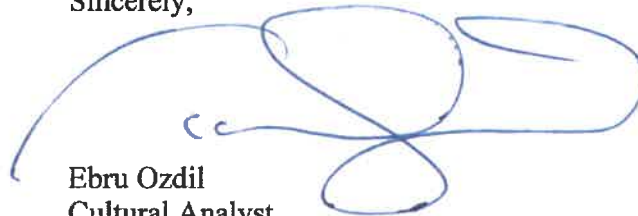
Pechanga Band of Luiseño Indians because of the Tribe's cultural ties to this area as well as our extensive history with the County and other projects within the area. During our consultation we will provide more specific, confidential information on potential TCRs that may be impacted by the proposed Project.

As you know, the AB 52 consultation process is ongoing and continues until appropriate mitigation has been agreed upon for the TCRs that may be impacted by the Project. As such, under both AB 52 and CEQA, we look forward to working closely with the County on ensuring that a full, comprehensive environmental review of the Project's impacts is completed, including addressing the culturally appropriate and respectful treatment of human remains and inadvertent discoveries. At this time, we are requesting archaeological, geotechnical, and conceptual grading plans.

In addition to those rights granted to the Tribe under AB 52, the Tribe reserves the right to fully participate in the environmental review process, as well as to provide further comment on the Project's impacts to cultural resources and potential mitigation for such impacts.

The Pechanga Tribe looks forward to working together with the County of Riverside in protecting the invaluable Pechanga cultural resources found in the Project area. The formal contact person for this Project will be Ebru Ozdil. Please contact her at 951-770-6313 or at ezdil@pechanga-nsn.gov within 30 days of receiving these comments so that we can begin the consultation process. Thank you.

Sincerely,



Ebru Ozdil
Cultural Analyst

Cc Pechanga Office of the General Counsel

Dawson, Brett

From: kyla moore <lmoore1906@yahoo.com>
Sent: Thursday, March 12, 2020 9:34 PM
To: Dawson, Brett; Jim.Steiner@CoronaCA.gov; Jacque.Casillas@CoronaCA.gov
Subject: RE: Public Hearing April 1

Who is the builder? Is this a gated community? In one paragraph I read about the two parks. The literature lead me to be believe 1 park will be made public to all sycamore residents and the other park is planned for the "project residents only". Why is there a street leading to the community in the middle of Kingbird Drive? We have families on this street. Making an entrance in the middle of Kingbird drive is not taking into consideration of the children playing freely on this street. Why isn't the entrance solely on Towhee or Peony? In addition, I did not ask if your planning committee time has been the same. I made a suggestion about the time of your Public Hearing and your intentional strategic timing of the meeting.

A Public Hearing, should authentically want to hear from the audience and public this housing development will affect. There should be several Public Hearings at different times to accommodate the residents this "Project" will impact.

Thank you,
L.Moore

[Sent from Yahoo Mail on Android](#)

On Thu, Mar 12, 2020 at 4:16 PM, Dawson, Brett <BDawson@RIVCO.ORG> wrote:

Hi Kyla,

Thanks for contacting me. I have attached the tract map showing the project, and also have included the Design Manual, that provides details of the homes, and the park. Our Planning Commission hearings have always been at the same time.

If you have any questions or comments, please feel free to contact me.

Thanks,

Brett

(951) 955-0972

From: kyla moore [mailto:lmoore1906@yahoo.com]
Sent: Wednesday, March 11, 2020 5:52 PM
To: Dawson, Brett <BDawson@RIVCO.ORG>; Jim.Steiner@CoronaCA.gov; Jacque.Casillas@CoronaCA.gov
Subject: Public Hearing April 1

Good Afternoon,

I can not find the plot plans for 190004 on your website. I and other residents at Sycamore Creek are concerned that this new housing development (Tentative Tract Map No. 37155) will obstruct our views. I am also perplexed why you would have a public hearing at 9am, when the majority of residence around here (Temescal Valley) are working people. I did not see on the Public Hearing Notice sign of another time to accommodate the working residents that live in this area. This seems strategically planned so that residents or the public will not show up to discuss our dismay with this project.

L.Moore

310-977-9154

Confidentiality Disclaimer

This email is confidential and intended solely for the use of the individual(s) to whom it is addressed. The information contained in this message may be privileged and confidential and protected from disclosure.

If you are not the author's intended recipient, be advised that you have received this email in error and that any use, dissemination, forwarding, printing, or copying of this email is strictly prohibited. If you have received this email in error please delete all copies, both electronic and printed, and contact the author immediately.

[County of Riverside California](#)

Dawson, Brett

From: Collette, Mike M Collins <mike.collette@collins.com>
Sent: Thursday, March 12, 2020 5:10 PM
To: Dawson, Brett
Subject: Re: Tract37155 R4

Mrs Dawson,
I am a concerned neighbor.
Why switch from RR to R4 Zone ? Isn't R4 zone for apartments and condos. High density housing ?



On Mar 12, 2020, at 5:04 PM, Collette, Mike M Collins <Mike.Collette@utas.utc.com> wrote:

Sent from my iPhone



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

Standard Change of Zone

There are three different situations where a Planning Review Only Change of Zone will be accepted:

- Type 1:** Used to legally define the boundaries of one or more Planning Areas within a Specific Plan.
- Type 2:** Used to establish or change a SP zoning ordinance text within a Specific Plan.
- Type 3:** Used when a Change of Zone application was conditioned for in a prior application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Adkan Engineers

Contact Person: Michael Brendecke E-Mail: mbrendecke@adkan.com

Mailing Address: 6879 Airport Drive

Riverside

City

Street
CA

State

92504

ZIP

Daytime Phone No: (951) 688-0241

Fax No: (951) 688-0598

Engineer/Representative Name: Adkan Engineers

Contact Person: Michael Brendecke E-Mail: mbrendecke@adkan.com

Mailing Address: 6879 Airport Drive

Riverside

City

Street
CA

State

92504

ZIP

Daytime Phone No: (951) 688-0241

Fax No: (951) 688-0598

Property Owner Name: Wayne and Nancy Kiley

Contact Person: Wayne Kiley E-Mail: Captainwkiley@gmail.com

Mailing Address: 2279 Eagle Glenn Parkway Ste 112-221

Street

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

APPLICATION FOR CHANGE OF ZONE

Corona

City

CA

State

92883

ZIP

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the property address and/or assessor's parcel number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of this application, the applicant will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be **NO** refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the subdivision is ready for public hearing.)

Wayne and Nancy Kiley

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 290-150-004

Approximate Gross Acreage: 53.7

General location (nearby or cross streets): North of Lake Elsinore, South of

APPLICATION FOR CHANGE OF ZONE

Santiago Canyon Road _____, East of Mayhew Canyon _____, West of I-15 _____.

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

Change Zoning From R-R to R-4

Related cases filed in conjunction with this request:

TTM 37155

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

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1071 CZ Condensed Application.docx
Created: 07/06/2015 Revised: 05/17/2016



**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 Highlands at Sycamore hereafter "Applicant" and Wayne and Nancy Kiley "Property Owner".

Description of application/permit use:

Tentative Tract Map Submittal TR 37155 APN 290-150-004

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.

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

addresses, and phone numbers of those persons having an interest in the real property or properties involved in this application.

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

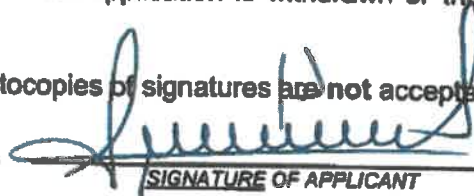
AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

Jorge Orozco

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

Wayne and Nancy Kiley

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

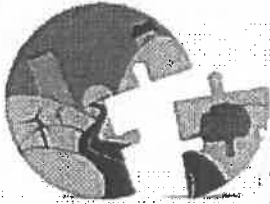
See attached sheet(s) for other property owner's signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 290-150-004

Section: 13 Township: 5S Range: 6W

Approximate Gross Acreage: 20.7 Acres



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> TRACT MAP | <input type="checkbox"/> MINOR CHANGE | <input type="checkbox"/> VESTING MAP |
| <input type="checkbox"/> REVISED MAP | <input type="checkbox"/> REVERSION TO ACREAGE | <input type="checkbox"/> EXPIRED RECORDABLE MAP |
| <input type="checkbox"/> PARCEL MAP | <input type="checkbox"/> AMENDMENT TO FINAL MAP | |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: TR 37155 DATE SUBMITTED: _____

APPLICATION INFORMATION

Applicant's Name: Jorge Orozco E-Mail: jorgeos72@hotmail.com

Mailing Address: 4338 Palazzo Ln.
Corona CA 92883
City State ZIP

Daytime Phone No: (949) 283-3418 Fax No: ()

Engineer/Representative's Name: Adkan Engineers E-Mail: mbrendecke@adkan.com

Mailing Address: 6879 Airport Drive
Riverside CA 92504
City State ZIP

Daytime Phone No: (951) 688-0241 Fax No: (951) 688-0598

Property Owner's Name: Wayne and Nancy Kiley E-Mail: captainwkiley@gmail.com

Mailing Address: 2279 Eagle Glen Parkway Ste. 112-221
Corona CA 92883
City State ZIP

Daytime Phone No: (951) 603-0699 Fax No: (231) 631-2311

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing

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

- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.
- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): 290-150-004

Property Location or Address:
East of Towhee Lane and south of Santiago Canyon Road

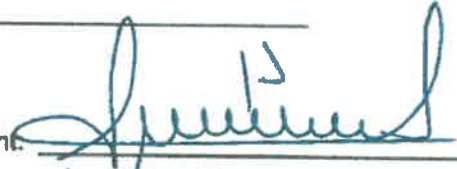
2. PROPERTY OWNER INFORMATION:

Property Owner Name: Wayne and Nancy Kiley Phone No.: (951) 603-0699
 Firm Name: _____ Email: captainwkiley@gmail.com
 Address: 2279 Eagle Glen Parkway Ste. 112-221
Corona, CA 92883

3. APPLICANT INFORMATION:

Applicant Name: Jorge Orozco Phone No.: (951) 283-3416
 Firm Name: Highlands at Sycamore Email: jorgeos72@hotmail.com
 Address (if different from property owner)
4338 Palazzo Lane
Corona, CA 92883

4. SIGNATURES:

Signature of Applicant:  Date: 04/09/2018
 Print Name and Title: JORGE OROZCO

Signature of Property Owner:  Date: 04/09/2018
 Print Name and Title: L. WAYNE & NANCY KILEY OWNERS

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: _____

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of Lake Elsinore, South of Santiago Canyon Rd, East of I-15, West of Mayhew Canyon

Thomas Brothers map, edition year, page number, and coordinates: Page 834 G2,G3,H2,H3 (2010)

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, whether the project is a Vesting Map or Planned Residential Development (PRD):

Project will subdivide 20.70 acres into 86 single family residential homes.

Related cases filed in conjunction with this request:

N/A

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

If yes, provide Case No(s). N/A (Parcel Map, Zone Change, etc.)

EA No. (if known) N/A EIR No. (if applicable): N/A

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

If yes, indicate the type of report(s) and provide a copy: Geotechnical Report, Fault Study

Is water service available at the project site: Yes No

If "No," how far must the water line(s) be extended to provide service? (distance in feet/miles) N/A

Is sewer service available at the site? Yes No

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

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

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: XXX CY

Estimated amount of fill = cubic yards XXX CY

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Does the project need to import or export dirt? Yes No

Import _____ Export _____ Neither _____

What is the anticipated source/destination of the import/export?

What is the anticipated route of travel for transport of the soil material?

How many anticipated truckloads? _____ truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 374,000 sq. ft.

If this is a residential subdivision, is it located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes No

If yes, does the subdivision intend to dedicate land or pay Quimby fees, or a combination of both?

Dedicate land Pay Quimby fees Combination of both

Is the subdivision located within 8½ miles of March Air Reserve Base? Yes No

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes No

Does the subdivision exceed more than one acre in area? Yes No

Is the development project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

Santa Ana River Santa Margarita River Whitewater River

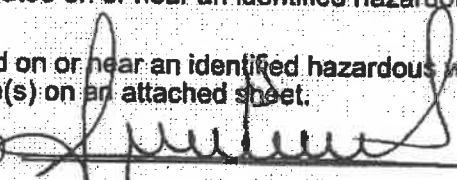
APPLICATION FOR SUBDIVISION AND DEVELOPMENT

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

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

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

- The project is not located on or near an identified hazardous waste site.
- The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) 

Date 04/09/2018

Owner/Representative (2) _____

Date _____

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region

Project File No.	
Project Name:	
Project Location:	
Project Description:	
Proposed Project Consists of, or Includes:	YES NO
Significant Redevelopment: The addition or replacement of 5,000 square feet or more of impervious surface on an already developed site. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, original purpose of the constructed facility or emergency redevelopment activity required to protect public health and safety.	<input type="checkbox"/> <input checked="" type="checkbox"/>
Residential development that create 10,000 square feet or more of impervious surface (collectively over the entire project site), including residential housing subdivision requiring a Final Map (i.e. detached single family home subdivisions, multi-family attached subdivisions, condominiums, or apartments, etc.)	<input checked="" type="checkbox"/> <input type="checkbox"/>
New Industrial and commercial development where the land area ¹ represented by the proposed map or permit is 10,000 square feet or more.	<input type="checkbox"/> <input checked="" type="checkbox"/>
Mixed use developments that create 10,000 square feet or more of impervious surface (collectively over the entire project site).	<input type="checkbox"/> <input checked="" type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) codes ² 5013, 5014, 5541, 7532, 7533, 7534, 7536, 7537, 7538, 7539).	<input type="checkbox"/> <input checked="" type="checkbox"/>
Restaurants (SIC code 5812) where the land area of development is 5,000 square feet or more.	<input type="checkbox"/> <input checked="" type="checkbox"/>
Hillside developments disturbing 5,000 square feet or more which are located on areas with known erosive soil conditions or where natural slope is 25 percent or more.	<input type="checkbox"/> <input checked="" type="checkbox"/>
Developments of 2,500 square feet of impervious surface or more adjacent to (within 200 feet) or discharging directly into ESA's. "Directly" means situated within 200 feet of the ESA; "discharging directly" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.	<input type="checkbox"/> <input checked="" type="checkbox"/>
Parking lots of 5,000 square feet or more exposed to stormwater, where "parking lot" is defined as a land area or facility for the temporary storage of motor vehicles.	<input type="checkbox"/> <input checked="" type="checkbox"/>
Retail Gasoline Outlets that are either 5,000 square feet or more of impervious surface with a projected average daily traffic of 100 or more vehicles per day.	<input type="checkbox"/> <input checked="" type="checkbox"/>
Public Projects, other than Transportation Projects, that are implemented by a permittee and similar in nature to the priority projects described above and meets the thresholds described herein.	<input type="checkbox"/> <input checked="" type="checkbox"/>
Other Development Projects whose site conditions or activity pose the potential for significant adverse impacts to water quality.	<input type="checkbox"/> <input checked="" type="checkbox"/>
¹ Land area is based on acreage disturbed	
² Descriptions of SIC codes can be found at http://www.osha.gov/pls/mis/sicsearch.html .	
DETERMINATION: Circle appropriate determination.	
If <u>any</u> question answered "YES"	Project requires a project-specific WQMP.
If <u>all</u> questions answered "NO"	Project requires incorporation of Site Design and source control BMPs imposed through Conditions of Approval or permit conditions.

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS

In 1987, Congress amended the Clean Water Act to require the permitting of stormwater discharges from municipal storm drain systems. The Riverside County Board of Supervisors adopted Riverside County Ordinance No. 754.1 establishing stormwater/urban runoff management and discharge controls to protect and enhance the water quality of Riverside County watercourses, water bodies, groundwater, and wetlands in a manner pursuant to and consistent with the Federal Clean Water Act.

Preventing pollution is much easier, and less costly than cleaning up polluted stormwater. Runoff from construction and grading sites can carry sediments and other pollutants into storm drains. Also, a developed site can contribute damaging new pollutants to the surrounding environment. A variety of "best management practices" (BMPs) can be used to prevent different types of stormwater pollution. Construction-related water quality impacts shall be addressed in accordance with County Ordinances, and shall comply with the Regional Water Quality Control Board Construction Permit, where applicable. New developments and redevelopments within the Santa Ana Region Watershed of Riverside County must mitigate their post construction water quality impacts by complying with Section 6 of the Drainage Area Management Plan (DAMP). New developments and redevelopment projects within Santa Margarita Region Watershed must mitigate their post construction water quality impacts by complying with Section 6 of the individual Co-permittee Jurisdictional Runoff Management Plan (JRMP). Some development and redevelopment projects may be required to submit a project-specific WQMP/SSMP in compliance with Section 6 of the DAMP and with Section 6 of the individual Co-permittee JRMP. Projects within the Whitewater watershed may refer to Appendix H of the Whitewater River Region Stormwater Management Plan (SWMP). These documents are available on-line at:

<http://rcflood.org/NPDES/SantaAnaWS.aspx>,
<http://rcflood.org/NPDES/SantaMargaritaWS.aspx>, and
<http://rcflood.org/NPDES/WhitewaterWS.aspx>

Noncompliance with Riverside County Ordinance No. 754.1 may result in the imposition of substantial penalties by the local Regional Water Quality Control Board.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION

NOTE:

ALL APPLICATIONS MUST INCLUDE THE INFORMATION REQUIRED UNDER ANY SUPPLEMENTAL INFORMATION LIST APPLICABLE TO A SPECIFIC PROJECT.

ADDITIONAL INFORMATION MAY BE REQUIRED AFTER INITIAL RECEIPT AND REVIEW.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

ATTACH PAGE 1 ALONG WITH PROPER DOCUMENTATION LISTED BELOW.

Enter ALL Application Numbers assigned for project in County of Riverside Planning Department:

<u>Application Number(s):</u>	<u>Date Filed:</u>	<u>Application Number(s):</u>	<u>Date Filed:</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Assessor Parcel Number(s):

290-150-004

The property is owned by:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Sole Ownership | <input type="checkbox"/> Limited Liability Company (LLC) |
| <input type="checkbox"/> Sole Proprietorship | <input type="checkbox"/> Corporation |
| <input type="checkbox"/> Partnership | <input type="checkbox"/> Trust |

Include the following documentation:

- A Preliminary Title Report issued by a title company licensed to business in the State of California dated less than 30 days prior to the date of submittal of this application.
- Documentation proving who has authority to sign the agreement, such as:

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 Limited Liability Company: Please provide the Operating Agreement;
- If Corporation: Please provide Articles of Incorporation and corporate resolution re: authority to execute agreements on behalf of the corporation;
- If Partnership: Please provide either an LP1 or LP5 document, filed with the Secretary of State, and partnership agreement;
- If Trust: Please provide a certified abstract of the trust.
- For out of state legal entities, please provide document showing registration with the California Secretary of State.

Property Owner Name: Wayne and Nancy Kiley

Contact Person: Jorge Orozco E-Mail: jorgeos72@hotmail.com

Mailing Address: 4338 Palazzo Ln.

Corona CA 92883
City State ZIP

Daytime Phone No: (949) 283-3418 Fax No: ()

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the property address and/or assessor's parcel number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

Additional Parties to be notified:

Name: Adkan Engineers

Contact Person: Michael Brendecke E-Mail: mbrendecke@adkan.com

Mailing Address: 6879 Airport Dr.

Riverside CA 92504
City State ZIP

Daytime Phone No: (951) 688-0241 Fax No: (951) 688-0598

Name: _____

Contact Person: _____ E-Mail: _____

Mailing Address: _____

INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION

Street

City

State

ZIP

Daytime Phone No: (____) _____ Fax No: (____) _____

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1082 Indemnification Agreement Information.docx
Created: 8/28/2015 Revised: 06/02/2016

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:

CHANGE OF ZONE NO. 1800010, TENTATIVE TRACT MAP NO. 37155, and PLOT PLAN NO. 190004 – Intent to Adopt a Mitigated Negative Declaration – CEQ180037 – Applicant/Owner: Wayne and Nancy Kiley – Engineer/Representative: Adkan Engineers – First Supervisorial District – Temescal Canyon Area Plan – Alberhill Zoning Area – General Plan: Medium Density Residential (MDR) – Rural Residential (RR) – Conservation Habitat (OS-CH) – Location: Southerly of Kingbird Drive and easterly of Towhee Lane west of Indian Truck Trail – 53.7 Acres – **REQUEST:** Plot Plan No. 190004 is for a Planned Residential Development. Change of Zone No. 1800010 will change the project site’s Zoning Classification from R-R (Rural Residential) to R-4 (Planned Residential). Tentative Tract Map No. 37155 is for a Schedule “A” subdivision of 53.7 acres into 79 single family residential lots, seven (7) non-residential lots including two (2) detention basins, a 3.95 acre park area, and a 6,657 sq. ft. passive park.

TIME OF HEARING:	9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING:	MAY 6, 2020
PLACE OF HEARING:	RIVERSIDE COUNTY ADMINISTRATIVE CENTER BOARD CHAMBERS, 1ST FLOOR 4080 LEMON STREET, RIVERSIDE, CA 92501

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 Brett Dawson at (951) 955-0972 or email at bdawson@rivco.org, or go to the County Planning Department’s Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above 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 may be viewed Monday through Friday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission 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 Commission at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Brett Dawson
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on March 09, 2020,

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

APN (s) or case numbers CZ1800010 / TR37155 / PPT190004 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

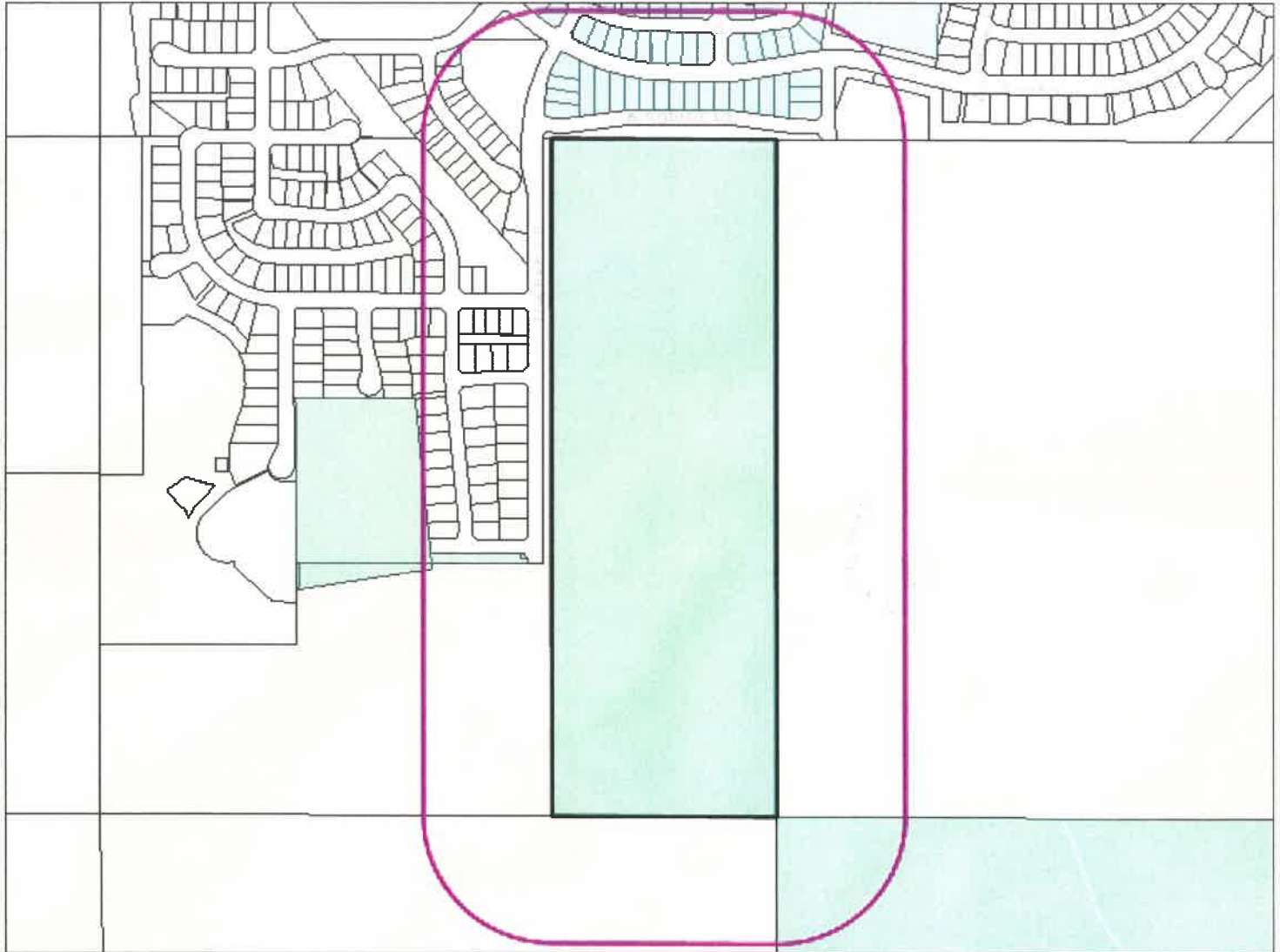
Riverside, Ca. 92502

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

Riverside County GIS Mailing Labels

CZ1800010 / TR37155 / PPT190004

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... 3/9/2020 9:50:13 AM

© Riverside County RCIT

290150004
L WAYNE KILEY
2279 EAGLE GLEN PKWY
CORONA CA 92883

290150006
GRACE KOREAN CHURCH AT NORWALK
1645 W VALENCIA DR
FULLERTON CA 92833

290160013
JOE ACHTEN
2279 EAGLE GLEN PKWY
CORONA CA 92883

290160014
L WAYNE KILEY
2279 EAGLE GLEN PKY
CORONA CA 92883

290670034
SYCAMORE CREEK COMMUNITY ASSN
25420 MAYHEW CANYON RD
CORONA CA 92883

290730001
CHRISTOPHER JOHN SAUSER
25961 PEONY DR
CORONA CA 92883

290730002
MICHAEL CHAO CHI SHU
25973 PEONY DR
CORONA CA 92883

290730003
MAGITING L. DAWIS
25985 PEONY DR
CORONA CA 92883

290730004
LIJUAN ZHANG
26 ELDORADO ST NO B
ARCADIA CA 91006

290730005
KHALED M. EL SAID
11496 KINGBIRD DR
CORONA CA 92883

290730006
BOBBY L. TYLER
11484 KINGBIRD DR
CORONA CA 92883

290730007
KANGKANG QI
6184 S RIVERBEND RD
SPRINGFIELD MO 65810

290730008
TRAVIS FITZKE
11460 KINGBIRD DR
CORONA CA 92883

290730009
PAUL K. NAZAR
11448 KINGBIRD DR
CORONA CA 92883

290730010
GABRIEL VEGA
11436 KINGBIRD DR
CORONA CA 92883

290730011
JON R. TYLER
11424 KINGBIRD DR
CORONA CA 92883

290730012
YILIN LI
11412 KINGBIRD DR
CORONA CA 92883

290730013
LAKISHA MOORE
11400 KINGBIRD DR
CORONA CA 92883

290730014
CHANG H. KEEM
4790 IRVINE BLVD STE 105-611
IRVINE CA 92620

290730015
TAREK ABDELGHENI SOUFI
11376 KINGBIRD DR
CORONA CA 92883

290730016
NICHOLAS DON WREN
11364 KINGBIRD DR
CORONA CA 92883

290730017
SIROJIDDIN BEKCHANOV
11352 KINGBIRD DR
CORONA CA 92883

290730018
WILLIAM G. CERVANTES
25984 TOWHEE LN
CORONA CA 92883

290730019
BERGFIELD LISA LAMOREAUX TRUST DATED
25972 TOWHEE LN
CORONA CA 92883

290730020
MATTHEW HACKWORTH
25960 TOWHEE LN
CORONA CA 92883

290730021
RAYMOND MARTINEZ
25948 TOWHEE LN
CORONA CA 92883

290740001
MOHAMMAD A. RAUF
11329 HUTTON RD
CORONA CA 92883

290740002
JASON E. UNZUETA
11317 HUTTON RD
CORONA CA 92883

290740016
JACOB R. MYERS
11362 HUTTON RD
CORONA CA 92883

290740017
JUAN FRANCISCO ALARCON
11386 HUTTON RD
CORONA CA 92883

290740018
PAUL ALAN HARRISON
11398 HUTTON RD
CORONA CA 92883

290740019
JAMES J. YOO
11410 HUTTON RD
CORONA CA 92883

290740020
SKYE WOODS
11422 HUTTON RD
CORONA CA 92883

290741001
DANIEL H A STACK
2 COROZAL
FOOTHILL RANCH CA 92610

290741002
ROBERT M. ASUNCION
11437 HUTTON RD
CORONA CA 92883

290741003
JENNIFER S. LANE
11425 HUTTON RD
CORONA CA 92883

290741004
RYAN O. HERRON
11413 HUTTON RD
CORONA CA 92883

290741005
NADER HOSSEINZADEH
11401 HUTTON RD
CORONA CA 92883

290741006
CASSANDRA D. MCDADE
11389 HUTTON RD
CORONA CA 92883

290741007
HABIB TAHHAN
11377 HUTTON RD
CORONA CA 92883

290741008
BRENNON HOWELL
11365 HUTTON RD
CORONA CA 92883

290741009
MICHAEL D. PERKINS
11353 HUTTON RD
CORONA CA 92883

290750001
BO QIU
25903 PIPIT DR
CORONA CA 92883

290750021
KEVIN J. DWYER
25886 BASIL CT
CORONA CA 92883

290750022
CESAR A. LARGAESPADA
25898 BASIL CT
CORONA CA 92883

290750023
ROSA M. BARAJAS
11521 HUTTON RD
CORONA CA 92883

290750024
CORNELIUS KING
11509 HUTTON RD
CORONA CA 92883

290750025
RICARDO JOSE PASILLAS
11497 HUTTON RD
CORONA CA 92883

290750026
RONALD J. DOYLE
11485 HUTTON RD
CORONA CA 92883

290750027
IEON G. MUNROE
11473 HUTTON RD
CORONA CA 92883

290751001
CRISS IVY
25889 BASIL CT
CORONA CA 92883

290751010
ABINADI JOHNSON
25900 PIPIT DR
CORONA CA 92883

290870001
LENNAR HOMES OF CALIF
11807 NE 99TH ST STE 1170
VANCOUVER WA 98682

290902002
RIVERSIDE COUNTY FLOOD CON & WATER CON
1995 MARKET ST
RIVERSIDE CA 92501

3/10/2020 1:34:41 PM

Adkan Engineers
Michael Bredecke
6879 Airport Drive
Riverside CA 92504

Wayne and Nancy Kiley
2279 Eagle Glenn Parkway
Ste 112- 221
Corona CA 92883

Riverside Local Agency Formation
ATTN George Spiliotis, Executive Officer
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Riverside, CA 92507

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Temescal valley CA
92883

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Corona CA 92883

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

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Michael Bredecke
6879 Airport Drive
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Kirkland West
Habitat Defense Council
PO Box 7821
Laguna Niguel, CA 92607-7821

Wayne and Nancy Kiley
2279 Eagle Glenn Parkway Ste. 112-221
Corona, CA 92883

Eastern Municipal Water District
2270 Trumble Road
Perris CA 92570



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach

**Assistant Director of
TLMA- Community Development**

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 in compliance with Section 21152 of the California Public Resources Code.

TTM37155 PPT190004 CZ180010

Project Title/Case Numbers

Brett Dawson
County Contact Person

(951) 955-0972
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

Adkan Engineers Michael Brendecke
Project Applicant

Adkan Engineers 6879 Airport Drive Riverside CA 92504
Address

The project is located southerly of Kingbird Lane and easterly of Towhee Land, west of Indian Truck Trail.

The Plot Plan (PP190004) is for a Planned Residential Development. A Change of Zone (CZ1800010) to change the project site's Zoning Classification from Rural Residential (R-R) to Planned Residential (R-4). A Tentative Tract Map (TTM 37155) for a Schedule "A" subdivision of 53.7 acres into 79 single family residential lots and 7 open space lots for two detention basins, 3.95 acre park area, and a 6,657 square foot passive park.

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on April 4, 2018, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared and certified for the project pursuant to the provisions of the California Environmental Quality Act and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

Title

Date

Date Received for Filing and Posting at OPR: N/A



**INVOICE (INV-00043585)
FOR RIVERSIDE COUNTY**

County of Riverside
Transportation & Land Management Agency



BILLING CONTACT / APPLICANT

Jorge Orozco Sanchez

4338 Palazzo Ln
Corona, Ca 92883

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
INV-00043585	04/11/2018	04/11/2018	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFW180033	0452 - CF&W Trust Record Fees	\$50.00

SITE ADDRESS	
	SUB TOTAL
	\$50.00

TOTAL DUE	\$50.00
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PAYMENT OPTIONS		Note: A 2.28% transaction service fee will be applied to Credit Card payments.
Online Payments	Go to: RivCoPlus.org	E-Checks and Credit Cards are accepted on-line.
Credit Card Payment by Phone	(760) 863-7735	Please have your invoice number ready for reference.
Payment by Mail	County of Riverside County P.O. Box 1605 Riverside, CA 92502	Reference your invoice number on your check or include a copy of the invoice.
Payment in Person	Riverside Permit Assistance Center 4080 Lemon St., 9th Fl. Riverside, CA 92501	Desert Permit Assistance Center 77588 El Duna Ct., Ste H Palm Desert, CA 92211

Note that this invoice is used for both initial and supplemental payment requests. On Deposit Based Fee (DBF) cases and permits all work will cease when the balance is negative. If you have already made an initial payment and you are receiving an additional invoice, your case or permit has a low or negative balance. Work cannot resume until you have provided additional funds. If you would like to review a full statement of costs to date, e-mail your request to, TLMABilling@rivco.org and include the reference number(s), which is your case number and department in the subject line.




**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.:

4.9

Planning Commission Hearing: May 6, 2020

PROPOSED PROJECT

Case Number(s):	Ordinance No. 348.4926; CZ No. 2000002	Applicant(s): County of Riverside
CEQA Exempt	Section 15282(h) & 15061(b)(3)	
Area Plan:	Countywide	
Zoning Area/District:	Countywide	
Supervisory District:	All	
Project Planner:	Robert Flores Advance Planning	 Charissa Leach, P.E. Assistant TLMA Director
Project APN(s):	Countywide	

PROJECT DESCRIPTION AND LOCATION

Ordinance No. 348.4926 is an ordinance amendment to Riverside County Ordinance No. 348 (the "Land Use Ordinance") that establishes requirements and development standards for the development of different dwelling types or living arrangements on a lot in addition to a primary residence. This amendment specifically addresses state-mandated accessory dwelling units ("ADUs"), junior accessory dwelling units ("Junior ADUs"), and ranchets (related to ADUs) and locally-permitted second units and guest quarters; and specifically re-establishes and updates existing regulation for units under the *Coachella Valley Multiple Owners Mobilehome Housing Overlay Zone*, also known as MOG units. (See "Project Analysis" below for more details on the ordinance amendment.)

Ordinance No. 348.4926 is associated with Change of Zone (CZ) No. 2000002 and is hereinafter referred to as the Project.

This amendment results in updating the Land Use Ordinance and will apply countywide, except for those regulations applying only to the Eastern Coachella Valley as described in the ordinance.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

FIND that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15282(h) and 15061(b)(3), based on the findings and conclusions in the staff report; and,

ADOPT Ordinance No. 348.4926, associated with Change of Zone No. 2000002, amending Ordinance No. 348 and establishing regulations for the development of additional residential accommodations within the unincorporated area of Riverside County, based upon the findings and conclusions provided in this staff report.

PROJECT BACKGROUND AND ANALYSIS

Background:

ADU/Junior ADU

In recent years, there has been much state legislation passed that has significantly amended state law relating to ADUs and Junior ADUs. In 2019, several new ADU/Junior ADU bills were approved (i.e. SB 13, AB 68, AB 881, etc.), which modified, as of January 1, 2020, Government Code sections 65852.2. relating to ADUs and 65852.22. relating to Junior ADUs and established current state regulation that all local jurisdictions, such as the County, must adhere to. Specifically, ADU and Junior ADU law provides for the adoption of a state-compliant local ordinance that does the following:

- Designate areas where ADUs and Junior ADUs may be permitted; and,
- Establish allowances for unit type and quantity; and,
- Establish development/occupancy standards and other requirements for these units; and,
- Establish that these units are a residential use that do not exceed the allowable density, therefore, are consistent with the General Plan.

The County must provide for the creation of ADUs and Junior ADUs as provided in the aforementioned Government Code sections. In short, state law allows at least one interior ADU or Junior ADU and one detached ADU for any lot with a single-family (or “one-family”) dwelling. Additionally, state law allows interior and detached ADUs on lots with multifamily (or “multiple family”) dwellings. Interior units must be provided within the established floor area/footprint of a structure and may only include limited expansion for egress/ingress. Standards that may be imposed include a height maximum of 16 feet, setback minimums that shall not be greater than 4 feet, and floor area maximums that does not exceed 1,200 square feet for ADUs and 500 square feet for Junior ADUs.

Existing Land Use Ordinance Regulation

The Riverside County Land Use Ordinance currently permits and regulates guest quarters (Section 18.18.D.), second units (Section 18.18.F), and multiple owner mobilehome housing (Article XIXj.), also known as “MOGs.” These units/quarters are permitted by-right either on lots with one-family dwellings (guest quarters/second units) or within the Eastern Coachella Valley (MOGs). Second units, at one point, served as the state-mandated “second units,” which have evolved into what is known now as “ADUs.” Guest quarters and MOGs are local residential accommodations that, together with second units, provide different unique housing options for the nature of the County’s unincorporated communities but are each regulated with unique development standards.

Currently, the Land Use Ordinance regulates these living arrangements differently. For example, the allowable floor area of guest quarters and second units depends on the size of the lot. Whereas, the allowable floor area for MOGs does not fluctuate based on lot size, rather there is a minimum floor area and no maximum. Guest quarters and second units are regulated similarly to one-family dwellings, where regulations address usual development standards, such as setbacks, height, etc., and MOGs are

regulated similarly to mobilehome parks with regulations on space size and location, awnings, screening, installation, etc.

Project Analysis:

The main purpose of proposed Project is to achieve compliance with state law relating to additional living arrangements, such as ADUs and Junior ADUs. If a local ordinance is not adopted, compliance to state ADU law is still required with very little discretion; however, the adoption of a local ordinance allows the County to establish its own state-compliant regulation and policy as it relates to additional living arrangements. A local ordinance will guide and may facilitate the development of additional living arrangements in appropriate areas of the unincorporated County and with appropriate standards.

Specifically, the proposed ordinance amendment deletes an existing article (Article XIXj. – *Coachella Valley Multiple Owner Mobilehome Housing Overlay*) in its entirety from the Land Use Ordinance and replaces it with a new article, named *Additional Residential Accommodations*, which groups together new and existing types of living arrangements, referred to as “additional residential accommodations,” including new types of accommodations to the ordinance, such as ADUs, Junior ADUs, and ranchets, and existing types of accommodations within the Land Use Ordinance, such as guest quarters, second units, and MOG units.

Generally, the new article allows both detached and interior additional residential accommodation for lots with either one-family and multiple family buildings or uses. In addition to a one-family dwelling, the new article provides for the creation of one detached and one interior residential accommodation; and up to four detached residential accommodations (as mobilehomes/manufactured homes only) within the Eastern Coachella Valley (“ECV”). The new article also provides for the creation of ADUs for lots with multiple family dwellings, which may include up to two detached ADUs and at least one interior ADU – but the interior quantity may be equal to or less than 25% of the existing multiple family units. Interior accommodations must be created within another dwelling or an accessory structure with minimal expansion allowed for access only and “interior” does not mean “attached.” Detached or interior residential accommodations may only be provided as follows:

- ❖ Detached may be an ADU, a ranchet (ECV only), a guest quarter, or a second unit (large lots only)
- ❖ Interior may be an ADU or a Junior ADU (within a proposed or existing house only)

In addition to the above, the ordinance amendment also re-establishes existing MOG regulation within the new article and makes global changes and reconfigurations for internal ordinance consistency, as shown in Attachment A (Ordinance No. 348.4926). Existing standards are mostly carried over to the new article for applicable accommodations, and only standards required by state law are added to the Land Use Ordinance, as shown in Attachment B (Additional Residential Accommodations Matrix).

Airport Land Use Commission

Adapting state law on ADUs, as existed prior to 2020, into the Land Use Ordinance was previously one part (of many) of Change of Zone No. 1900012, which was reviewed and found consistent by the Riverside County Airport Land Use Commission (ALUC) on July 11, 2019. However, since CZ No. 1900012 has not been adopted, the adaptation of state ADU law into the Land Use Ordinance was separated from CZ No. 1900012 made part of the proposed Project, which has been determined by ALUC staff to necessitate additional commission review. Therefore, on April 27, 2020, an application for ALUC review was

submitted for the proposed Project, pursuant to Public Resource Code Section 21676, which requires a review of projects for consistency with the airport land use compatibility plan. The Project is tentatively scheduled for ALUC public hearing on June 15, 2020. The Planning Department does not anticipate any significant changes resulting from ALUC's review and anticipates a positive determination of consistency with the 2004 Riverside County Airport Land Use Compatibility Plan.

CEQA Compliance and Findings

Section 21080.17 of the Public Resource Code (PRC) provides, "This division does not apply to the adoption of an ordinance by a city or county to implement the provisions of Section 65852.1 or Section 65852.2 of the Government Code", which is implemented by the statutory exemption provided in Section 15282(h) of the State CEQA Guidelines. Based on the project description provided, the substantive changes to the Ordinance No. 348 specifically implement the provisions of Section 65852.2 of the Government Code. Therefore, the project is statutorily exempt from CEQA pursuant to PRC Section 21080.17 and State CEQA Guideline Section 15282(h). Other associated changes to Ordinance No. 348, include re-establishing, relocating and re-defining existing regulation, minor textual updates, and administrative clean ups, which are minor and non-impactful; therefore, there is no possibility that the project will have a significant effect on the environment and is, therefore, exempt from CEQA pursuant to State CEQA Guideline Section 15061(b)(3).

FINDINGS AND CONCLUSIONS

1. Government Code sections 65852.2 and 65852.22 allows the County to establish regulations by ordinance for the development of additional residential accommodations within the unincorporated area of Riverside County.
2. The proposed Ordinance No. 348.4926 applies to all unincorporated areas of Riverside County and establishes requirements and development standards for the development of accessory dwelling units, junior accessory dwelling units, second units, guest quarters, MOG units and ranchets, locally known as additional residential accommodations.
3. In accordance with Government Code section 65852.2(a)(3) and section 65852.22(c), the County's consideration and approval of applications for additional residential accommodations shall be ministerial without discretionary review or a hearing.
4. In accordance to state law and the proposed Ordinance No. 348.4926, an additional residential accommodation is considered a residential use that is does not exceed the allowable density established by the General Plan and shall be considered consistent with the residential uses of the applicable zoning classification.
5. The global changes and reconfigurations proposed for the Land Use Ordinance as part of the Project will assure internal consistency within of Ordinance No. 348.the ordinance.

CONCLUSIONS:

Based on the above, the Project is in conformance with the Land Use Designations of the unincorporated

area of Riverside County, and with all other elements of the Riverside County General Plan; is consistent with the zoning classifications of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348; protects the public's health, safety, and general welfare; and, will not have a significant effect on the environment.

PUBLIC OUTREAC AND HEARING NOTIFICATION

Public Hearing Notification

The Project was advertised in the Press Enterprise Newspaper/Desert Sun on April 26, 2020, pursuant to Section 1.6, 1.7, 1.8 of Riverside County Ordinance No. 348. The Project is scheduled to be presented to the Planning Commission on May 6, 2020 as a public hearing item on the Agenda. Additionally, the draft version of the proposed ordinance amendment was posted on the Planning Department's public website (planning.rctlma.org) on Friday, April 24, 2020 for public review and comment. As of the writing of this report, Advance Planning staff has not received written or verbal comments or concerns. Any member of the public is welcome to provide comments or concerns during the Planning Commission public hearing.

REPORT:

Prepared by Robert Flores
Reviewed by Shellie Clack
Reviewed by Phayvanh Nanthavongdouangsy
Reviewed by John Hildebrand
Approved by Charissa Leach

ATTACHMENTS:

Attachment A: Ordinance No. 348.4926
Attachment B: Additional Residential Accommodations Matrix
Attachment C: Notice of Exemption

aesthetic appearance of the community, preserve property values and protect the public health, safety and welfare.”

Section 5. Subsection D. of Section 18.18 of Ordinance No. 348 is deleted in its entirety.

Section 6. Existing subsection E. of Ordinance No. 348 is relettered subsection D.

Section 7. Subsection F. of Section 18.18 of Ordinance No. 348 is deleted in its entirety.

Section 8. Subsection D of Section 18.29a. of Ordinance No. 348 is deleted in its entirety.

Section 9. Subsections E., F., and G of Section 18.29a. of Ordinance No. 348 are relettered D., E., and F. respectively.

Section 10. Subsection D. of Section 18.53 of Ordinance No. 348 is amended to read as follows:

“D. EXCEPTIONS. Cottage food operations shall not be permitted in any Second Unit, Guest Quarter, accessory building, ADU or Junior ADU.”

Section 11. Subsection E. of Section 19.501 of Ordinance No. 348 is amended to read as follows:

“E. All Commercial Cannabis Activities within any dwelling unit, ADU , Junior ADU, Second Unit, Guest Quarter, MOG, Ranchet, or any other residential accessory structure permitted for residential occupancy is prohibited.”

Section 12. Article XIXj of Ordinance No. 348 is deleted in its entirety and replaced with the following:

“ARTICLE XIXj

ADDITIONAL RESIDENTIAL ACCOMMODATIONS

SECTION 19.800 PURPOSE AND INTENT.

This article establishes requirements and development standards for additional residential accommodations created to augment one-family dwellings or multiple family dwellings. These requirements and development standards are intended to facilitate the proper development of additional residential accommodations to increase supply and diversity of housing types within the unincorporated areas of Riverside County.

1 SECTION 19.801 DEFINITIONS AND CONSTRUCTION.

2 A. Definitions. For purposes of this Article, the following are considered additional
3 residential accommodations and defined as follows:

4 1. Accessory Dwelling Unit (ADU): A studio or one-bedroom dwelling that
5 includes exterior access and provides complete independent living facilities,
6 including a kitchen and bathroom, which are allowed in addition to a primary
7 dwelling on lots zoned for one family dwellings or multiple family dwellings.

8 2. Junior Accessory Dwelling Unit (Junior ADU): A dwelling within a one
9 family dwelling that includes exterior access and, at a minimum, a cooking
10 area with cooking appliances, food preparation counters, and storage
11 cabinets, all proportional to the size of the dwelling unit. A Junior ADU shall
12 either include a self-contained bathroom or share a bathroom with the
13 primary one family dwelling.

14 3. Second Unit: A one family dwelling that includes a kitchen and bathroom
15 that is allowed on lots zoned for one family dwellings and includes an existing
16 primary one family dwelling.

17 4. Guest Quarter: A living area dependent on some or all of the primary one
18 family dwelling's facilities. A Guest Quarter shall not have a kitchen, but
19 may include a bathroom. A Guest Quarter is not allowed on lots zoned for
20 multiple family dwellings.

21 5. Multiple Owner Group (MOG) Unit: Any type of state-licensed mobilehome
22 or manufactured home installed on or before May 14, 2013 on lots located
23 within the Eastern Coachella Valley, as further defined in this Article.

24 6. Ranchet Unit (Ranchet): Any type of state-licensed mobilehome or
25 manufactured home complying with Health and Safety Code section
26 18214(c), as may be amended, installed on lots larger than or equal to 2 gross
27 acres that includes at least one additional Ranchet, and is located within the
28 Eastern Coachella Valley, as further defined in this Article.

1 B. Construction. The construction of additional residential accommodations shall
2 comply with the following:

- 3 1. A detached additional residential accommodation shall be on the same lot as
4 the primary dwelling but not attached to it or any other structure. Except for
5 Guest Quarters, a detached additional residential accommodation may be a
6 manufactured home.
- 7 2. An interior additional residential accommodation involves the conversion of
8 or inclusion within the footprint and floor area of an existing or proposed one
9 family dwelling. Limited expansion of an established footprint or floor area
10 is only allowed to provide necessary access to the additional residential
11 accommodation.
- 12 3. An ADU may be a detached or interior additional residential accommodation.
- 13 4. A Junior ADU shall be an interior additional residential accommodation
14 within a one family dwelling, but is not allowed within multiple family
15 dwellings.
- 16 5. A Second Unit, Guest Quarter, MOG Unit or Ranchet shall be a detached
17 additional residential accommodation.

18 SECTION 19.802 LOCATION AND ALLOWANCES.

19 A. Location. Additional residential accommodations are permitted by-right on lots
20 zoned for one family dwellings or multiple family dwellings with the following
21 exceptions:

- 22 1. Additional residential accommodations shall not be permitted on lots with
23 legal non-conforming dwellings or dwellings that do not have all required
24 building permits.
- 25 2. Additional residential accommodations shall not be permitted on lots that are
26 constrained by water availability, water quality or sewage disposal or other
27 public health and safety concerns. Prohibited areas shall include those areas
28 where a development moratorium is imposed because of a moratorium for

1 water or sewer, whether imposed by the County or another public agency
2 with the authority to impose such a development moratorium.

3 3. MOG Units and Ranchets are only permitted within the Eastern Coachella
4 Valley, as further defined in this Article.

5 B. Allowances. The number of detached or interior additional residential
6 accommodations allowed on lots where there is an existing or proposed one family
7 dwelling or an existing multiple family dwelling shall be in accordance with one of
8 the following, but not a combination thereof:

9 1. One Family Dwelling.

10 a. One interior additional residential accommodation shall be permitted
11 per lot.

12 b. One detached additional residential accommodation shall be
13 permitted per lot.

14 2. Multiple Family Dwelling.

15 a. One interior ADU shall be permitted per lot or a quantity that is less
16 than or equal to twenty-five percent (25%) of the existing units within
17 the multiple family dwelling, whichever is greater.

18 b. Two detached ADU shall be permitted per lot.

19 3. Eastern Coachella Valley.

20 a. The first MOG Unit or Ranchet installed on a lot shall be designated
21 as the primary dwelling for the purposes of this Article.

22 b. A maximum of twelve detached MOG Units shall be permitted per
23 lot; or,

24 c. A maximum of four detached Ranchets shall be permitted per lot in
25 accordance with this Article.

26 SECTION 19.803 LAND USE PERMITS AND PROCESSING.

27 A. Land Use Permits. Except for Ranchets, no discretionary land use permit such as,
28 but not limited to, a plot plan or conditional use permit is required for an additional

1 residential accommodation. Ranchets are allowed subject to an approved plot plan
2 pursuant to Section 18.30 of this ordinance. All procedural provisions of Section
3 18.30 shall apply to the application for a Ranchet except those provisions relating to
4 approval requirements, appeals and use of the permit after the application is
5 approved.

6 B. Processing. Applications for any additional residential accommodation shall be
7 processed in accordance with this ordinance, Ordinance No. 671 and Ordinance No.
8 457, as applicable. Applications for an ADU or Junior ADU shall be acted upon
9 within sixty (60) days of the application being submitted to the County. Acting on
10 an application may include deeming the application incomplete, approving or
11 denying an application, approving or providing corrections resulting from plan
12 check, or issuing, withdrawing, cancelling or abandoning an application; or any other
13 similar action.

14 C. Residential Use. Additional residential accommodations shall be deemed an
15 accessory residential use.

16 SECTION 19.804 APPROVAL REQUIREMENTS.

17 A. An application for an additional residential accommodation shall be approved if it
18 complies with all of the following:

- 19 1. The requirements and development standards set forth in this Article.
- 20 2. All applicable laws and regulations related to health and safety including, but
21 not limited to, Fire and Building Code regulations.
- 22 3. All required approvals are obtained from the Riverside County Department
23 of Environmental Health and Fire Department.
- 24 4. Written confirmation has been provided from the Department of
25 Environmental Health for the use of an existing or new septic system for any
26 additional residential accommodation.
- 27 5. If applicable, a percolation test is completed and certified within the last year
28 or recertified by the Department of Environmental Health.

1 6. All required approvals are obtained from the applicable water and sewer
2 purveyor(s).

3 7. If applicable because of geographic location and constraints, all required
4 approvals from the Fire Department, Riverside County Flood Control and
5 Water Conservation District, Coachella Valley Water District or the
6 Environmental Programs Division of the Planning Department.

7 B. For the purposes of fire or life protection, a Junior ADU shall not be considered a
8 separate or new dwelling unit.

9 C. No final inspections shall be performed or certificate of occupancy shall be issued, for
10 an additional residential accommodation prior to the final inspection for the new one
11 family dwelling located on the same lot.

12 D. Additional residential accommodations shall not be subject to Section 18.10 and
13 Section 18.11 of this ordinance related to location and size of dwellings.

14 SECTION 19.805 FEES AND UTILITY CONNECTIONS.

15 A. Impact and connection fees shall be calculated in accordance with applicable State
16 and local laws and regulations including, but not limited to, Government Code
17 sections 65852.2 and 65852.22, and Riverside County Ordinance No 659.

18 B. An interior ADU or Junior ADU shall not be required to install a new or separate
19 utility connection directly between the unit and the utility, unless the unit was created
20 or constructed concurrently with a new one family dwelling.

21 C. All other additional residential accommodations, including any detached ADU,
22 Second Unit, Guest Quarter, MOG Unit or Ranchet, may be required to provide a
23 new or separate utility connection directly between the unit and the utility.

24 SECTION 19.806 DEVELOPMENT STANDARDS.

25 A. Lot Size. Additional residential accommodations may be located on any lot in
26 accordance with the following:

27 1. Lots zoned for One Family Dwellings. Detached Second Units or Guest
28 Quarters shall be on lots greater than 7,200 square feet in area.

1 not include an uninhabitable garage or any accessory building or structure. The floor
2 area for additional residential accommodations shall comply with the following:

3 1. Interior ADU.

4 a. One Family Dwelling: the maximum floor area shall be less than or
5 equal to fifty percent (50%) of the primary dwelling's floor area or
6 850 square feet, whichever is less.

7 b. Multiple Family Dwelling: the maximum floor area shall be less than
8 or equal to 850 square feet.

9 c. Except to create exterior access to the ADU, no expansion of the
10 primary dwelling shall be allowed for creation of the ADU. The
11 maximum expansion for egress or ingress shall be less than or equal
12 to 150 square feet.

13 2. Detached ADU. The maximum floor area shall be less than or equal to 850
14 square feet.

15 3. Junior ADU.

16 a. The maximum floor area shall be less than or equal to fifty percent
17 (50%) of the primary dwelling's floor area or 500 square feet,
18 whichever is less.

19 b. Except to create exterior access to the Junior ADU, no expansion of
20 the primary dwelling shall be allowed for creation of the Junior ADU.
21 The maximum expansion for egress or ingress shall be less than or
22 equal to 150 square feet.

23 4. Second Unit. The maximum floor area shall be in accordance with the
24 following:

25 a. 7,201 - 20,000 square-foot lots. The maximum floor area shall be less
26 than or equal to 1,200 square feet.

27 b. 20,001 square-foot – 2 acres lots. The maximum floor area shall be
28 less than or equal to 1,500 square feet.

1 c. 2.01 acres – 4 acre lots. The maximum floor area shall be less than
2 or equal to 2,500 square feet.

3 d. Lots greater than 4 acres. The maximum floor area shall be less than
4 or equal to 200 percent (200%) of the primary one family dwelling's
5 floor area.

6 5. Guest Quarter. The maximum floor area shall be less than or equal to two
7 percent (2%) of the gross lot size or 600 square feet, whichever is less.

8 6. MOG Units. No maximum floor area. The minimum floor area shall be 450
9 square feet, excluding patios, porches, garages, and similar structures.

10 7. Ranchets. No maximum floor area. The minimum floor area shall be 450
11 square feet, excluding patios, porches, garages, and similar structures.

12 E. Height. Additional residential accommodations shall comply with the following:

13 1. Interior ADU and Junior ADU. The maximum height for an interior ADU
14 and Junior ADU shall be no greater than sixteen (16) feet, measured from the
15 finished floor to the highest point of the finished ceiling, within any story or
16 floor of the primary dwelling.

17 2. Detached ADU. The maximum height shall be no greater than sixteen (16)
18 feet.

19 3. Guest Quarters. The maximum height shall be pursuant to the applicable
20 zoning classification for the lot.

21 4. Second Units. The maximum height shall be no greater than the height of the
22 primary one family dwelling.

23 F. Parking. Off-street parking shall comply with section 18.12 of this ordinance and
24 the following:

25 1. Interior ADU within an existing structure, Junior ADU, or Guest Quarter.

26 a. No parking space(s) shall be required.

27 b. No replacement parking spaces shall be required for conversion of
28 any existing parking spaces, including garages, carports or marked

spaces into an interior ADU or a Junior ADU. Any conversion of existing parking space(s) into a Guest Quarter shall be replaced at a 1:1 ratio.

2. Interior ADU within a new structure and Detached ADU.

a. One (1) regular or tandem parking space per unit shall be required; or,

b. Parking may be waived, if any of the following apply to the lot or unit:

i. Within a half mile (½ mile) walking distance from transit, including bus stop or train station locations where the public may access buses, trains or any other forms of transportation that charge set fares, run on fix routes and are available to the public; or,

ii. Within an architecturally or a historically significant district; or,

iii. Within an area that requires on-street parking permits but are not offered to the new unit; or,

iv. Within one (1) mile from a car share area.

c. Parking may be located within required setbacks established by this ordinance.

d. No replacement parking spaces shall be required for conversion of any existing parking spaces, including garages, carports or marked spaces into an ADU.

3. Second Unit.

a. One (1) parking space per one-bedroom unit shall be required; or,

b. Two (2) parking space for units with two (2) or more bedrooms shall be required.

1 c. Any conversion of existing parking space(s) into a Second Unit shall
2 be replaced at a 1:1 ratio.

3 4. MOG Units. Parking spaces shall be provided pursuant to Section 18.12 of
4 this ordinance, with the exception of the following criteria:

5 a. Parking spaces shall be located immediately adjacent to each MOG
6 Unit; and,

7 b. Parking spaces shall be developed using impervious surfaces.

8 5. Ranchets. Parking spaces shall be provided pursuant to Section 18.12 of this
9 ordinance.

10 G. Design.

11 1. Additional residential accommodations shall be compatible with the
12 architecture of the one family dwelling or multiple family dwelling on the
13 same lot and consistent with the surrounding neighborhood.

14 2. Interior additional residential accommodations shall have exterior access to
15 the unit.

16 3. MOG Units and Ranchets shall include an opaque skirt entirely around the
17 unit in order to screen the area between the ground level and the floor of the
18 unit.

19 H. Access.

20 1. All weather access for emergency vehicles shall be provided for any
21 additional residential accommodation that is located more than one-hundred
22 and fifty feet (150 ft.) from a public right-of-way.

23 2. All access roads for emergency vehicle or driveways that service an
24 additional residential accommodation shall be at least twenty (20) feet in
25 width and shall have a clear and unobstructed access to the public road.

26 I. MOG Unit Specific Development Standards.

27

28

- 1 1. MOG Units shall be located within individual and separate spaces, which
2 may also include accessory structures or appurtenances attached thereto or
3 used in conjunction therewith. Spaces shall only include one MOG Unit.
 - 4 a. The minimum size of each space within the lot shall be 2,500 square
5 feet.
 - 6 b. The minimum dimension of the space shall be thirty (30) feet in width
7 and eighty (80) feet in depth.
 - 8 c. The minimum coverage of each space shall not exceed seventy-five
9 percent (75%) of the space area with structures, including the
10 manufactured home unit, any attached or detached accessory
11 structures, such as awnings, stairways, and ramps.
- 12 2. Separation between other manufactured homes shall be no less than twenty
13 (20) feet. All other building or structure separation shall be no less than six
14 (6) feet.
- 15 3. Walls and Fences and Landscaping.
 - 16 a. A chain link fence, or other similar material, shall be erected along
17 the perimeter of the lot.
 - 18 i. The fence shall be at least six (6) feet in height.
 - 19 ii. The fence shall be screen by landscaping or other similar
20 material.
 - 21 b. A chain link fence, or other similar fencing, at least three (3) feet in
22 height shall be erected between spaces on the lot. Landscaping may
23 be used in lieu of required fencing between spaces on the lot.
 - 24 c. All landscaping shall be in compliance to Riverside County
25 Ordinance No. 859.
- 26 4. Additional Access Requirements.
 - 27 a. MOG Units shall be located no further than 450 feet from a public
28 dedicated and maintained road.

1 b. MOG Units shall be served by an all-weather access road or driveway,
2 such as a Class 2 base or a material capable of supporting emergency
3 vehicles as approved by the Fire Department.

4 c. No additional curb cuts, rear access or any other types of access for
5 the lot shall be allowed, except where authorized by the Riverside
6 County Transportation Department through the issuance of an
7 encroachment permit connecting with a public right-of-way.

8 SECTION 19.807 OCCUPANCY AND FIRE PROTECTION.

9 A. Occupancy.

10 1. Accessory Dwelling Unit. Prior to June 1, 2025, property owners shall not
11 be required to occupy, or live within, the primary dwelling or ADU located
12 on the same lot. On or after June 1, 2025, property owners must occupy, or
13 live within, the primary dwelling or ADU located on the lot. Appropriate
14 verification to show occupancy, as determined by the County, may include,
15 but not limited to, utility bills or official mail with the property owners name,
16 government issued identification or license with primary address and
17 property owner's name, or documents showing official registration primary
18 address as residence for the property owner.

19 2. Second Unit or Guest Quarter. Property owners must occupy, or live within,
20 the primary dwelling existing on the same lot as the Second Unit or Guest
21 Quarter. Appropriate verification to show occupancy, as determined by the
22 County, may include, but not limited to, utility bills or official mail with the
23 property owner's name, government issued identification or license with
24 primary address and property owner's name, or documents showing official
25 registration primary address as residence for property owner.

26 3. Junior Accessory Dwelling Unit. Property owners must occupy, or live
27 within, either the primary dwelling or Junior ADU located on the same lot.
28 Appropriate verification showing occupancy, as determined by the County,

1 may include, but not limited to, utility bills or official mail with the property
2 owner's name, government issued identification or license with primary
3 address and property owner's name, or documents showing official
4 registration primary address as residence for property owner.

5 4. Owner-occupancy requirements shall not apply if the property owner is
6 another governmental agency, land trust, housing organization or other
7 similar agency or organization.

8 5. Except for Guest Quarters and MOG Units, additional residential
9 accommodations may be rented to and occupied by any person(s). The
10 renting of a Ranchet is for the mobilehome or manufactured home only and
11 shall not create a real property interest in the lot the Ranchet is located on.

12 6. Additional residential accommodations shall not be rented for a period less
13 than or equal to 30 days.

14 7. Guest Quarters shall be used exclusively by the occupants of the one family
15 dwelling on the same lot or their non-paying guests.

16 8. MOG Units shall be occupied by at least two (2) separate legal owners,
17 verified with the latest deed, which shall live in separate MOG Units. MOG
18 Units shall not be rented or leased, or held out for rent or lease.

19 9. Additional residential accommodations shall be used for residential purposes
20 and may include home businesses or occupations as allowed by local or state
21 laws.

22 10. Additional residential accommodations shall not be sold as a separate unit,
23 except as provided by local or state law and, if required, the lot is subdivided
24 pursuant to local and state subdivision laws.

25 11. For lots with a proposed Junior ADU, a deed restriction in accordance with
26 Government Code section 65852(a)(3), as may be amended, shall be recorded
27 on the property and included in the application for the Junior ADU.

28 B. Fire Protection.

- 1 1. Water supply to the lot shall be capable of providing the required fire flow
- 2 for fire protection, pursuant to the California Fire Code.
- 3 2. ADUs or Junior ADUs shall provide fire sprinklers only if the primary
- 4 dwelling is required to provide fire sprinklers.

5 SECTION 19.808 ADDITIONAL MOG UNIT REQUIREMENTS.

6 A. Ownership.

- 7 1. Lots with MOG Units must be jointly owned by multiple owners, and all
- 8 owners must be listed on the deed.
- 9 2. Property owners shall notify the Planning Director of any change in
- 10 ownership within thirty (30) days of the change. Ownership and occupancy
- 11 shall meet the requirements of this article for the life of the MOG Unit.

12 B. Subdivision and Installation.

- 13 1. The allowance of multiple MOG Units on one lot does not constitute a
- 14 subdivision of that lot under the Subdivision Map Act or Riverside County
- 15 Ordinance No. 460.
- 16 2. MOG Units shall not be sold separately, unless the underlying lot is
- 17 subdivided pursuant to all applicable local and state subdivision and land use
- 18 laws.
- 19 3. MOG Units shall be pre-existing and installed prior to May 14, 2013.
- 20 4. MOG Units shall be located on a lot with at least one other MOG Unit.
- 21 5. MOG Units shall be part of an existing grouping of manufactured homes on
- 22 one (1) lot, referred to as an existing “MOG manufactured home park.” No
- 23 expansion of the existing MOG manufactured home park shall be permitted.
- 24 6. MOG Units shall be installed per manufacturer’s specifications on approved
- 25 piers. No permanent foundation shall be allowed for a MOG Unit, except
- 26 where required by the applicable flood control district.

1 7. MOG Units on approved piers shall be screened by an opaque skirt to
2 completely cover the area between the floor and the ground and completely
3 cover the approved piers.

4 8. No outside storage shall be allowed on lots with MOG Units.

5 C. Utilities.

6 1. MOG Units shall have separate utility services and connections, except for
7 MOG Units connected to sub-surface sewage disposal systems.

8 2. Propane tanks shall include appropriate setbacks, pursuant to the California
9 Fire Code.

10 3. The maximum size of a propane tank shall be 250 gallons.

11 4. Electrical meter banks may be permitted, subject to written approval by the
12 local electric provider.

13 5. MOG Units shall have running water.

14 6. MOG Units served by a water well shall meet minimum production
15 requirements set forth in Riverside County Ordinance No. 682.

16 7. MOG Units connected to a septic system or well shall obtain all necessary
17 approvals from the appropriate departments.

18 SECTION 19.809 EASTERN COCHELLA VALLEY BOUNDARY.

19 For the purposes of this article, the Eastern Coachella Valley boundary shall include all that
20 area identified as the “Area Plan Boundary” in Figure 3, or the Land Use Plan, of the Eastern
21 Coachella Valley Area Plan, which is part of the Riverside County General Plan, as
22 amended.

23 SECTION 19.810 DENSITY.

24 A. An additional residential accommodation that conforms to this Article shall
25 not be considered to exceed the allowable density established by the General
26 Plan for the lot upon which the additional residential accommodation is
27 located.

28

1 B. An additional residential accommodation that conforms to this Article shall
2 be considered consistent with the Riverside County General Plan, including
3 the Land Use Element, and the residential uses of the applicable zoning
4 classification for the lot upon which the additional residential
5 accommodation is located.

6 SECTION 19.811 CONFLICTING STANDARDS AND REQUIREMENTS.

7 A. In the event there is a conflict between the requirements and development
8 standards set forth in this Article and a lot's applicable zoning classification
9 or other provision in this ordinance, the provisions of this Article shall
10 prevail.

11 B. If any provision of this Article conflicts with California Government Code
12 Section 65852.2 or 65852.22, the provisions of the Government Code
13 sections shall prevail.”

14 Section 13. Section 21.35a. of Ordinance No. 348 is amended to read as follows:

15 “SECTION 21.35a. GUEST QUARTER.

16 Guest quarter is defined in Article XIXj of this ordinance.”

17 Section 14. Section 21.51a. of Ordinance No. 348 is amended to read as follows:

18 “SECTION 21.51a. MOBILEHOME PARK.

19 Mobilehome park is any area of tract of land where one or more mobilehome lots are
20 rented or leased or held out for rent or lease to accommodate mobilehome used for
21 human habitation. The rental paid for any such mobilehome shall be deemed to
22 include rental for the lot it occupies. Mobilehome park does not include lots
23 containing Ranchets pursuant to Article XIXj of this ordinance.

24 Notwithstanding the foregoing definition, any person, not including a mobilehome
25 park operator, who owns a mobilehome and owns, rents or leases the land upon
26 which the mobilehome is located, is permitted to rent, lease, sublease, let our, or hire
27 out for occupancy the mobilehome and the land upon which the mobilehome is
28 located, without obtaining a permit to construct or operate a mobilehome park.”

Attachment B
Additional Residential Accommodations Matrix

STANDARD	Accessory Dwelling Unit (ADU) (existing or new structure) Up to one-bedroom units		Junior ADU (interior conversion of existing or new house only)	Ranchet	MOG	Second Unit (SU)	Guest Quarter (GQ)
	Interior (conversion of structure)	Detached					
One Family Dwelling Lots*	1 unit/lot (not allowed if a JADU exists)	1 unit/lot (not allowed if a detached SU or GQ exists)	1 unit/lot (not allowed if Interior ADU exists)	See below, if lot w/in ECV		1 detached unit/lot (not allowed if a detached ADU or GQ exists)	1 detached GQ/lot (not allowed if detached ADU or SU exists)
Multiple Family Dwelling Lots*	1 unit/lot (or up to a quantity ≤ 25% of existing MF units)	2 units/lot	N/A			N/A	
Eastern Coachella Valley (ECV) Lots*	See above (not allowed if Ranchets or MOGs exists)			Up to 4 units/lot	Up to 12 units/lot (existing units only)	See above (not allowed if Ranchets or MOGs exists)	
Kitchen	Full		Minimum: cooking appliance, preparation counters, storage cabinets	Full		None allowed	
Bathroom	Minimum: toilet, shower, sink		Minimum: toilet, shower, sink (shared facilities with house permitted)	Minimum: toilet, shower, sink		Optional	
Lot Size	Permitted on any lot size			Permitted on any lots in the ECV ≥ 2 acres	Permitted on any lot size in the ECV	Greater than 7,200 square feet	Permitted on any lot size
Lot Coverage	Set by Zoning Classification (Detached ADU floor area is not considered for lot coverage)						
Setbacks (side/rear)	Per zoning designation	Four(4) ft	Per zoning designation	20 feet (all setbacks)		Per zoning designation	
Floor Area (Max.)	Less than or equal to 50% of house floor area (or 850 s.f., whichever is less) & up to one-bedroom per unit	Maximum: 850 s.f. & up to one-bedroom per unit	Less than or equal to 50% of house floor area (or 500 s.f., whichever is less)	N/A		Max. floor area depends on lot size: -up to 1,200 s.f. (7,201 to 20,000 s.f. lots) -up to 1,500 s.f. unit (20,000 s.f. to 1.99 ac. lots) -up to 2,500 s.f. unit (2 ac. to 3.99 ac. lots) -up to 200% of primary unit floor area (4+ ac. lots)	2% of lot size (or 600 s.f., whichever is less)
Height	Per zoning designation	Maximum: 16'	Per zoning designation	N/A		No taller than primary unit	Per zoning designation
Parking (Replacement parking if existing space(s) are converted?)	1 space/unit – regular or tandem spaces (no replacement parking is required) NO parking required if unit is: 1. Within a ½ mile walking distance from transit; or 2. Within a architectually/historically significant district; or 3. Part of an existing structure; or 4. Within an area that requires on- street parking permits but none is offered to unit; or 5. Within 1 mile from a car share area		None required (no replacement parking required)	Per Section 18.12, as a One Family		1 space for one-bedroom units; or 2 spaces for units with two or more bedrooms -regular or tandem spaces	No requirement
Review	60 days from complete application, if primary unit exists (Per Building Code, if primary unit is new)				Per building code		
Occupancy	Owner does not need to live onsite		Owner must reside in either primary or JADU	Owner does not need to live onsite	Owners must reside in separate units	Owner must reside in primary residence	



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

NOTICE OF EXEMPTION

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, CA 92201

Project Title/Case No.: Ordinance No. 348.4926, Change of Zone No. 2000002

Project Location: This amendment results in updating the Land Use Ordinance and will apply countywide, except for those regulations applying only to the Eastern Coachella Valley as described in the ordinance.

Project Description: Ordinance No. 348.4926 is an ordinance amendment to Riverside County Ordinance No. 348 (the "Land Use Ordinance") that establishes requirements and development standards for the development of different dwelling types or living arrangements on a lot in addition to a primary residence. This amendment specifically addresses state-mandated accessory dwelling units ("ADUs"), junior accessory dwelling units ("Junior ADUs"), and ranchets (related to ADUs) and locally-permitted second units and guest quarters; and specifically re-establishes and updates existing regulation for units under the Coachella Valley Multiple Owners Mobilehome Housing Overlay Zone, also known as MOG units. Ordinance No. 348.4926 is associated with Change of Zone (CZ) No. 2000002.

Name of Public Agency Approving Project: County of Riverside

Project Applicant & Address: 4080 Lemon St. 12th floor, Riverside CA 92501

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption (Sec. 153XX)
- Statutory Exemption (15282(h), pursuant to PRC 21080.17)
- Other: Section 15061 (b)(3)

Reasons why project is exempt: Section 21080.17 of the Public Resource Code (PRC) provides, "This division does not apply to the adoption of an ordinance by a city or county to implement the provisions of Section 65852.1 or Section 65852.2 of the Government Code", which is implemented by the statutory exemption provided in Section 15282(h) of the State CEQA Guidelines. Based on the project description provided, the substantive changes to the Ordinance No. 348 specifically implement the provisions of Section 65852.2 of the Government Code. Therefore, the project is statutorily exempt from CEQA pursuant to PRC Section 21080.17 and State CEQA Guideline Section 15282(h). Other associated changes to Ordinance No. 348, include re-establishing, relocating and re-defining existing regulation, minor textual updates, and administrative clean ups, which are minor and non-impactful; therefore, there is no possibility that the project will have a significant effect on the environment and is, therefore, exempt from CEQA pursuant to State CEQA Guideline Section 15061(b)(3).

Please charge deposit fee case#: ZEA No. **N/A** ZCFG No. **N/A**- County Clerk Posting Fee

FOR COUNTY CLERK'S USE ONLY

Robert Flores _____
County Contact Person

(951) 955-1195 _____
Phone Number

Signature

Urban and Regional Planner IV _____
Title

May 6, 2020 _____
Date

Date Received for Filing and Posting at OPR: _____

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:

CONSIDER an AMENDMENT to ORDINANCE NO. 348 ASSOCIATED with CHANGE OF ZONE NO. 2000002 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15282(h) (Other Statutory Exemptions, adoption of an ordinance related to second units) and Section 15061(b)(3) (Common Sense Exemption) – Applicant: County of Riverside – Location: Countywide – **REQUEST:** The amendment to Ordinance No. 348 associated with Change of Zone No. 2000002 is an amendment to the Riverside County Land Use Ordinance proposing the following: updating regulations, development and occupancy standards, among others, related to accessory dwelling units, junior accessory dwelling units, second units, guest quarters and ranchet units; re-establishing regulations for multiple owner group units for the Eastern Coachella Valley area. The purpose of this ordinance amendment is to update the applicable zoning regulations to be consistent with State law and re-establish and update existing regulation relating to the “Coachella Valley Multiple Owners Mobile home Housing Overlay Zone.”

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **MAY 6, 2020**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501

Pursuant to Executive Order N-29-20, this meeting will be conducted by teleconference and at the Place of Hearing, shown 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 Robert Flores at (951) 955-1195 or email at RFlores@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, may appear and be heard at the time and place noted above. Please note that access to the meeting is limited. All comments received prior to the public hearing will be submitted to the Planning 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 all correspondence received will be 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: Robert Flores
P.O. Box 1409, Riverside, CA 92502-1409



Charissa Leach, P.E.
Assistant TLMA Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Memorandum

4.10

Date: April 16, 2020

To: Riverside County Planning Commissioners – Planning Commission Hearing

From: Tim Wheeler, Project Planner

RE: May 6, 2020 Regular Scheduled Planning Commission Hearing, Agenda Item 4.10, PLOT PLAN NO. 190031 – Intent to Adopt a Mitigated Negative Declaration

On April 16, 2020 the applicant's representatives for Plot Plan No. 190031 requested a continuance of Agenda Item 4.10. The reason for the continuance is to allow all parties, both the applicant and property owners, to make revisions to their purchasing agreement due to recent laws put into place by the State of California regarding the current COVID-19 pandemic.

Therefore, staff recommends that item 4.10 be continued to a date certain of May 20, 2020 for Planning Commission.



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4.11

Planning Commission Hearing: May 6, 2020

PROPOSED PROJECT

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

EIR No.: EIR 255, Addendum No: 1

Area Plan: Lake Mathews/Woodcrest

Zoning Area/District: Mead Valley District

Supervisory District: First District

Project Planner: Tim Wheeler

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

Continued From: March 18, 2020 PC (Canceled)

Applicant(s): Cajalco Square, LP

Representative(s): J&T Management
 c/o C. Grajeda & M. Bojorquez



Charissa Leach, P.E.
 Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

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

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

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

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

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

CONSIDER an **ADDENDUM** to **ENVIRONMENTAL IMPACT REPORT NO. 255**, based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment; and,

APPROVE TENTATIVE PARCEL MAP NO. 37537, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions provided in this staff report.

APPROVE CONDITIONAL USE PERMIT NO. 3775, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions provided in this staff report.

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

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

Project Details:

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

Parking:

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

Located Within:

City's Sphere of Influence: Yes – City of Riverside Sphere of Influence

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

PROJECT LOCATION MAP

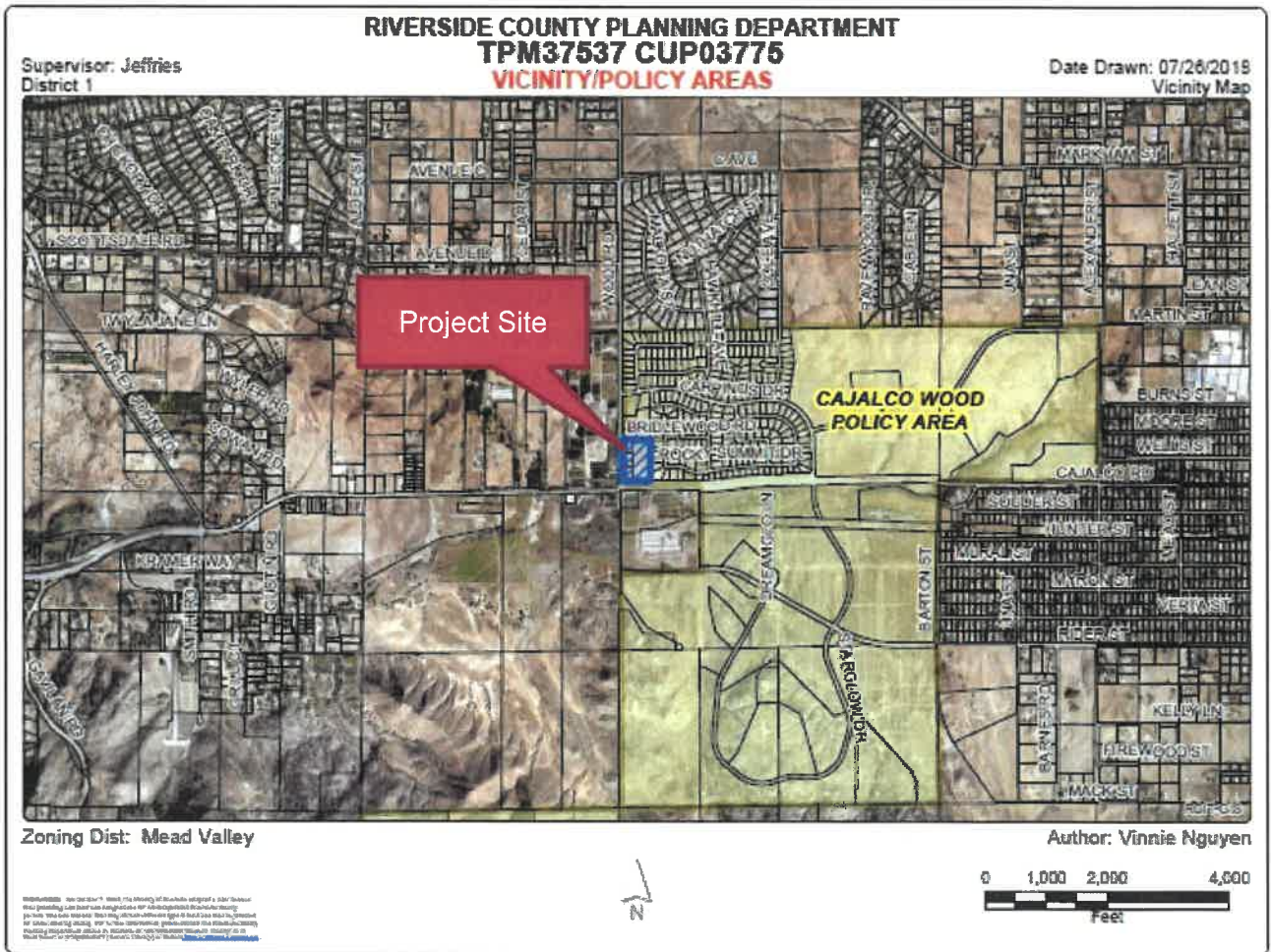


Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

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

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

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

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

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

ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS

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

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

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

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

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

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

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

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

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

FINDINGS AND CONCLUSIONS

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

Tentative Parcel Map Findings

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Conditional Use Permit Findings

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

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

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

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

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

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

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

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

Development Findings:

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

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

Other Findings:

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

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

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

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

Hence, based on the information gathered by Planning and the information provided by the consulting tribes, Planning has concluded that this proposed project poses no potential for a significant impact to Tribal Cultural Resources as defined in Section 21073 of the Public Resources Code because there are no Tribal Cultural Resources present.

5. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.

6. The project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP"). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

Fire Findings:

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

Conclusion:

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

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 600 feet of the project site. As of the writing of this report, Planning Staff has received written communication/phone calls from many who indicated opposition to the proposed project.

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

APPEAL INFORMATION

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

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

Supervisor: Jeffries
 District 1

Date Drawn: 07/26/2018
 Vicinity Map



Zoning Dist: Mead Valley

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2008, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may create different type of land use than is provided for in the current General Plan. For more information, please contact the Riverside Planning Department offices in Riverside at (951) 955-5000, Western County or in Palm Desert at (760) 955-9277 (Eastern County) or Website: <http://planning.rivcounties.com>

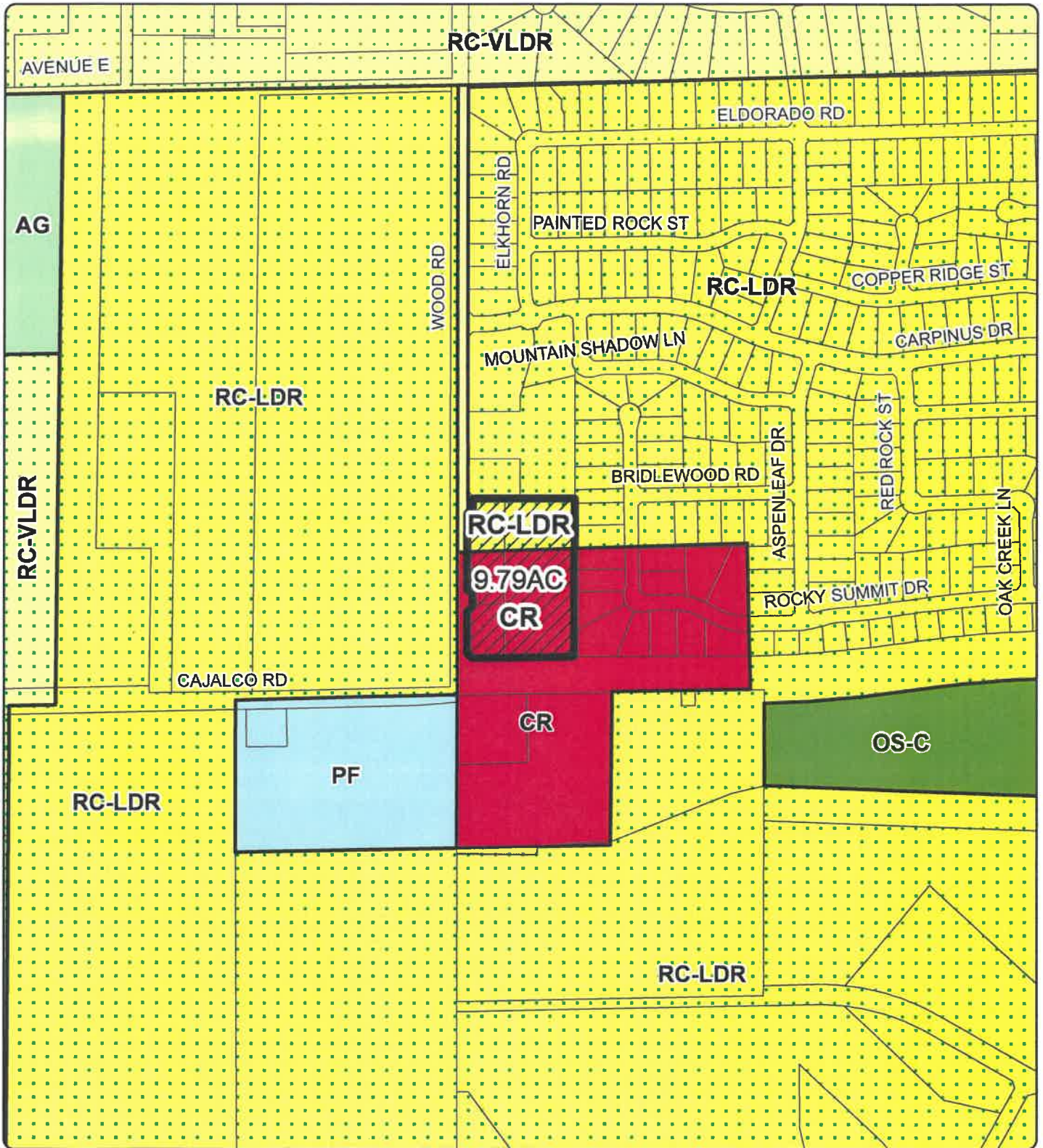
RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM37537 CUP03775

EXISTING GENERAL PLAN

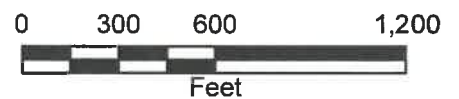
Supervisor: Jeffries
District 1

Date Drawn: 07/26/2018
Exhibit 5



Zoning Dist: Mead Valley

Author: Vinnie Nguyen



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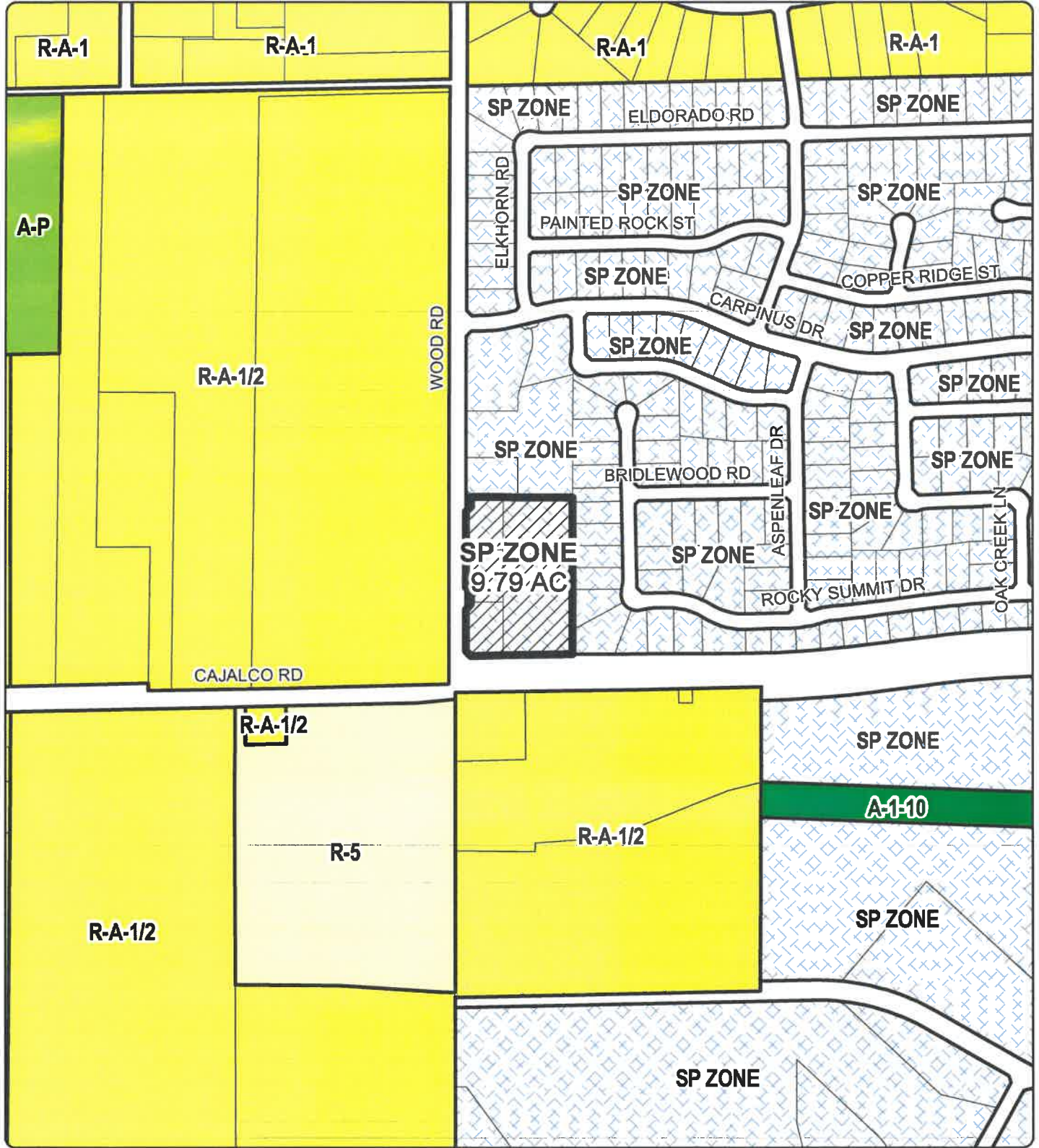
RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM37537 CUP03775

EXISTING ZONING

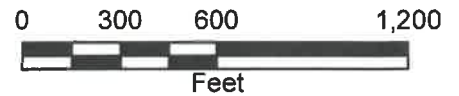
Supervisor: Jeffries
District 1

Date Drawn: 07/26/2018
Exhibit 2



Zoning Dist: Mead Valley

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT
TPM37537 CUP03775

Supervisor: Jeffries
 District 1

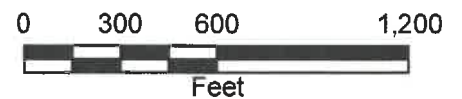
Date Drawn: 07/26/2018
 Exhibit 1

LAND USE



Zoning Dist: Mead Valley

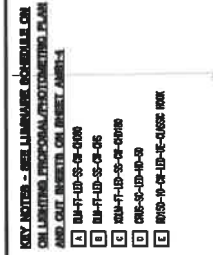
Author: Vinnie Nguyen



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

KEY NOTES - SEE LUMINAIRE SCHEDULE ON ON LINE LUMINAIRE PHOTOMETRIC PLAN AND OUT SHEETS ON SHEET AMS1-1

- 1) 100-10-00-00-00-00
- 2) 100-10-00-00-00-00
- 3) 100-10-00-00-00-00
- 4) 100-10-00-00-00-00
- 5) 100-10-00-00-00-00
- 6) 100-10-00-00-00-00
- 7) 100-10-00-00-00-00
- 8) 100-10-00-00-00-00
- 9) 100-10-00-00-00-00
- 10) 100-10-00-00-00-00
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- 15) 100-10-00-00-00-00
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- 95) 100-10-00-00-00-00
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- 97) 100-10-00-00-00-00
- 98) 100-10-00-00-00-00
- 99) 100-10-00-00-00-00
- 100) 100-10-00-00-00-00



PARCEL 1
4,807 SQ. FT.
(0.11 ACRES)

PARCEL 2
47,038 SQ. FT.
(1.07 ACRES)

PARCEL 3
45,209 SQ. FT.
(1.03 ACRES)

PARCEL 4
60,098 SQ. FT.
(1.38 ACRES)

DRIVE-THRU RESTAURANT (0.58) 4/PARK TRAIL
43,306 SF
1/200 = 19 REQ.
1,520 SF MAX REQ.

C-STORE
14,960 SQ. FT.
1/200 = 19 REQ.
25 PROVIDED

WOOD ROAD

CAVALCO ROAD

GRAPHIC SCALE: 1"=30'-0"

LIGHTING PLAN EXHIBIT

AMS1-3

CUP

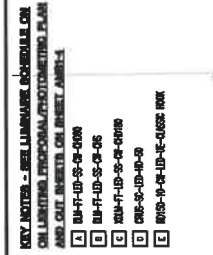
DATE 10-02-18
JOB NO 000,000
SCALE AS SHOWN
DRAWN BY JAH

DRIVING NO.

CAVALCO SQUARE LP
MEC CAVALCO ROAD & WOOD ROAD
COUNTY OF RIVERSIDE, CA

LIGHTING PLAN EXHIBIT

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



10/2/18 10:54:00 AM
C:\Users\jahn\OneDrive\Documents\Projects\AMS1-3\AMS1-3-181002.dwg
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REVISION	


LED LIFESTYLE SMALL COGNITIVE AREA LIGHTS (SMA)



LED LIFESTYLE SMALL COGNITIVE AREA LIGHTS (SMA) are designed for use in small cognitive areas such as restrooms, break rooms, and small offices. They provide a bright, uniform light that is easy on the eyes and reduces eye strain. The lights are available in various finishes and are easy to install.

Finish	Power (W)	Beam Angle	Color Temp (K)
White	10	60	4000
White	15	60	4000
White	20	60	4000
White	25	60	4000
White	30	60	4000
White	35	60	4000
White	40	60	4000
White	45	60	4000
White	50	60	4000
White	55	60	4000
White	60	60	4000
White	65	60	4000
White	70	60	4000
White	75	60	4000
White	80	60	4000
White	85	60	4000
White	90	60	4000
White	95	60	4000
White	100	60	4000
White	105	60	4000
White	110	60	4000
White	115	60	4000
White	120	60	4000
White	125	60	4000
White	130	60	4000
White	135	60	4000
White	140	60	4000
White	145	60	4000
White	150	60	4000
White	155	60	4000
White	160	60	4000
White	165	60	4000
White	170	60	4000
White	175	60	4000
White	180	60	4000
White	185	60	4000
White	190	60	4000
White	195	60	4000
White	200	60	4000
White	205	60	4000
White	210	60	4000
White	215	60	4000
White	220	60	4000
White	225	60	4000
White	230	60	4000
White	235	60	4000
White	240	60	4000
White	245	60	4000
White	250	60	4000
White	255	60	4000
White	260	60	4000
White	265	60	4000
White	270	60	4000
White	275	60	4000
White	280	60	4000
White	285	60	4000
White	290	60	4000
White	295	60	4000
White	300	60	4000
White	305	60	4000
White	310	60	4000
White	315	60	4000
White	320	60	4000
White	325	60	4000
White	330	60	4000
White	335	60	4000
White	340	60	4000
White	345	60	4000
White	350	60	4000
White	355	60	4000
White	360	60	4000
White	365	60	4000
White	370	60	4000
White	375	60	4000
White	380	60	4000
White	385	60	4000
White	390	60	4000
White	395	60	4000
White	400	60	4000


LED LIFESTYLE MEDIUM COGNITIVE AREA LIGHTS (SMA)



LED LIFESTYLE MEDIUM COGNITIVE AREA LIGHTS (SMA) are designed for use in medium cognitive areas such as conference rooms, meeting rooms, and small offices. They provide a bright, uniform light that is easy on the eyes and reduces eye strain. The lights are available in various finishes and are easy to install.

Finish	Power (W)	Beam Angle	Color Temp (K)
White	15	60	4000
White	20	60	4000
White	25	60	4000
White	30	60	4000
White	35	60	4000
White	40	60	4000
White	45	60	4000
White	50	60	4000
White	55	60	4000
White	60	60	4000
White	65	60	4000
White	70	60	4000
White	75	60	4000
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White	345	60	4000
White	350	60	4000
White	355	60	4000
White	360	60	4000
White	365	60	4000
White	370	60	4000
White	375	60	4000
White	380	60	4000
White	385	60	4000
White	390	60	4000
White	395	60	4000
White	400	60	4000

LED LIFESTYLE LARGE COGNITIVE AREA LIGHTS (SMA)



LED LIFESTYLE LARGE COGNITIVE AREA LIGHTS (SMA) are designed for use in large cognitive areas such as open offices, conference rooms, and meeting rooms. They provide a bright, uniform light that is easy on the eyes and reduces eye strain. The lights are available in various finishes and are easy to install.

Finish	Power (W)	Beam Angle	Color Temp (K)
White	20	60	4000
White	25	60	4000
White	30	60	4000
White	35	60	4000
White	40	60	4000
White	45	60	4000
White	50	60	4000
White	55	60	4000
White	60	60	4000
White	65	60	4000
White	70	60	4000
White	75	60	4000
White	80	60	4000
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White	310	60	4000
White	315	60	4000
White	320	60	4000
White	325	60	4000
White	330	60	4000
White	335	60	4000
White	340	60	4000
White	345	60	4000
White	350	60	4000
White	355	60	4000
White	360	60	4000
White	365	60	4000
White	370	60	4000
White	375	60	4000
White	380	60	4000
White	385	60	4000
White	390	60	4000
White	395	60	4000
White	400	60	4000

LED LIFESTYLE MEDIUM COGNITIVE AREA LIGHTS (SMA)



LED LIFESTYLE MEDIUM COGNITIVE AREA LIGHTS (SMA) are designed for use in medium cognitive areas such as conference rooms, meeting rooms, and small offices. They provide a bright, uniform light that is easy on the eyes and reduces eye strain. The lights are available in various finishes and are easy to install.

Finish	Power (W)	Beam Angle	Color Temp (K)
White	15	60	4000
White	20	60	4000
White	25	60	4000
White	30	60	4000
White	35	60	4000
White	40	60	4000
White	45	60	4000
White	50	60	4000
White	55	60	4000
White	60	60	4000
White	65	60	4000
White	70	60	4000
White	75	60	4000
White	80	60	4000
White	85	60	4000
White	90	60	4000
White	95	60	4000
White	100	60	4000
White	105	60	4000
White	110	60	4000
White	115	60	4000
White	120	60	4000
White	125	60	4000
White	130	60	4000
White	135	60	4000
White	140	60	4000
White	145	60	4000
White	150	60	4000
White	155	60	4000
White	160	60	4000
White	165	60	4000
White	170	60	4000
White	175	60	4000
White	180	60	4000
White	185	60	4000

DATE: 08-21-18
 JOB NO: 000000
 SCALE: AS SHOWN
 DRAWN BY: JRD
 CHECKED BY: JRD

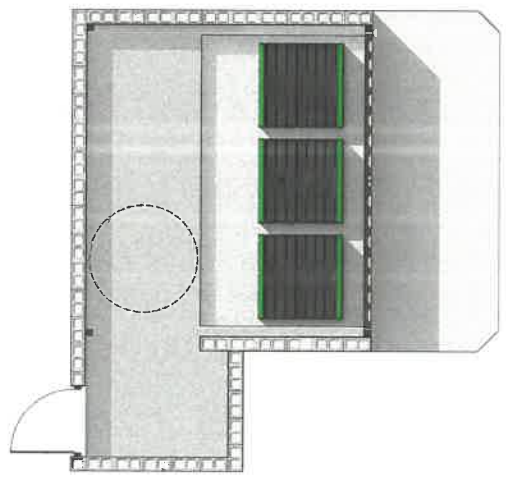
DRIVING IN.
CUP
AS2-1

**TRASH ENCLOSURE
 PLANS AND ELEVATIONS**
 CALALCO SQUARE LP
 NEG CALALCO ROAD & WOOD ROAD
 SAN JOAQUIN COUNTY OF RIVERSIDE, CA

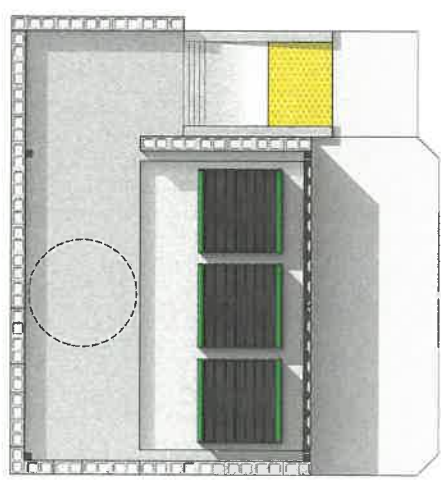
139 RADIO ROAD
 CORONA, CA 92879
 P.O. BOX 1958
 CORONA, CA 92878-1958
 DIRECT (951) 260-3833
 FAX (951) 260-3832



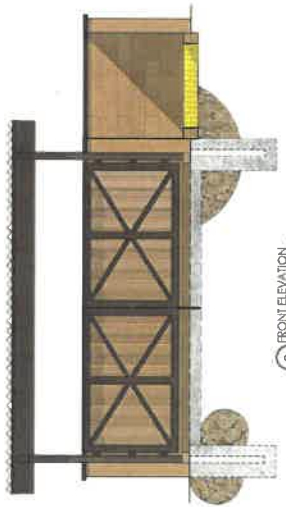
NO.	REVISION



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



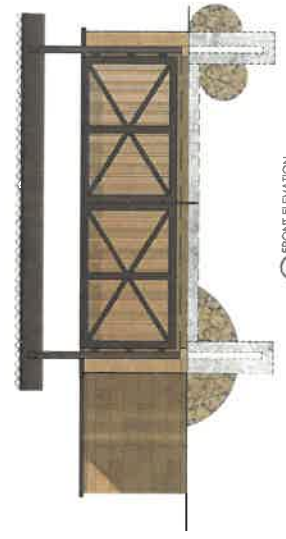
1 FLOOR PLAN - A
1/8" = 1'-0"



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



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



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



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



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



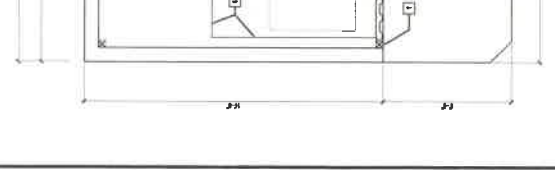
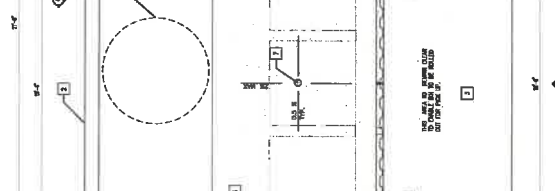
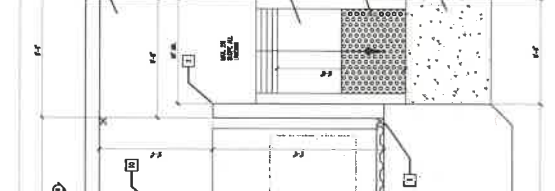
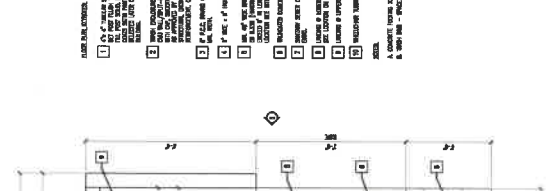
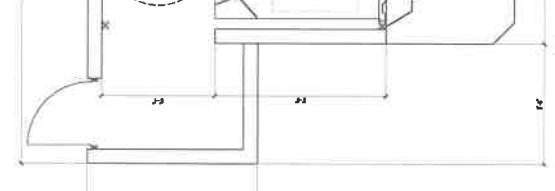
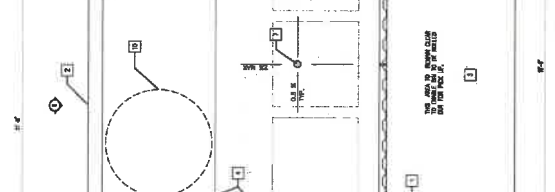
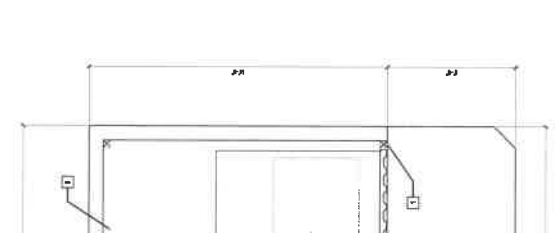
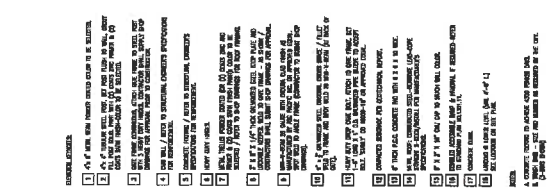
8 REAR ELEVATION
1/8" = 1'-0"

**TRASH ENCLOSURE
PLANS AND ELEVATIONS**

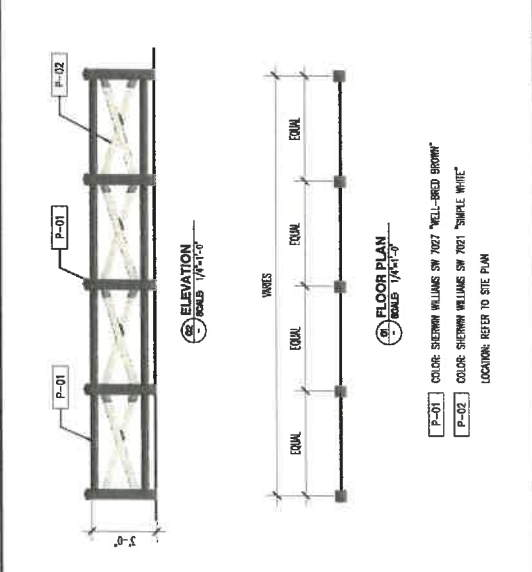
NEC CALALCO SQUARE LP
COUNTY OF RIVERSIDE, CA

DATE	JOB NO
09-21-18	000400
SCALE	DRAWN BY
AS SHOWN	JMT

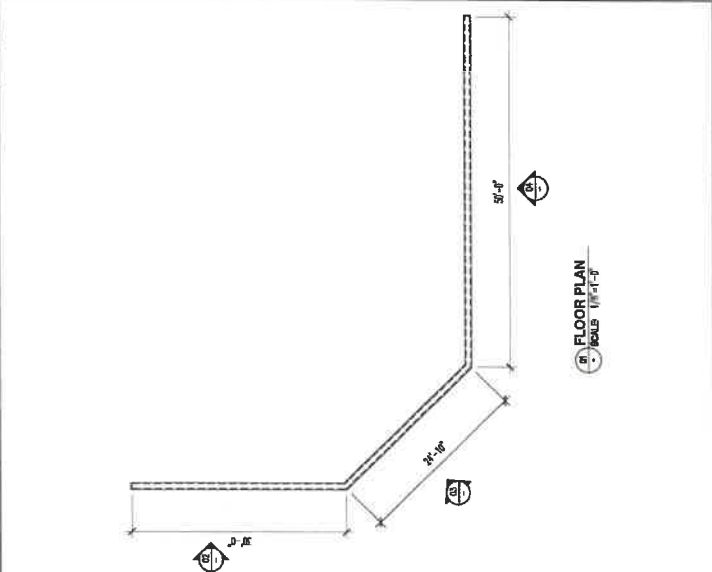
CLUP
DRAWING NO.
AS2-1



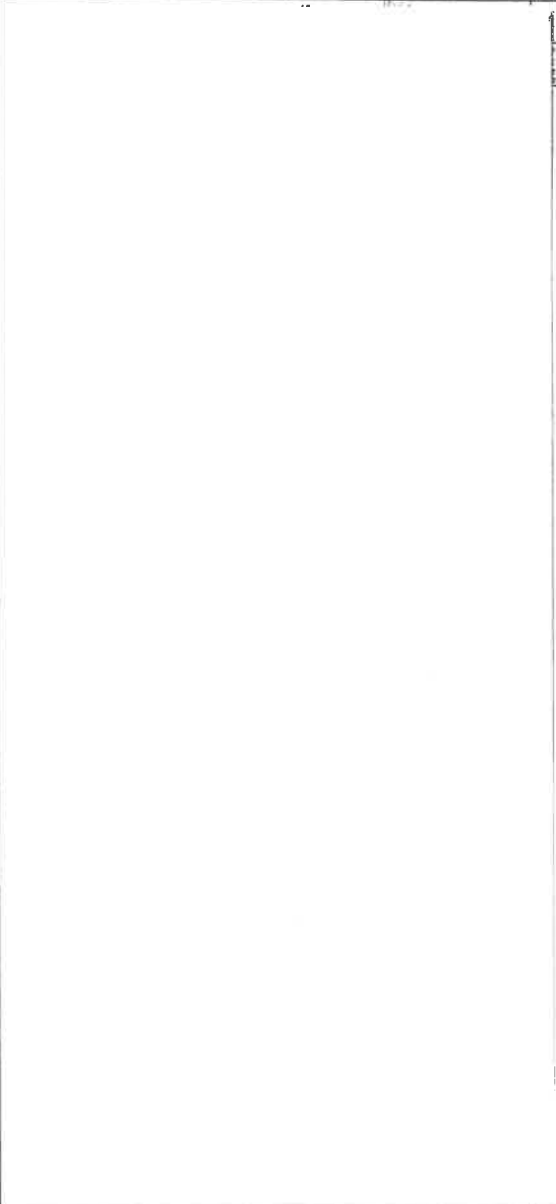
DATE	09-21-18
JOB NO	00000
DESIGNED BY	AS SURON
DRAWING NO.	AS2-2



PVC DECORATIVE FENCE



SCREEN WALL ALONG DRIVE-THRU CORNER



SCREEN WALL AND CROSS-SECTION ALONG WOOD RD.

GENERAL NOTES:
RECALL LOCATIONS IN THIS SPECIES SHOWN ARE TO MATCH AS CLOSELY AS POSSIBLE TO EXISTING.

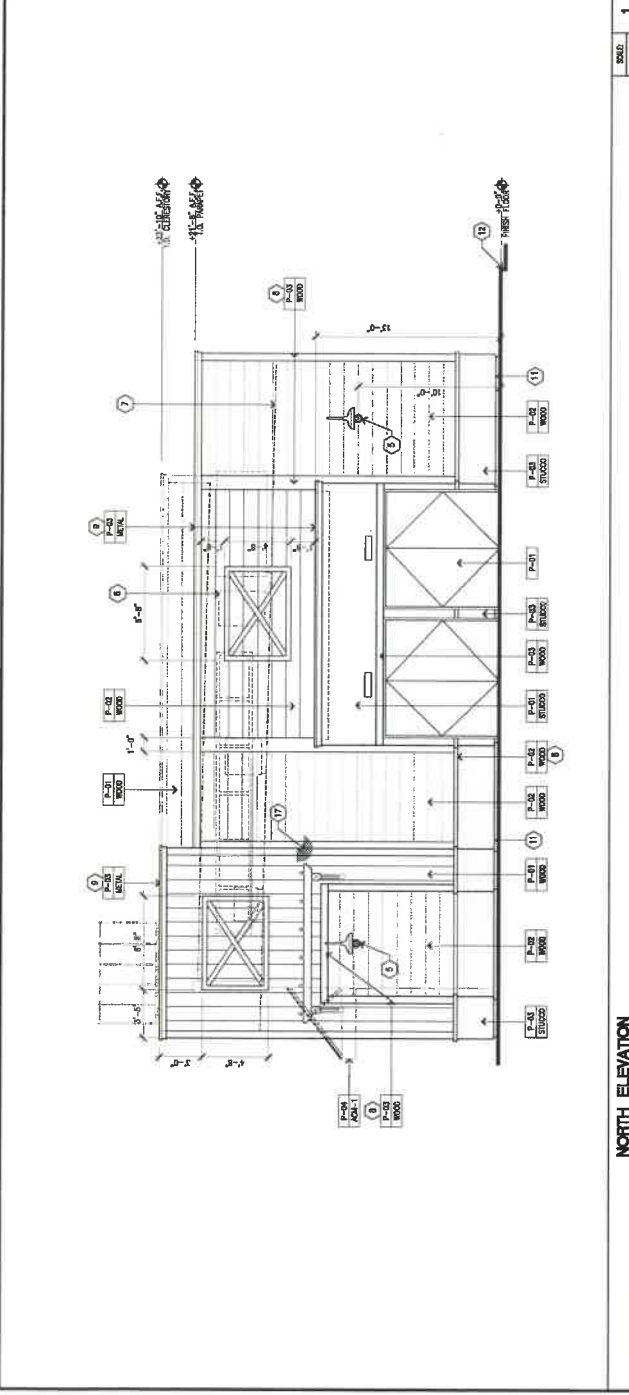
KEYNOTES:

- 1 BRASS
- 2 ALUMINUM STRIP/STAIN
- 3 METAL CHIPPY
- 4 METAL CHIPPY
- 5 METAL CHIPPY
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- 7 METAL CHIPPY
- 8 METAL CHIPPY
- 9 METAL CHIPPY
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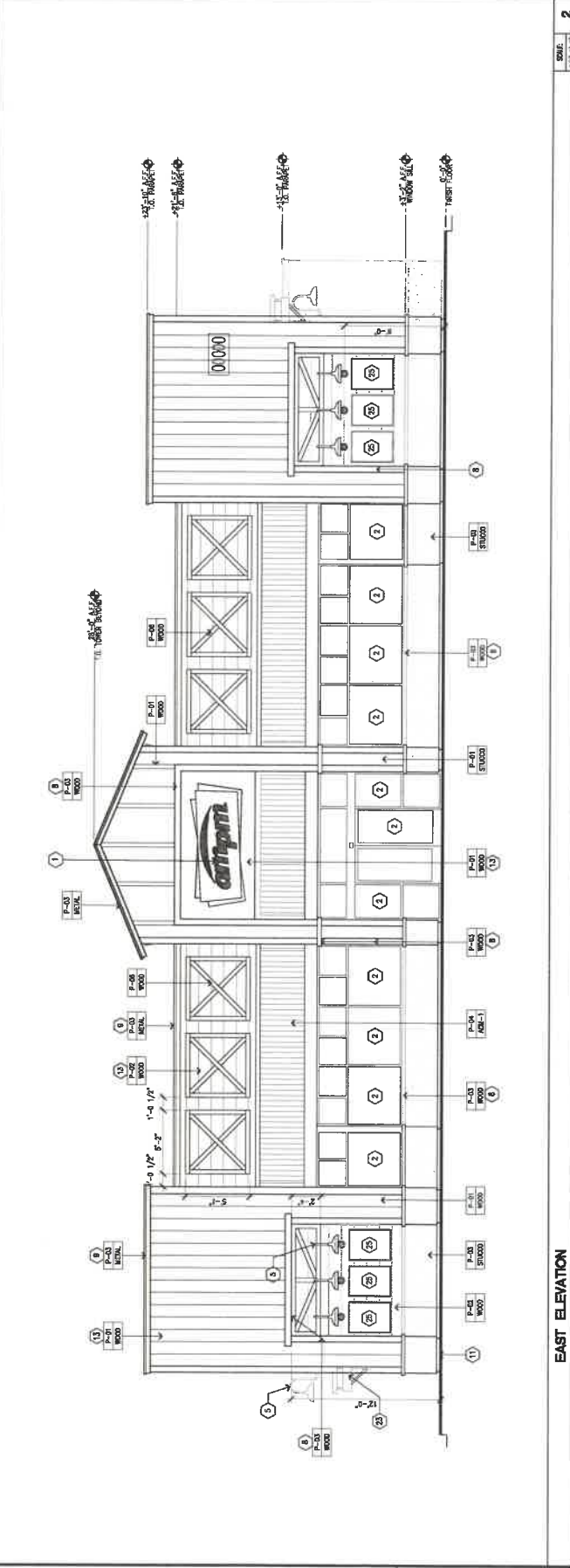
EXTERIOR MATERIAL - FINISHES AND PAINT COLOR LEGEND -
SEE MATERIAL BOARD:

- E-01 COLOR SHOWN WILLIAMS DE 624 "VINTAGE GOLD"
- E-02 COLOR SHOWN WILLIAMS DE 704 "RUSTY BROWN"
- E-03 COLOR SHOWN WILLIAMS DE 707 "HELL-BRED BROWN"
- E-04 COLOR PAINTING 1800 "GRANITE"
- E-05 COLOR SHOWN WILLIAMS DE 704 "DARK TO DERRY"
- E-06 COLOR SHOWN WILLIAMS DE 703 "SMALL WHITE"
- E-07 BRASS AND TRIM
- E-08 ALUMINUM COMPOSITE MATERIAL - HANOVER PWB 1800 "HANCO 1801 0.025"
- E-09 METAL CHIPPY
- E-10 METAL CHIPPY
- E-11 METAL CHIPPY
- E-12 METAL CHIPPY
- E-13 METAL CHIPPY
- E-14 METAL CHIPPY
- E-15 METAL CHIPPY
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- E-17 METAL CHIPPY
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- E-21 METAL CHIPPY
- E-22 METAL CHIPPY
- E-23 METAL CHIPPY
- E-24 METAL CHIPPY
- E-25 METAL CHIPPY

NOTE: SIGNAGE SEPARATE SUBMITTAL



NORTH ELEVATION



EAST ELEVATION

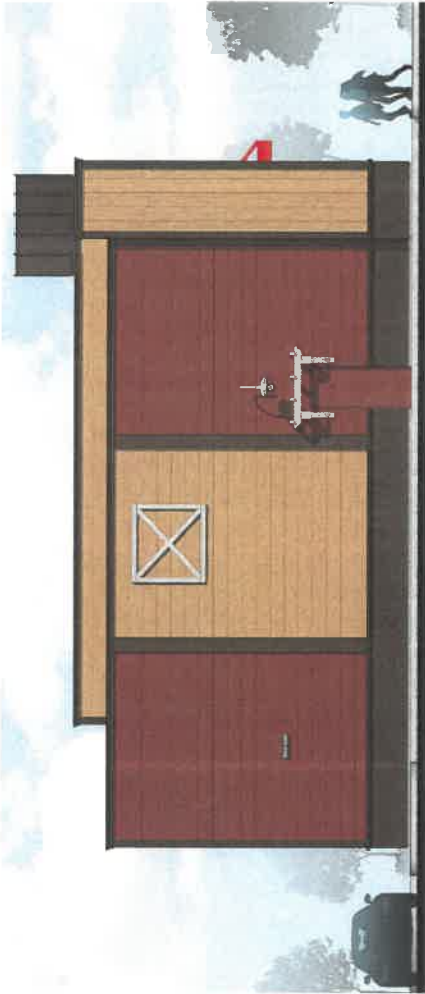
139 RATIO ROAD
CORONA, CA 92879
P.O. BOX 1958
CORONA, CA 92878-1958
DIRECT (951) 280-3833
FAX (951) 280-3832



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

REVISION	NO.	DATE	BY

JOB NO
000,000
DATE
09-21-18
SCALE
AS SHOWN
DRAWN BY
REC
DRAWING NO.
A2-2



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

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

SOUTH ELEVATION



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

WEST ELEVATION

139 RADIO ROAD
CORONA, CA 92679
P.O. BOX 1958
CORONA, CA 92678-1958
DIRECT (951) 260-3833
FAX (951) 260-3832



CARWASH
EXTERIOR ELEVATIONS
CAJALCO SQUARE LP
NEC CAJALCO ROAD + WOOD ROAD
COUNTY OF RIVERSIDE, CA

DATE	09-21-16
SCALE	AS SHOWN
DRAWN BY	JRC
CHECKED BY	
DATE	09-21-16
SCALE	AS SHOWN
DRAWN BY	JRC
CHECKED BY	

JOB NO. 000.000
DRAWING NO. A2-4
DRAWING NO. CUP

1/4" = 1'-0"



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

WEST ELEVATION 1



SOUTH ELEVATION 2

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



EXTERIOR ELEVATIONS
CARMARASH
CALVALCO SQUARE LP
NEC CALVALCO ROAD + WOOD ROAD
COUNTY OF RIVERSIDE, CA

DATE	JOB NO
01-21-18	000,000
SCALE	DRAWN BY
AS SHOWN	JMH

DRAWING NO.
A2-4

GENERAL NOTES:
REVEAL LOCATIONS IN FINISH SYSTEM SHOWN ARE TO ALIGN AS CLOSELY AS POSSIBLE TO FINISHLINE.

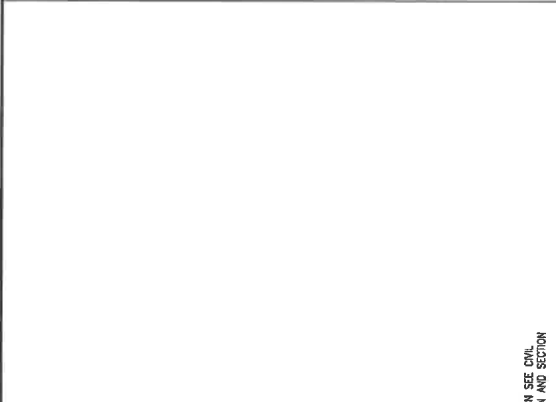
KEYNOTES:

- 1 SIGNAGE
- 2 ALUMINUM STRUCTURE
- 3 METAL CANOPY
- 4 METAL, ILLUMINATED
- 5 48"x36" SIGN
- 6 EXTERIOR LIGHTS-REFER TO ARCHITECTURAL PLAN
- 7 APPROXIMATE ROOF LINE
- 8 WOOD TRIM / FLOORING
- 9 METAL OPENING
- 10 FINISH SIGNAGE TO BE APPROVED BY THE APPLICABLE AGENCIES
- 11 4" METAL BASE
- 12 8" CONCRETE CURB
- 13 WOOD TRIM & VERTICAL
- 14 ROUND COLUMN FINISHED TO MATCH BUILDING COLOR
- 15 FINISH SIGNAGE TO MATCH BUILDING COLOR
- 16 BUILDING FINISHES-REFER TO ARCHITECTURAL PLAN
- 17 FINISH SIGNAGE TO MATCH BUILDING COLOR
- 18 WOOD TRIM TO MATCH BUILDING COLOR
- 19 WOOD TRIM TO MATCH BUILDING COLOR
- 20 WOOD TRIM TO MATCH BUILDING COLOR
- 21 12" x 12" ROLL-UP DOOR
- 22 WOOD TRIM TO MATCH BUILDING COLOR
- 23 WOOD TRIM TO MATCH BUILDING COLOR
- 24 FINISHING WALL
- 25 WALL FINISH

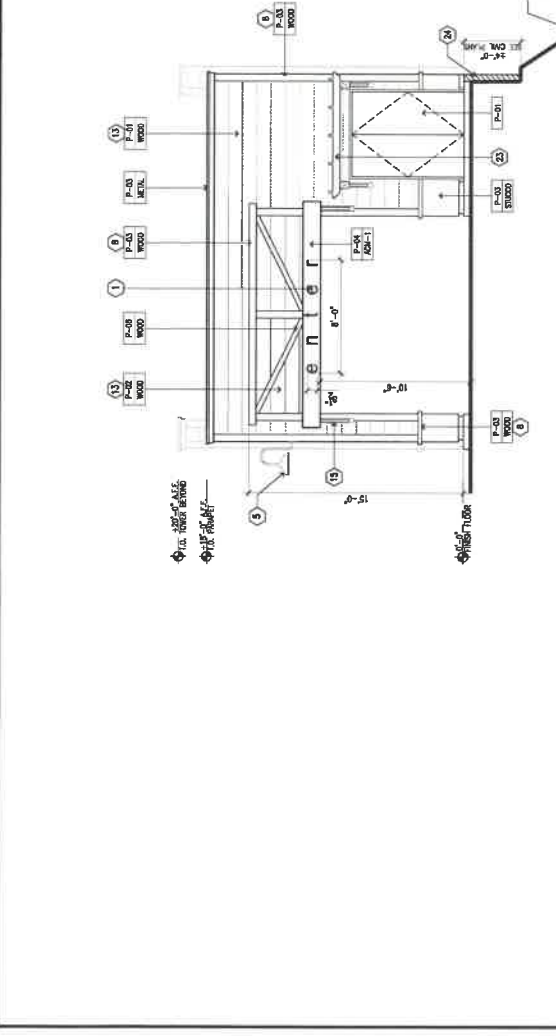
EXTERIOR MATERIAL, FINISHES AND PAINT COLOR LEGEND - SEE MATERIAL BOARD:

- E-201 COLOR SHERWIN WILLIAMS SW 9024 "VANISE GOLD"
- E-202 COLOR SHERWIN WILLIAMS SW 3045 "RUSSET BROWN"
- E-203 COLOR SHERWIN WILLIAMS SW 7027 "MILL-RED BROWN"
- E-204 COLOR SHERWIN WILLIAMS SW 7027 "MILL-RED BROWN"
- E-205 COLOR SHERWIN WILLIAMS SW 7027 "MILL-RED BROWN"
- E-206 COLOR SHERWIN WILLIAMS SW 7027 "MILL-RED BROWN"
- E-207 COLOR SHERWIN WILLIAMS SW 7027 "MILL-RED BROWN"
- E-208 COLOR SHERWIN WILLIAMS SW 7027 "MILL-RED BROWN"
- E-209 COLOR SHERWIN WILLIAMS SW 7027 "MILL-RED BROWN"
- E-210 COLOR SHERWIN WILLIAMS SW 7027 "MILL-RED BROWN"
- E-211 COLOR SHERWIN WILLIAMS SW 7027 "MILL-RED BROWN"
- E-212 COLOR SHERWIN WILLIAMS SW 7027 "MILL-RED BROWN"
- E-213 COLOR SHERWIN WILLIAMS SW 7027 "MILL-RED BROWN"
- E-214 COLOR SHERWIN WILLIAMS SW 7027 "MILL-RED BROWN"
- E-215 COLOR SHERWIN WILLIAMS SW 7027 "MILL-RED BROWN"
- E-216 COLOR SHERWIN WILLIAMS SW 7027 "MILL-RED BROWN"
- E-217 COLOR SHERWIN WILLIAMS SW 7027 "MILL-RED BROWN"
- E-218 COLOR SHERWIN WILLIAMS SW 7027 "MILL-RED BROWN"
- E-219 COLOR SHERWIN WILLIAMS SW 7027 "MILL-RED BROWN"
- E-220 COLOR SHERWIN WILLIAMS SW 7027 "MILL-RED BROWN"

NOTE: SIGNAGE SEPARATE SUBMITTAL



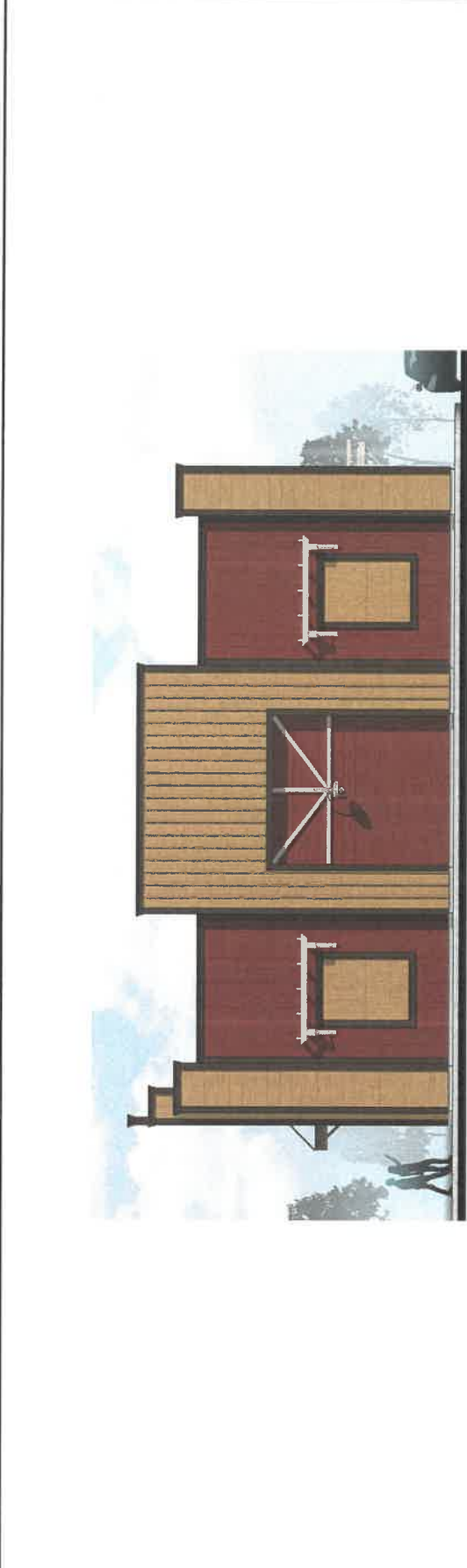
WEST ELEVATION
SCALE: 1/4" = 1'-0"



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



REVISION	DATE	BY



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

SOUTH ELEVATION 1

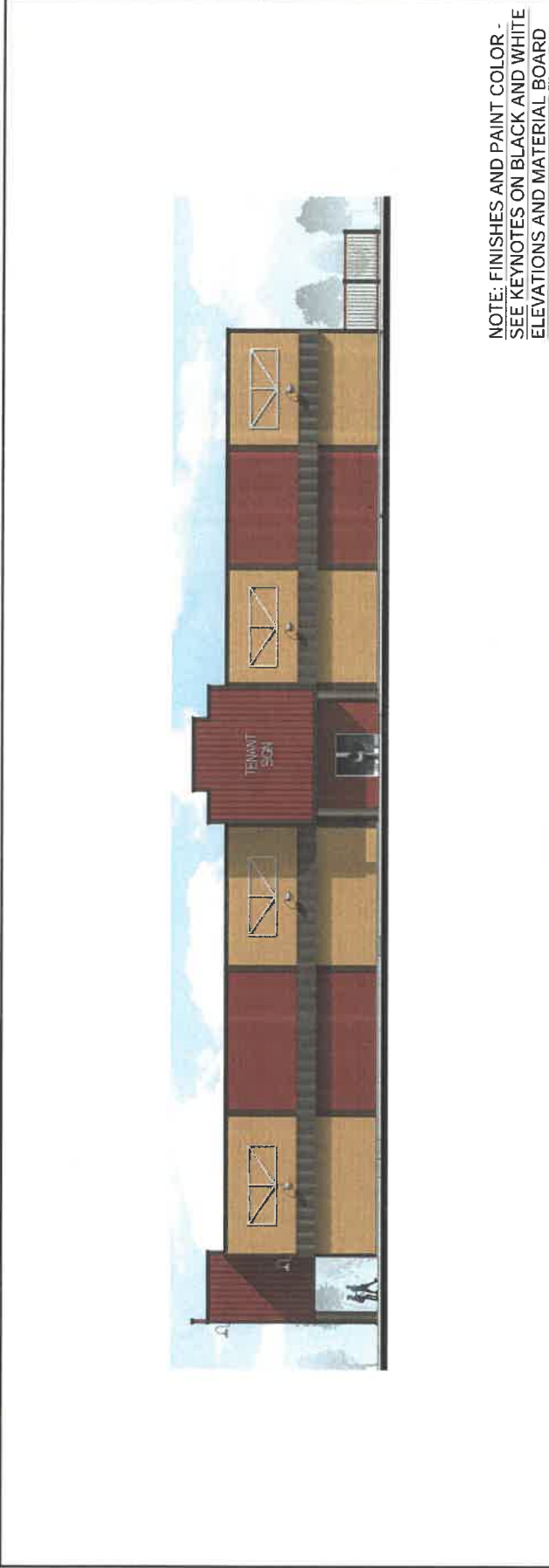


WEST ELEVATION 2

DATE	JOB NO
08-21-18	00.000
SCALE	DRAWN BY
AS SHOWN	JRC

DESIGN NO.
A2-9

DATE	JOB NO
08-21-18	00.000
SCALE	DRAWN BY
AS SHOWN	JRC



SOUTH ELEVATION

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



WEST ELEVATION

DATE	JOB NO	SCALE	DRAWN BY
09-21-18	000.000	AS SHOWN	JHF
DRAWING NO.		CLUF	

A2-10

GENERAL NOTES:
REVEAL LOCATIONS IN FINISH SYSTEM SHOWN ARE TO ALIGN AS CLOSELY AS POSSIBLE TO EXISTENCE.

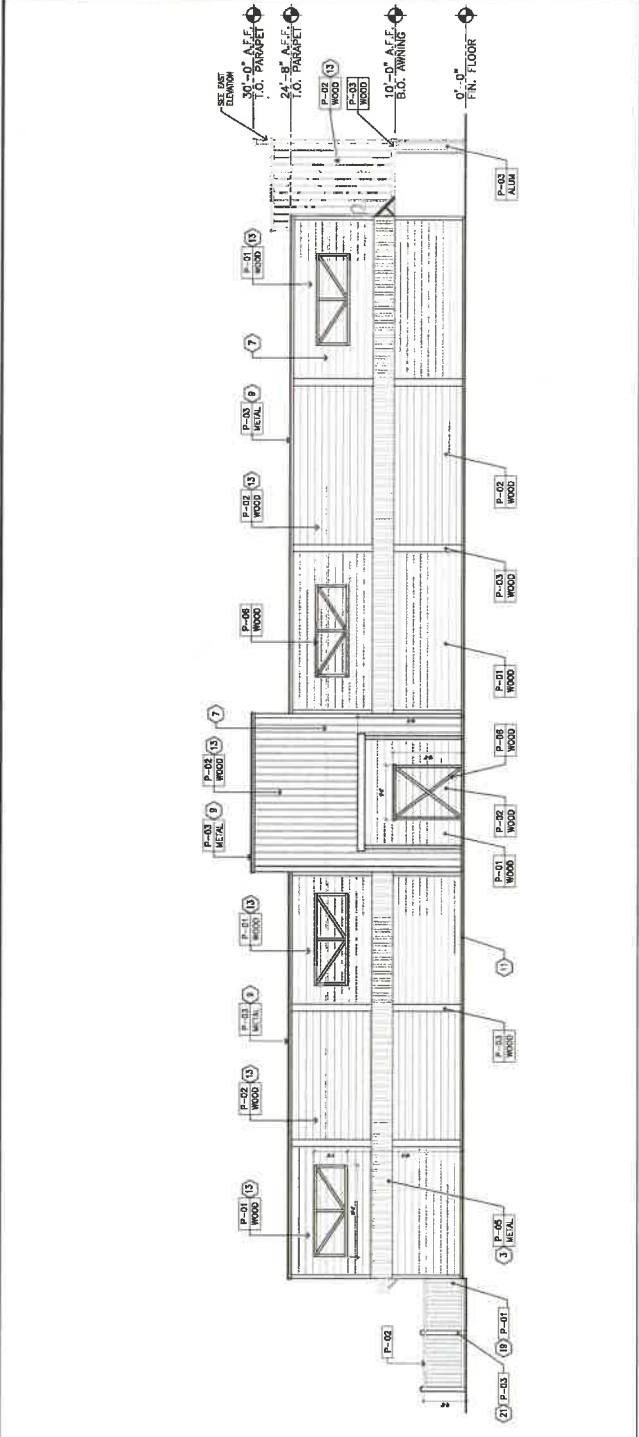
KEYNOTES:

- BRONZE
- ALUMINUM STOCK/POW
- INTERIALLY ILLUMINATED METAL SIGN
- EXTERIOR LIGHTS-REFER TO ARCHITECTURAL PLAN
- ROOF TOP RECREATIONAL UNITS
- APPROXIMATE ROOF LINE
- METAL CORING
- FINISH SYSTEM TO BE IDENTICAL TO EXISTENCE DIVISIONS
- 4" METAL BRICK
- HORIZONTAL & VERTICAL ROOF SURFACES
- WOOD TRUSS
- RETAINING WALL
- WALL POSTER

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

- [E-01] COLOR: SHOWN WALLS IN BUSH "WINDGE BOUT"
- [E-02] COLOR: SHOWN WALLS IN 2015 "MUSSET BROWN"
- [E-03] COLOR: SHOWN WALLS IN 2017 "WELL-BRED BROWN"
- [E-04] COLOR: SHOWN WALLS IN 2017 "WELL-BRED BROWN"
- [E-05] COLOR: SHOWN DIVISION SET 154 "DARK TO EARTH"
- [E-06] COLOR: SHOWN WALLS IN 2011 "SHARPE WHITE"
- [E-07] BRICK AND TRIMS
- [E-08] ALUMINUM COMPOSITE MATERIAL-PANTONE PMS 186C "DANCE HIGH CLASS"
- [E-09] 7/8" CHERRY PLYWOOD INSTALLED PER SFS SPECIFICATION
- [E-10] 1/2" CHERRY PLYWOOD INSTALLED PER SFS SPECIFICATION

NOTE: SIGNAGE SEPARATE SUBMITTAL



NORTH ELEVATION

GENERAL NOTES:
REVEAL LOCATIONS IN FINISH SYSTEM SHOWN ARE TO ALIGN AS CLOSELY AS POSSIBLE TO EXISTENCE.

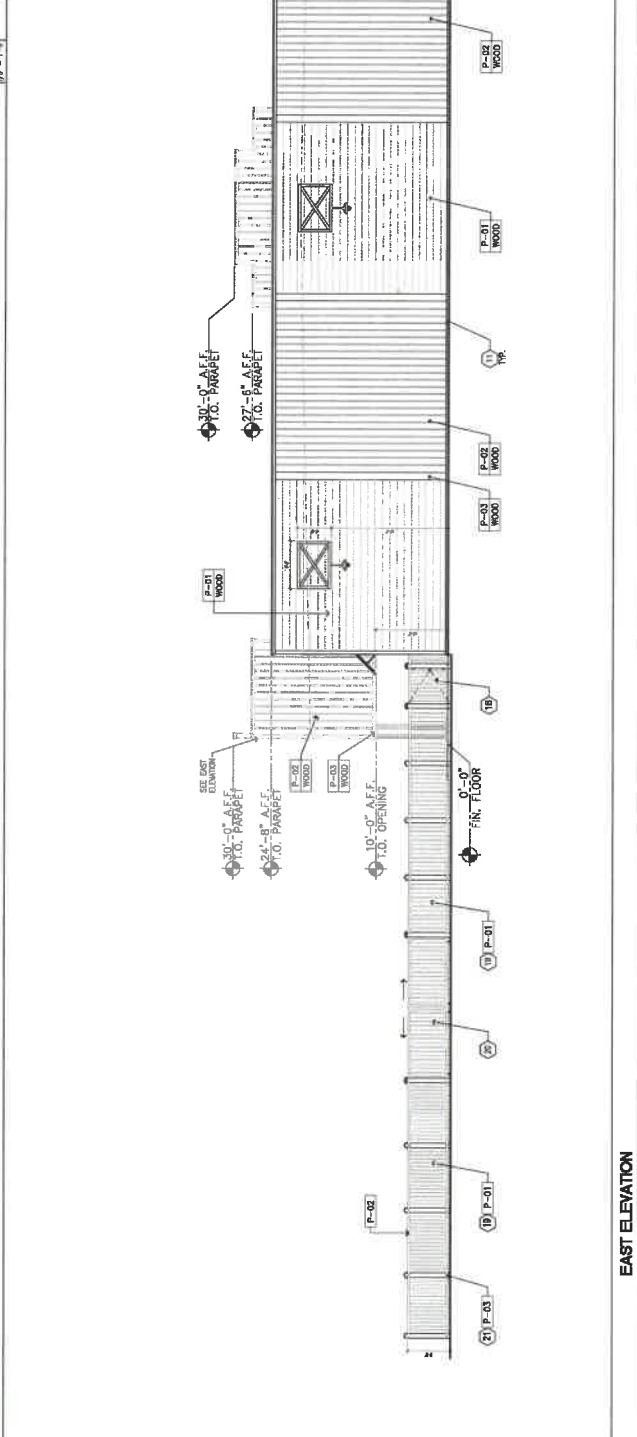
KEYNOTES:

- BRONZE
- ALUMINUM STOCK/POW
- INTERIALLY ILLUMINATED METAL SIGN
- EXTERIOR LIGHTS-REFER TO ARCHITECTURAL PLAN
- ROOF TOP RECREATIONAL UNITS
- APPROXIMATE ROOF LINE
- METAL CORING
- FINISH SYSTEM TO BE IDENTICAL TO EXISTENCE DIVISIONS
- 4" METAL BRICK
- HORIZONTAL & VERTICAL ROOF SURFACES
- WOOD TRUSS
- RETAINING WALL
- WALL POSTER

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

- [E-01] COLOR: SHOWN WALLS IN BUSH "WINDGE BOUT"
- [E-02] COLOR: SHOWN WALLS IN 2015 "MUSSET BROWN"
- [E-03] COLOR: SHOWN WALLS IN 2017 "WELL-BRED BROWN"
- [E-04] COLOR: SHOWN WALLS IN 2017 "WELL-BRED BROWN"
- [E-05] COLOR: SHOWN DIVISION SET 154 "DARK TO EARTH"
- [E-06] COLOR: SHOWN WALLS IN 2011 "SHARPE WHITE"
- [E-07] BRICK AND TRIMS
- [E-08] ALUMINUM COMPOSITE MATERIAL-PANTONE PMS 186C "DANCE HIGH CLASS"
- [E-09] 7/8" CHERRY PLYWOOD INSTALLED PER SFS SPECIFICATION
- [E-10] 1/2" CHERRY PLYWOOD INSTALLED PER SFS SPECIFICATION

NOTE: SIGNAGE SEPARATE SUBMITTAL

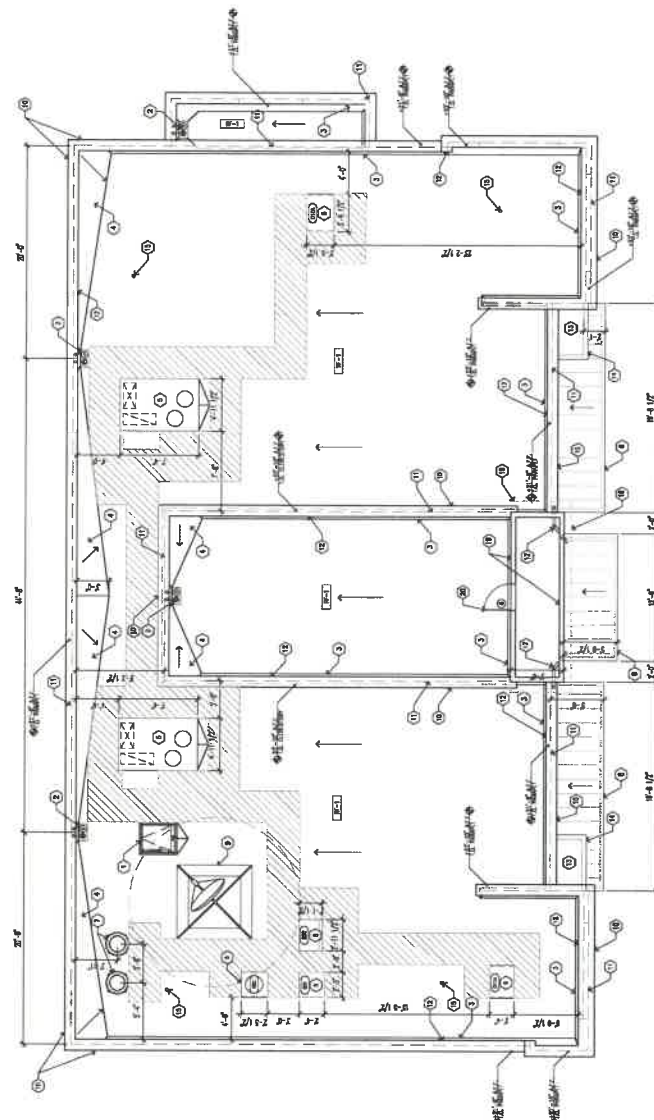


EAST ELEVATION

NO.	DATE	BY	CHKD.
1	09-21-18	JMH	JMH

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

ENGINEER
CLUP
AI-2



ROOF PLAN

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

GENERAL NOTES

- A. INCLUDING GUARANTEED CURBS, FLASHING, AND ETC.
- B. DETAILS TO BE PROVIDED BY MANUFACTURERS WITH INSTRUCTIONS AND PROVIDE COMPLETE ROOFING PACKAGE PER MANUFACTURERS
- C. ROOF ASSEMBLY SHALL COMPLY WITH U.L. L-80 AND FM CLASS "B" SYSTEMS INCLUDING CURBS, FLASHING, PARAPET WALL AND ROOF SYSTEMS UNLESS OTHERWISE SPECIFIED
- D. DRAINAGE SHALL BE PROVIDED OR MATERIALS ON THE ROOF SHALL BE SLOPED TO THE DRAINAGE SYSTEMS UNLESS OTHERWISE SPECIFIED
- E. STRUCTURAL ENGINEER AND THE ROOF MANUFACTURER SHALL PROVIDE A PLAN ON SHEET C-11 AND GUARANTEE SCHEDULES ON SHEET C-12
- F. PERIMETER GUARDRAIL TO COMPLY WITH CODE OF FEDERAL REGULATIONS 29 OF TITLE 16 PART 1610.0000, GENERAL TO BE APPLIED TO MECHANICAL PLANS FOR ROOF PERIMETER AND CURB UNLESS NOTED OTHERWISE.
- G. ALL MECHANICAL EQUIPMENT SHALL BE THROUGH THE CURB, TO BE MINIMUM 42" HIGH WHEN WITHIN 8 FEET OF ROOF EDGE

KEYED NOTES

- 1 ROOF HATCH REFER TO DETAILS
- 2 ROOF DRAIN AND OVERFLOW REFER TO DETAILS
- 3 GANT STRIP REFER TO DETAILS
- 4 TAPERED INSULATION GROUT
- 5 ROOFING UNIT REFER TO MECHANICAL PLANS
- 6 CONDENSER REFER TO MECHANICAL AND ELECTRICAL PLANS
- 7 EXHAUST FAN REFER TO MECHANICAL PLANS
- 8 METAL CANOPY BELOW
- 9 SATLITE ON BALLASTED CURB
- 10 SHED FORMED PRE-FINISHED METAL COPING REFER TO DETAIL

ROOFING

- REINFORCED MECHANICALLY FASTENED 3/8" THICK METAL DECKING WITH 1/2" THICK POLYURETHANE INSULATION PRODUCT, FIRE-RATE RESISTANT ECOMITE ROOFING PRODUCT, FIRE-RATE RESISTANT ECOMITE ROOFING PRODUCT, PROTECTION BOARD: 3/4" OSB, PLYWOOD, OR EQUIVALENT. ROOF DO NOT OVERLAP WITH A MINIMUM 2" VALUE AS NOTED IN THE ENERGY EFFICIENCY RATING SCHEDULE A1-4 FOR ADDITIONAL COMPLIANCE REQUIREMENTS.
- EQUIPMENT MAINTENANCE PATH

KEYED NOTES

- 11 FACE OF EXTERIOR WALL BELOW
- 12 FACE OF PARAPET WALL
- 13 METAL LID FLASHING
- 14 METAL CANOPY GUTTER
- 15 ROOF JACK REFER TO MECHANICAL PLANS
- 16 WATER HEADER USE REFER TO MECHANICAL PLANS
- 17 CANOPY DOWNPOUT
- 18 LINE OF TOWER ROOF
- 19 TURN WALL
- 20 30"x48" ACCESS DOOR

KEYED NOTES

- 1 ROOF HATCH REFER TO DETAILS
- 2 ROOF DRAIN AND OVERFLOW REFER TO DETAILS
- 3 GANT STRIP REFER TO DETAILS
- 4 TAPERED INSULATION GROUT
- 5 ROOFING UNIT REFER TO MECHANICAL PLANS
- 6 CONDENSER REFER TO MECHANICAL AND ELECTRICAL PLANS
- 7 EXHAUST FAN REFER TO MECHANICAL PLANS
- 8 METAL CANOPY BELOW
- 9 SATLITE ON BALLASTED CURB
- 10 SHED FORMED PRE-FINISHED METAL COPING REFER TO DETAIL

139 RADIO ROAD
CORONA, CA 92779
P.O. BOX 1958
CORONA, CA 92779-1958
DIRECT (951) 280-3833
FAX (951) 280-3832



CAR WASH
ROOF PLAN
NEC CALALCO ROAD & WOOD ROAD
COUNTY OF RIVERSIDE, CA

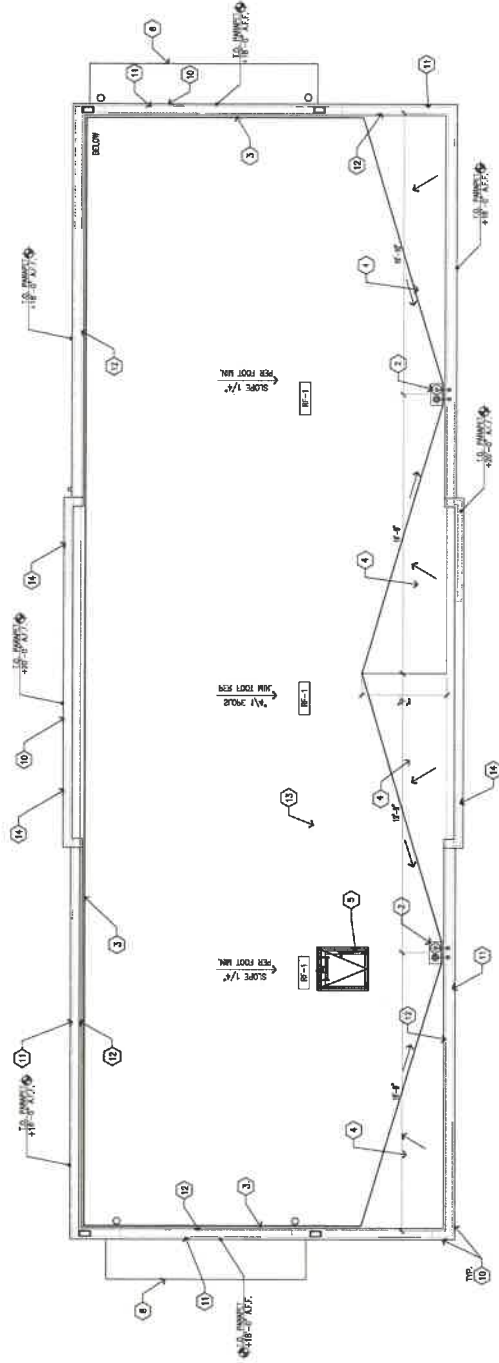
DATE	05-24-18
BY	AS SHOWN
SCALE	AS SHOWN

DRAWING NO.
A1-4

- KEYED NOTES:**
- ① ROOF ACCESS HATCH AND LADDER
 - ② ROOF DRAIN AND OVERFLOW
 - ③ DWT STRIP PER DETAIL
 - ④ IMPREG INSULATION DETAIL
 - ⑤ ROOF HATCH, PROVIDE 24" BOPPE SURROUNDING ROOF ACCESS AND APPLY 1" DWT, BOPPE AND SMOOTH FINISH ALL OVER SURFACE
 - ⑥ NOT USED
 - ⑦ NOT USED
 - ⑧ SHIP FORMED PRE-PANCHED METAL CORNS, REFER TO
 - ⑨ FACE OF PARAPET EXTERIOR WALL
 - ⑩ WALL BELOW
 - ⑪ POP-OUT WALL BELOW

ROOFING

R-1: 1" MINIMUM UNFINISHED JAMB THICK PRODUCT, 1" FINISHING, SUBSEQUENT LOWMOISTURE ROOFING INSULATION PROTECTION BOARD, 3/4" OSB, PLYWOOD, OR SOLID INSULATION BOARD POLYISOCYANURATE WITH A MINIMUM R-VALUE AS NOTED IN THE UNITARY INSULATION DETAIL. REFER TO SHEET 05-4 FOR ADDITIONAL COMPLIANCE REQUIREMENTS.



139 RADIO ROAD
CORONA, CA 92879
P.O. BOX 1958
CORONA, CA 92878-1958
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FAX (951) 260-8832



OSR WITH DRIVE-THRU
CALICO SQUARE LP
NEC CALICO ROAD + WOOD ROAD
COUNTY OF RIVERSIDE, CA

FLOOR PLAN

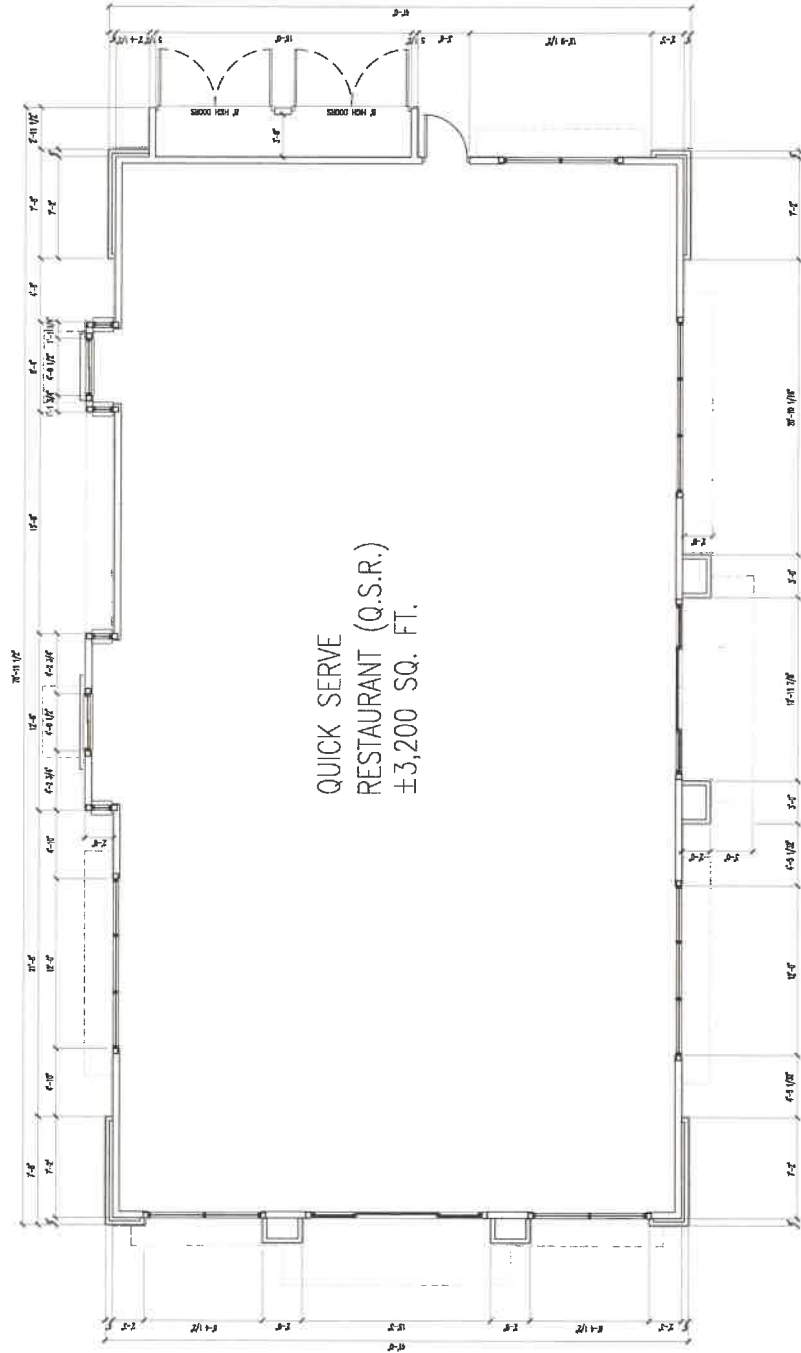
REVISION	NO.	DATE

JOB NO.	000.000
DATE	06-21-18
SCALE	AS SHOWN
DRAWN BY	JMT
CHECKED BY	

OSR WITH DRIVE-THRU
A1-5



1
1/4" = 1'-0"



QUICK SERVE
RESTAURANT (Q.S.R.)
±3,200 SQ. FT.

FLOOR PLAN

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



FUTURE RETAIL #2
CALICO SQUARE LP
NEC CALICO ROAD + WOOD ROAD
COUNTY OF RIVERSIDE, CA

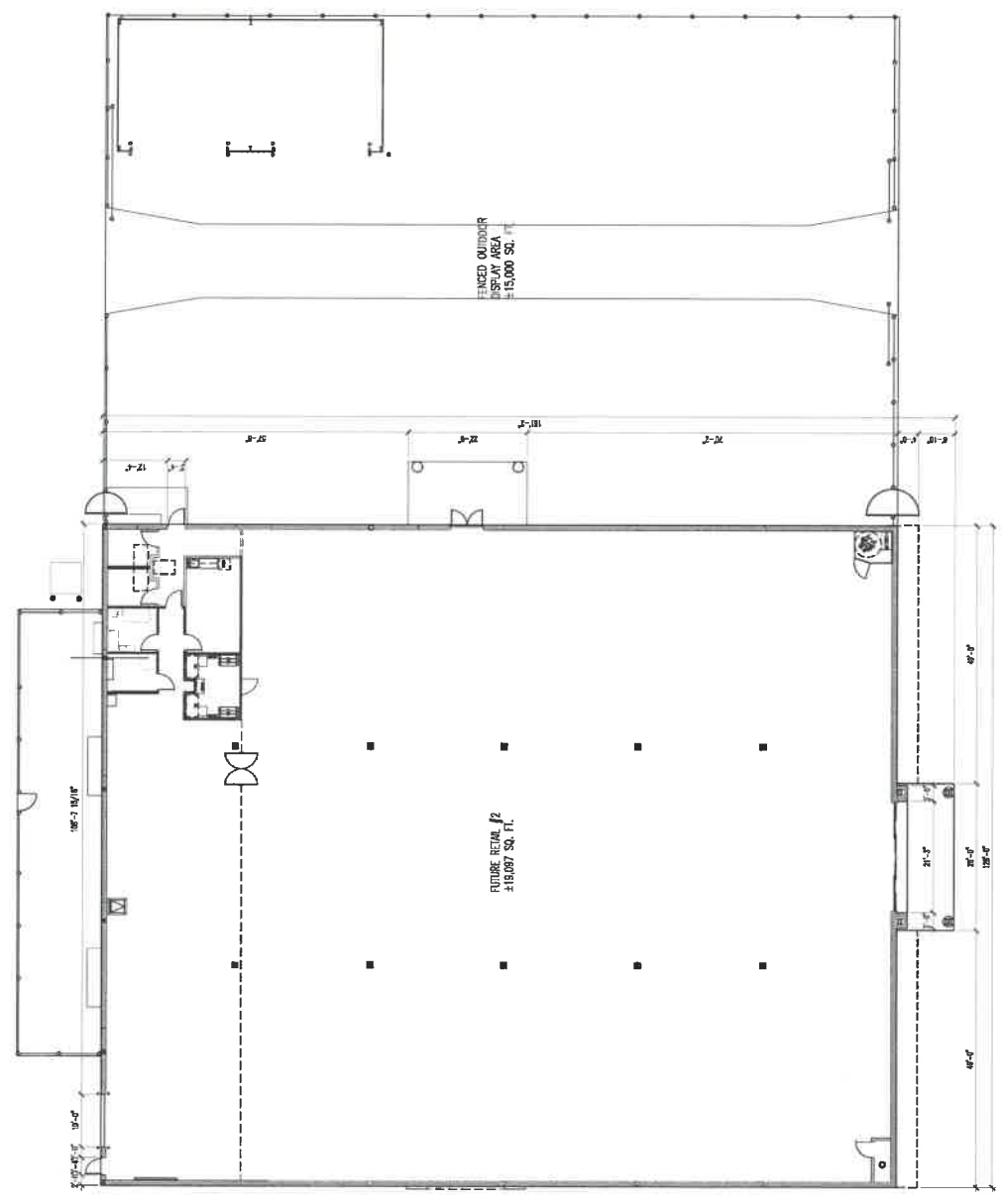
NO. 1	DATE	JOB NO.	SCALE	DRAWN BY
NO. 2	09-21-18	000.000	AS SHOWN	JMF
NO. 3				
NO. 4				
NO. 5				
NO. 6				
NO. 7				
NO. 8				
NO. 9				
NO. 10				

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

CLUF
DRAWING NO. **A1-9**



1
3/16" = 1'-0"



FLOOR PLAN

139 RADIO ROAD
CORONA, CA 92879
P.O. BOX 1958
CORONA, CA 92878-1958
DIRECT (951) 280-8833
FAX (951) 280-8832



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

REVISION	

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

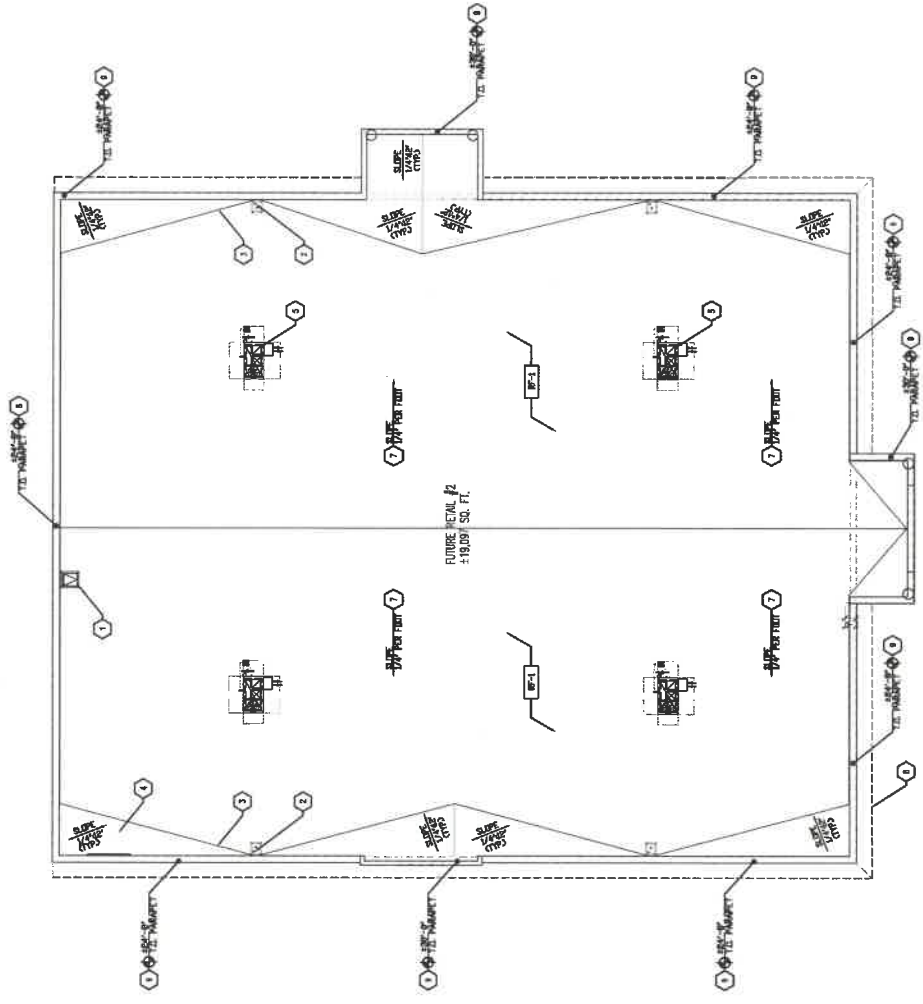
CLUP
DRAWING NO
A1-10



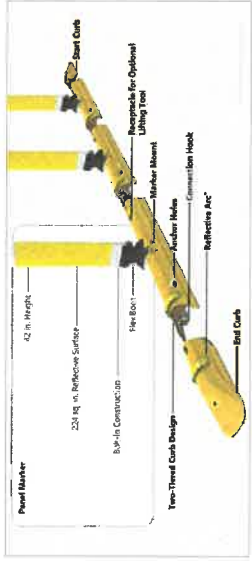
1
SHEET

- KEYED NOTES**
- 1 ROOF HATCH
 - 2 ROOF DRAIN AND OVERFLOW
 - 3 DRAIN STEP
 - 4 HATCHED INSULATION CRIBBET
 - 5 ROOFTOP UNIT
 - 6 NOT USED
 - 7 ROOF SLOPE
 - 8 METAL CANOPY BELOW
 - 9 METAL COPING

ROOFING
 (1) REINFORCED MECHANICALLY FASTENED GAST TRUCK
 SINGLE-PLY EPDM MEMBRANE
 SYSTEM OR APPROVED
 INSULATION BOARD, 7/8" OSB, PLYWOOD,
 OR EQUIVALENT
 ROOF SLOPE: 1/8" PER FOOT
 ROOF SLOPE: 1/8" PER FOOT
 CALCULATIONS: REFER TO SPECIFICATION SHEET AT-4
 FOR ADDITIONAL COMPLIANCE REQUIREMENTS.

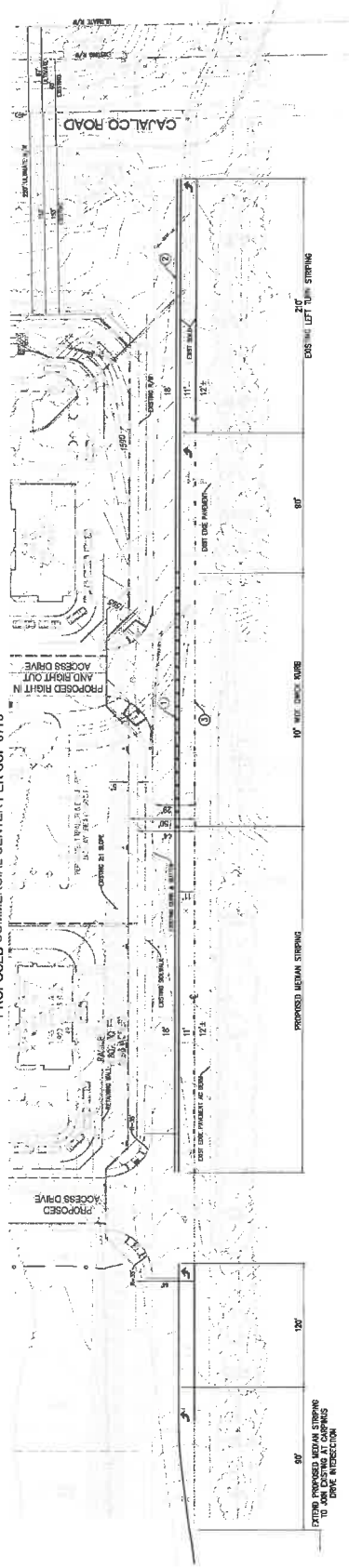


ROOF PLAN



① TYPICAL DETAIL

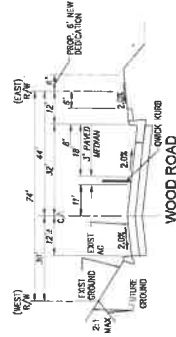
PROPOSED COMMERCIAL CENTER PER CUP 3775



WOOD ROAD

CONSTRUCTION NOTES

①	INSTALL CHALK MARK MEGA MARKER SYSTEM
②	DOUBLE YELLOW PAVED MEDIAN PER CALLTRANS DETAIL 2B
③	LANE LINE PER CALLTRANS DETAIL 2C



*AS-BUILT PER AS PER 2017 SPEC BY BOULDER SPRINGS

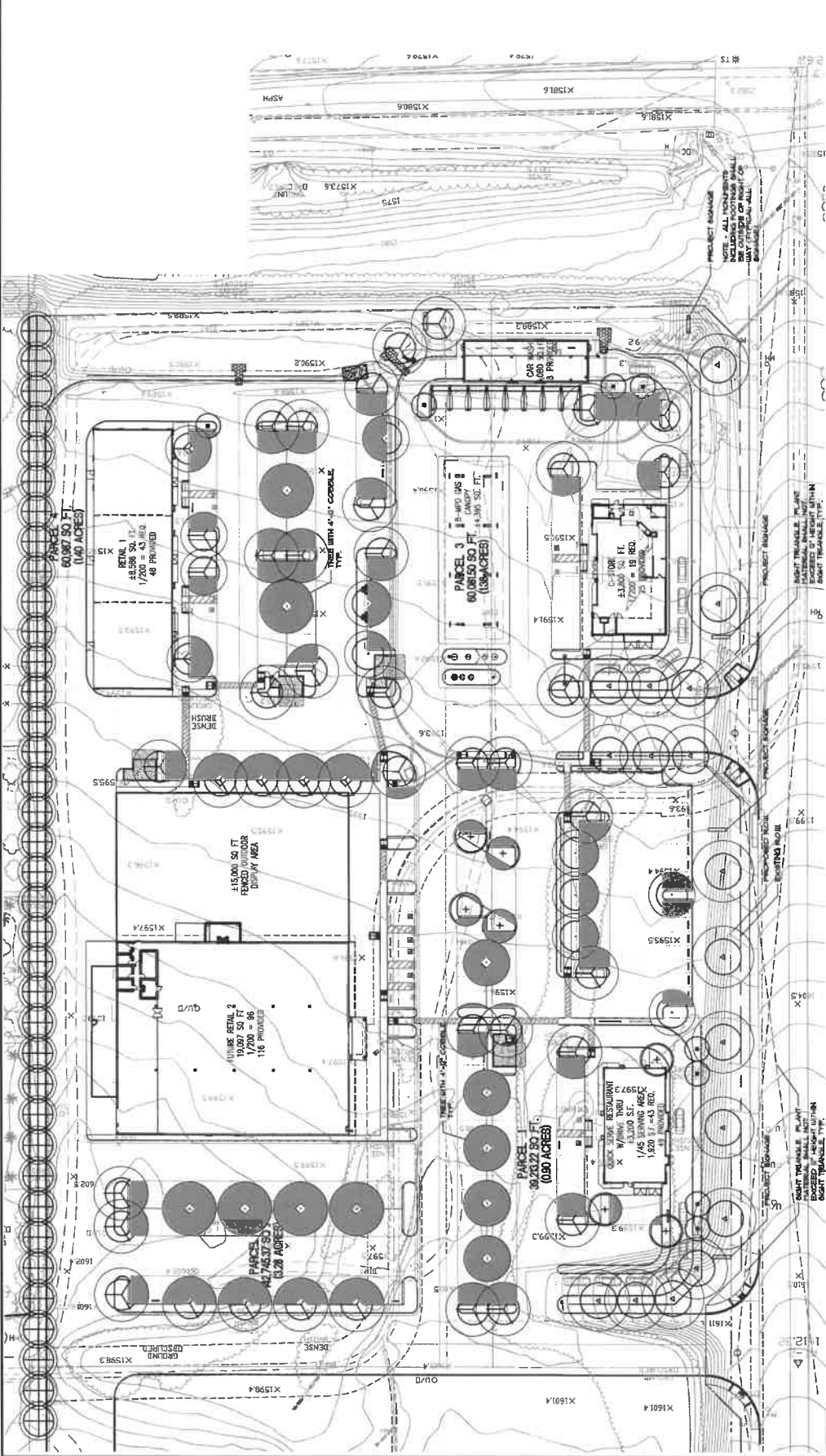


ENGINEERING 377 N. BURNHAM STREET
 STATE OF COLORADO
 LAND PLANNING 377 N. BURNHAM STREET
 SURVEYING 377 N. BURNHAM STREET
 FAY 1997 279-1386

CUP 3775
 PROPOSED COMMERCIAL CENTER
 WOOD ROAD - CONCEPTUAL MEDIAN
 STRIPING

1/2/2020





SHADING STUDY

PARCEL	NO. OF PARKING SPACES	NO. OF PARKING AREA SPACES
TOTAL PARKING	700 SPACES	45,742 SF.
SHADING REQUIRED		22,871 SF. 50%
SHADING PROVIDED		22,871 SF. 50%

PLANT PALETTE

SYMBOL	BOTANICAL NAME	COTTON NAME	SIZE	REMARKS	WATER USE	WIND PROTECTION	SHADING CANOPY
+	FRAX LANCEA	AFRICAN BEECH	36" BOX STANDARD	LOW	LOW	30'-0"	30'-0"
o	LAURUSTROBILA YUKONER	CREAKY HITTILE	36" BOX STANDARD	MODERATE	MODERATE	16'-0"	16'-0"
o	PLUM HALIFRANSIS	ALERPO PINE	36" BOX NATURAL	LOW	LOW	28'-0"	28'-0"
o	PLATANUS ACERBOLIA YANWOOD	YANWOOD PLANE TREE	36" BOX STANDARD	MODERATE	MODERATE	30'-0"	30'-0"
o	PIRENEA GALLERIANA YANWOOD	EMERALD PEAR	36" BOX STANDARD	MODERATE	MODERATE	22'-0"	22'-0"
+	QUERCUS ILIX	HOLLY OAK	48" BOX STANDARD	LOW	LOW	40'-0"	40'-0"

**PARKING LOT
SHADING STUDY**
GRAPHIC SCALE: 1"=30'-0"

MATERIAL BOARD

NEC CAJALCO ROAD & WOOD ROAD
COUNTY OF RIVERSIDE, CA

CASE: CUP03775

EXHIBIT M: Project Color & Material Board

PLANNER: T. Wheeler

DATE: May 6, 2020



CAJALCO

WOOD ROAD



139 RADIO ROAD
CORONA, CA 92875
P.O. BOX 1958
CORONA, CA 92878-1958
DIRECT (951) 290-2822
FAX (951) 290-2822

139 RADIO ROAD
CORONA, CA 92879

P.O. BOX 1958
CORONA, CA 92878-1958

DIRECT (951) 280-8833
FAX (951) 280-8832



CARWASH VACUUM CANOPY
PERSPECTIVE

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

REVISION	

DATE: 09-21-18
SCALE: AS SHOWN

JOB NO: 000.000
DRAWN BY: XBC
XBC

DRAWING NO. **PERS**

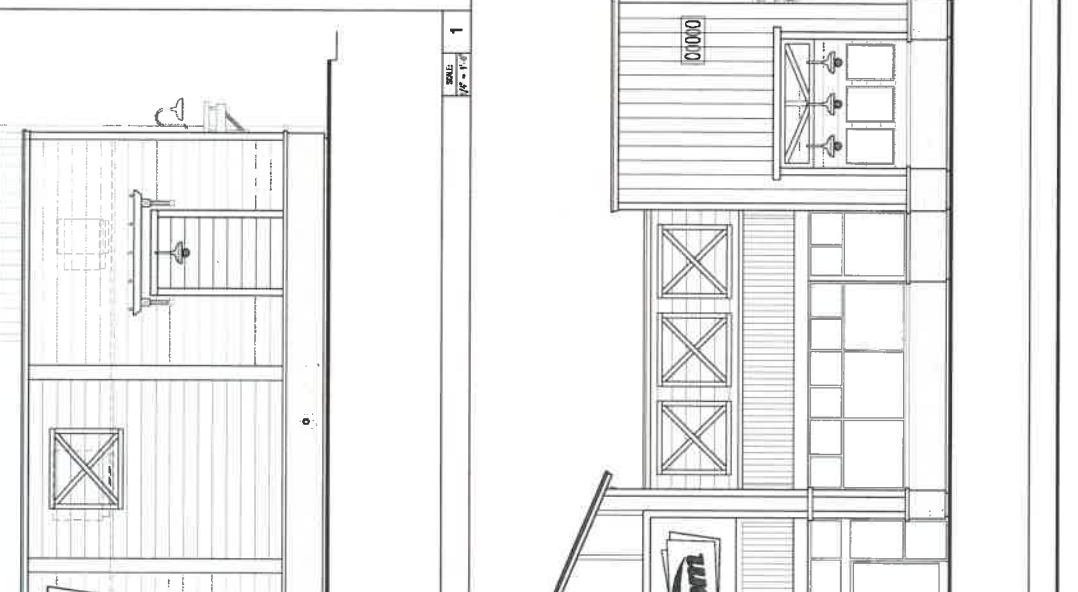


CARWASH AND VACUUM AREA PERSPECTIVE

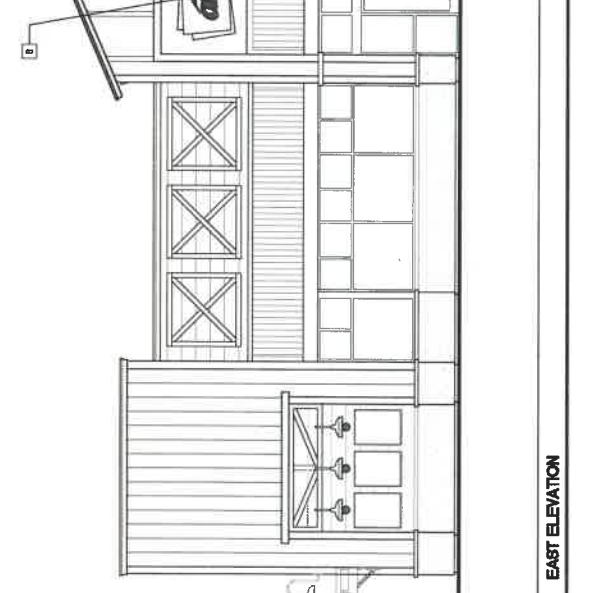
SHEET NO. 1

SKINACE KEYNOTES

- A1 ILLUMINATED BOLD CHANNEL LETTERS (10 SQ. FT.)
- A2 ILLUMINATED CHANNEL SIGN (100" W. SQ. FT.)
- B AMPM CHANNEL LETTERS (24.5" SQ. FT. COPY AMPM)
- C ONE WORD WALL SIGN (63.5" SQ. FT. COPY AMPM)
- D ONE WORD UNDER WALL SIGN (4.5" SQ. FT. MAX)
- E ONE WORD CHIP WALL SIGN (4.5" SQ. FT. MAX)
- F MOUNTING BRACE AND SUPPORT SIGN (20 SQ. FT.)
- G ONE WORD WALL SIGN (4.5" SQ. FT. COPY AMPM)
- H TRIMMED MOUNTING SIGN (40" SQ. FT. PRICE MOUNTING NET CAPPED 30 SQ. FT.)
- I NOT USED
- J TRIMMED WALL SIGN (1" SP. PER LF. WALL= 150 SQ. FT. MAX)
- K PERMANENT DIRECTIONAL SIGN (4.5" SQ. FT. MAX)
- L BRACE THREE WORD MOUNT (20 SQ. FT.)
- M PRICE SIGN, SEE SHEET SIGN-3



WEST ELEVATION



EAST ELEVATION

CONVENIENCE STORE SIGNAGE

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

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

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

DRAWING NO: **ASN2-1**

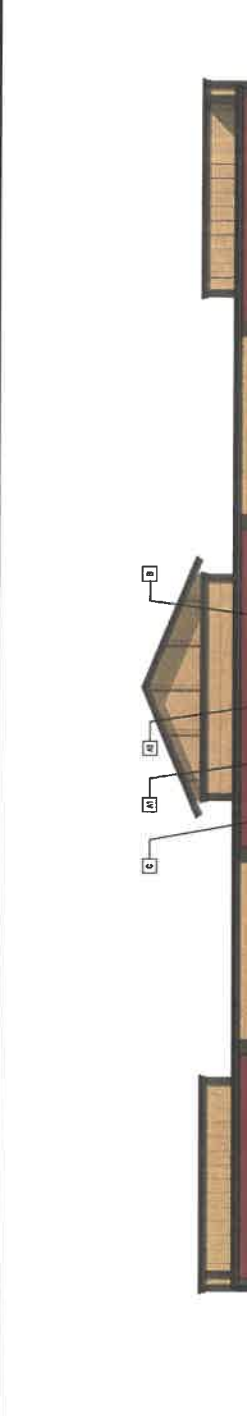
REVISION

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

2

SKINACE KEYNOTES

- 11 ILLUMINATED ARCO CHIMNEY, LETTERS (100 SQ. FT.)
- 12 ILLUMINATED AMPM CHIMNEY LOGO (7 SQ. FT.)
- 13 AMPM CHIMNEY, LETTERS (200 SQ. FT., COPY AREA)
- 14 AMPM CHIMNEY, LETTERS (200 SQ. FT., COPY AREA)
- 15 CHIMNEY CHIMNEY WALL SIGN (64 SQ. FT., WASH)
- 16 CHIMNEY CHIMNEY WALL SIGN (64 SQ. FT., WASH)
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- 100 CHIMNEY CHIMNEY WALL SIGN (64 SQ. FT., WASH)



WEST ELEVATION

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

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



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



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

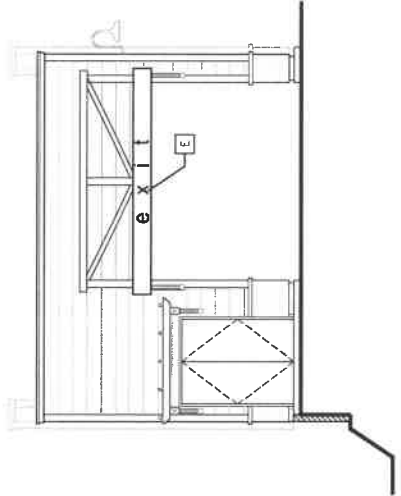
DRAWING NO.
ASN2-2

ASN2-2

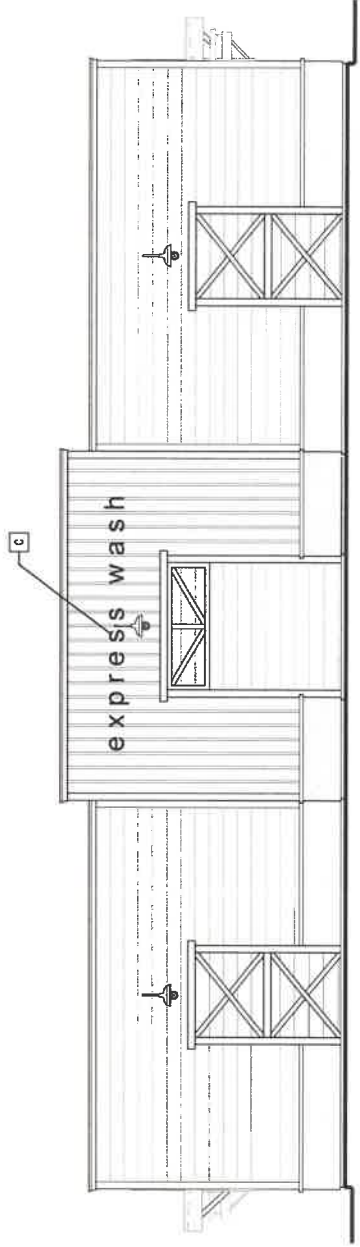
SIGNAGE KEYNOTES

- A1 ILLUMINATED AREA CHANNEL LETTERS (SEE SH. 17)
- A2 ILLUMINATED CHANNEL SIGN (SEE SH. 17)
- B ANPR CHANNEL LETTERS (SEE SH. 17, COPY AREA)
- C CAR WASH WALL SIGN (SEE SH. 17, COPY AREA)
- D CAR WASH CHUTE WALL SIGN (SEE SH. 17, 18A)
- E CAR WASH CHUTE WALL SIGN (SEE SH. 17, 18A)
- F CAR WASH CHUTE WALL SIGN (SEE SH. 17, 18A)
- G CAR WASH CHUTE WALL SIGN (SEE SH. 17, 18A)
- H TRUCK MANAGEMENT SIGN (SEE SH. 17, 18A) - FRONT PORTION NOT EXCEED 30 SH. 17)
- I NOT USED
- J TRUCK WALL SIGN (1' 9" HIGH x 10' 0" WIDE) (SEE SH. 17, 18A)
- K INTERNAL OPERATIONAL SIGN (SEE SH. 17, 18A)
- L SIGN OVER MAIN DOOR (SEE SH. 17)
- M SIGN OVER MAIN DOOR (SEE SH. 17)

EAST ELEVATION

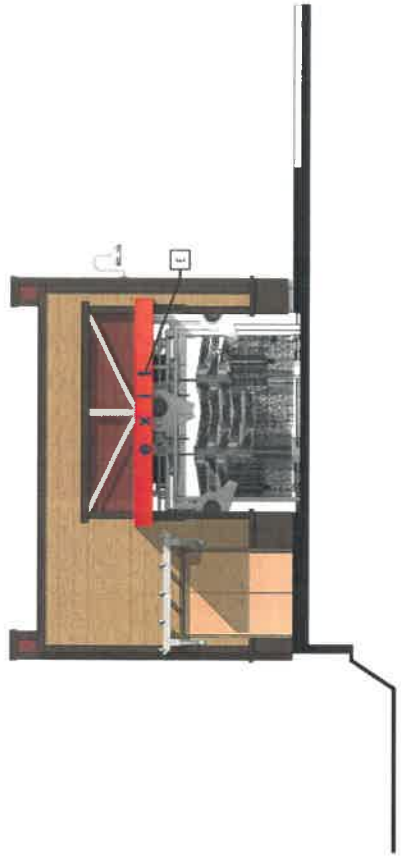


NORTH ELEVATION



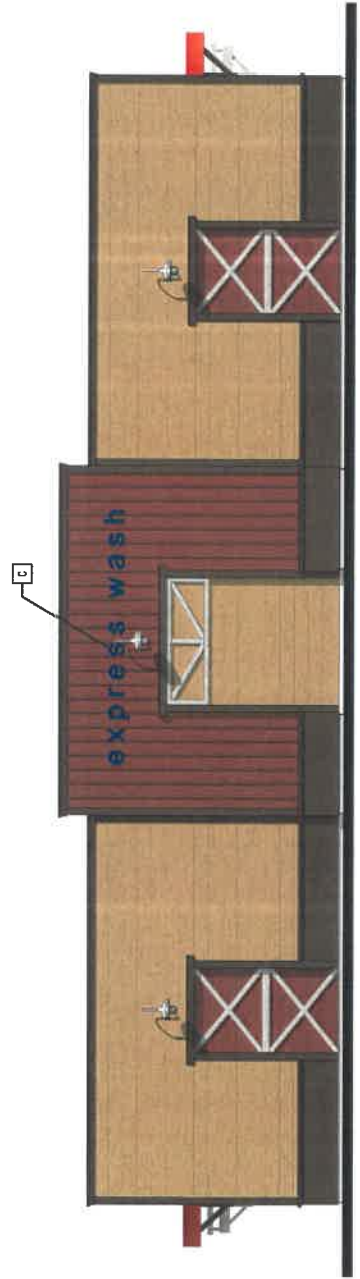
SIGNAGE KEYNOTES

- A1 ILLUMINATED ARCO CHANGING LETTERS (10' SQ. FT.)
- A2 ILLUMINATED CURVED SPARK LOGO (7' SQ. FT.)
- B AMPER CHANNEL LETTERS (20' SQ. FT. COPY AREA)
- C ONE WORD WALL SIGN (24' SQ. FT. COPY AREA)
- D ONE WORD CENTER WALL SIGN (24' SQ. FT. MAX)
- E ONE WORD END WALL SIGN (48' SQ. FT. MAX)
- F ONE WORD END WALL SIGN (48' SQ. FT. MAX)
- G ONE WORD END WALL SIGN (48' SQ. FT. MAX)
- H TYPICAL SIGNAGE (SEE SHEET ASN1-2)
- I TYPICAL SIGNAGE (SEE SHEET ASN1-2)
- J TYPICAL SIGNAGE (SEE SHEET ASN1-2)
- K TYPICAL SIGNAGE (SEE SHEET ASN1-2)
- L TYPICAL SIGNAGE (SEE SHEET ASN1-2)
- M TYPICAL SIGNAGE (SEE SHEET ASN1-2)



EAST ELEVATION

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



NORTH ELEVATION



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

RETAIL #1 SIGNAGE

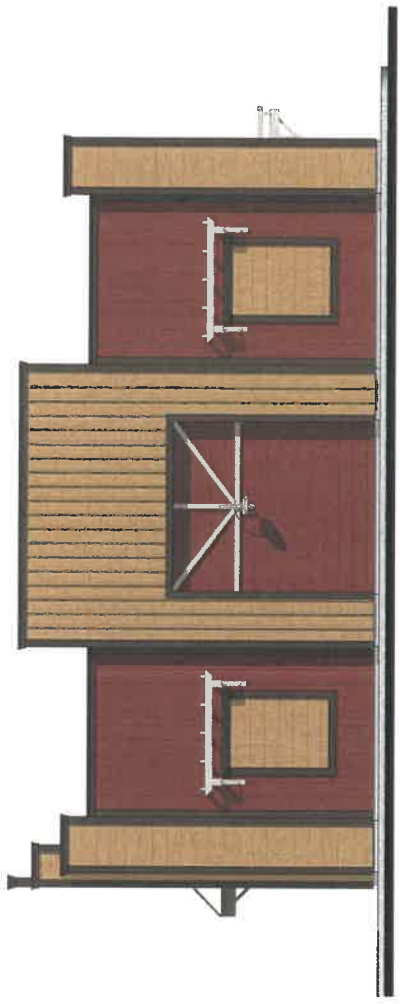
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JOB NO	080000	SCALE	AS SHOWN

DATE: 09-21-18
 JOB NO: 080000
 SCALE: AS SHOWN
 DRAWN BY: XPC

DRAWING NO.
ASN2-5

SIGNAGE KEYNOTES

- A1 ILLUMINATED ARCO CHANNEL LETTERS (18 SQ. FT.)
- A2 ILLUMINATED CHANNEL SIGN (100 SQ. FT.)
- A3 ARCO CHANNEL LETTERS (24.54 SQ. FT., COPY AREA)
- B CHA SIGN WALL SIGN (42.5 SQ. FT., COPY AREA)
- C CHA SIGN CHA WALL SIGN (24 SQ. FT., MUA)
- D CHA SIGN CHA WALL SIGN (24 SQ. FT., MUA)
- E CHA SIGN CHA WALL SIGN (4.5 SQ. FT., MUA)
- F SIGNAGE PRICE FOR SIGNAGE (18 SQ. FT., COPY AREA)
- G SIGNAGE PRICE FOR SIGNAGE (100 SQ. FT., COPY AREA)
- H SIGNAGE PRICE FOR SIGNAGE (24.54 SQ. FT., COPY AREA)
- I SIGNAGE PRICE FOR SIGNAGE (42.5 SQ. FT., COPY AREA)
- J SIGNAGE PRICE FOR SIGNAGE (4.5 SQ. FT., COPY AREA)
- K SIGNAGE PRICE FOR SIGNAGE (24 SQ. FT., COPY AREA)
- L SIGNAGE PRICE FOR SIGNAGE (24 SQ. FT., COPY AREA)
- M SIGNAGE PRICE FOR SIGNAGE (4.5 SQ. FT., COPY AREA)
- N SIGNAGE PRICE FOR SIGNAGE (4.5 SQ. FT., COPY AREA)
- O SIGNAGE PRICE FOR SIGNAGE (4.5 SQ. FT., COPY AREA)
- P SIGNAGE PRICE FOR SIGNAGE (4.5 SQ. FT., COPY AREA)
- Q SIGNAGE PRICE FOR SIGNAGE (4.5 SQ. FT., COPY AREA)
- R SIGNAGE PRICE FOR SIGNAGE (4.5 SQ. FT., COPY AREA)
- S SIGNAGE PRICE FOR SIGNAGE (4.5 SQ. FT., COPY AREA)
- T SIGNAGE PRICE FOR SIGNAGE (4.5 SQ. FT., COPY AREA)
- U SIGNAGE PRICE FOR SIGNAGE (4.5 SQ. FT., COPY AREA)
- V SIGNAGE PRICE FOR SIGNAGE (4.5 SQ. FT., COPY AREA)
- W SIGNAGE PRICE FOR SIGNAGE (4.5 SQ. FT., COPY AREA)
- X SIGNAGE PRICE FOR SIGNAGE (4.5 SQ. FT., COPY AREA)
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- Z SIGNAGE PRICE FOR SIGNAGE (4.5 SQ. FT., COPY AREA)



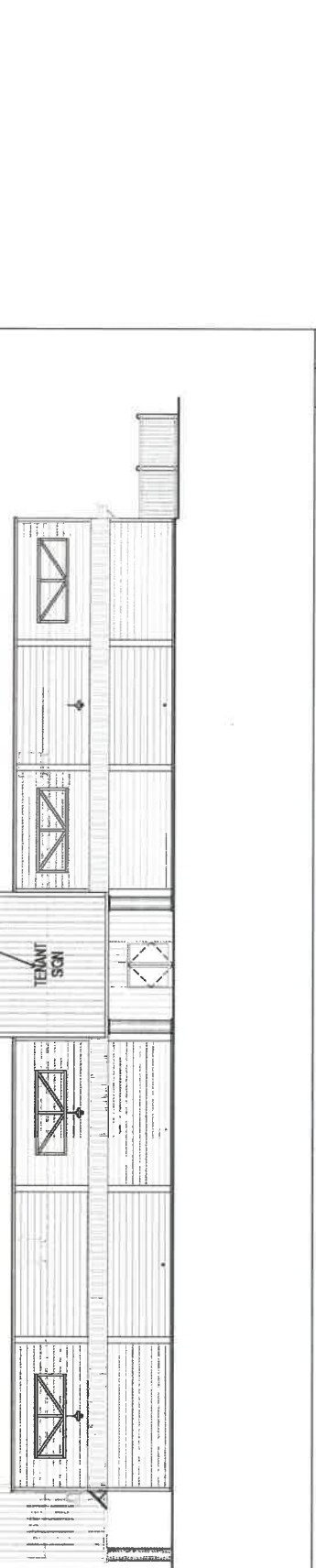
SIDE / NORTH ELEVATION



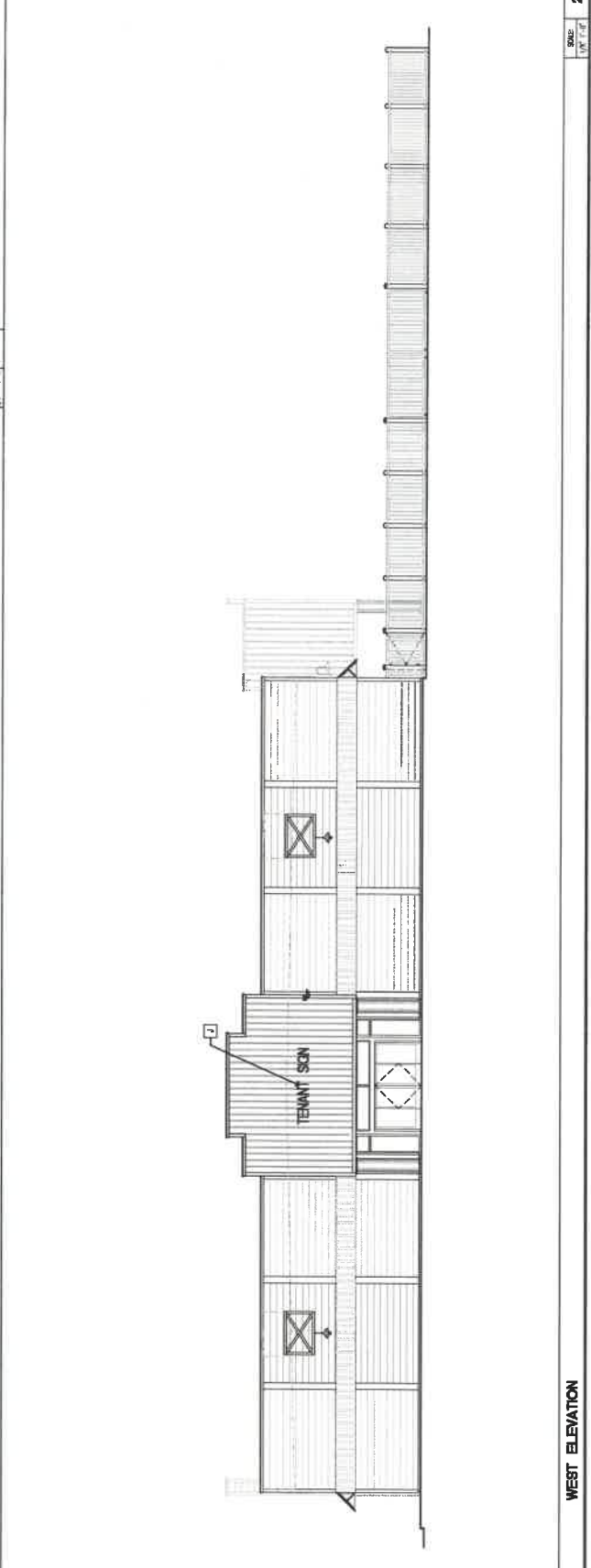
FRONT / EAST ELEVATION

DATE	JOB NO
06-21-13	000.000
SCALE	DRAWN BY
AS SHOWN	

- SKINFACE KEYNOTES**
- A1 ILLUMINATED ARCHED CHANNEL LETTERS (18 SQ. FT.)
 - A2 ILLUMINATED CHANNEL SPARK LOGO (7 SQ. FT.)
 - B ARCHED CHANNEL LETTERS (24.24 SQ. FT. COPY AREA)
 - C ONE WORD WALL SIGN (25.5 SQ. FT. COPY AREA)
 - D ONE WORD DUAL WALL SIGN (4.5 SQ. FT. MAX)
 - E ONE WORD DUAL WALL SIGN (4.5 SQ. FT. MAX)
 - F ONE WORD DUAL WALL SIGN (4.5 SQ. FT. MAX)
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 - Z ONE WORD DUAL WALL SIGN (4.5 SQ. FT. MAX)

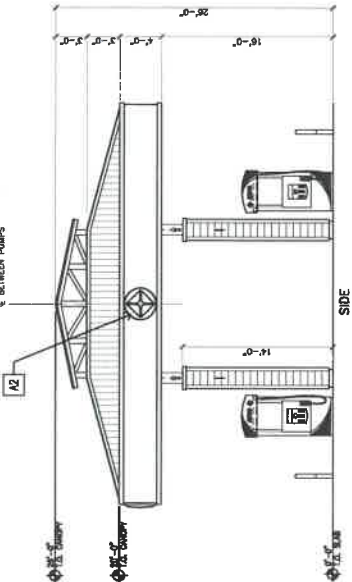
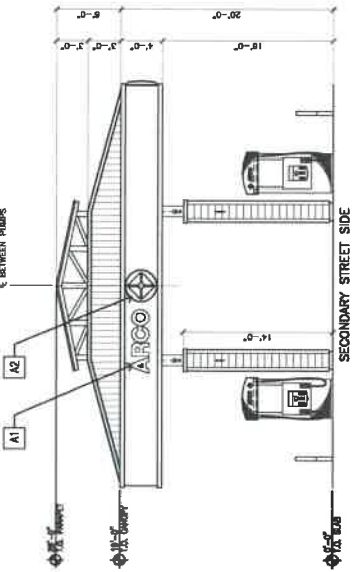


SOUTH ELEVATION



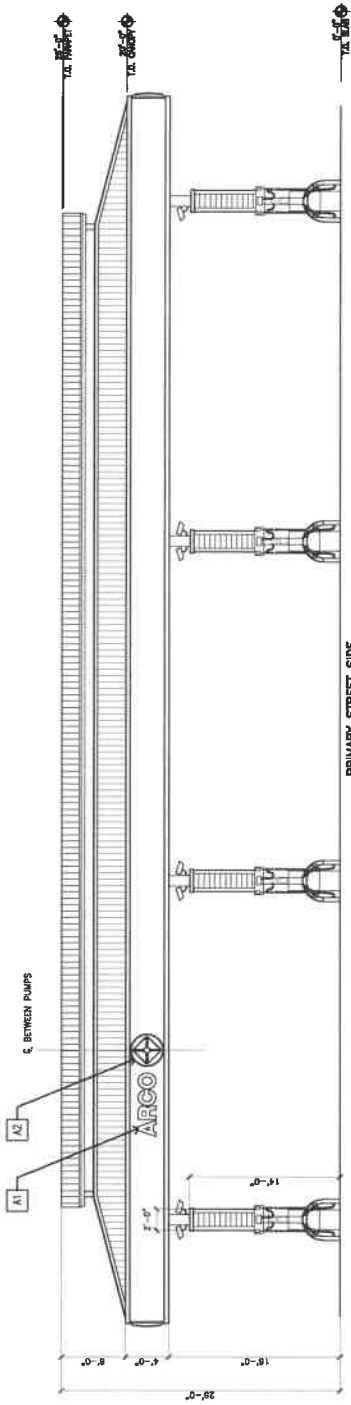
WEST ELEVATION

- STORAGE KEYNOTES**
- A1 LUMBERED AND CORROD LITTERS (45 SQ. FT.)
 - A2 LUMBERED AND CORROD LITTERS (45 SQ. FT.)
 - B1 1/2" DIA. METAL WALL SIGN (45 SQ. FT. COPY AREA)
 - B2 1/2" DIA. METAL WALL SIGN (45 SQ. FT. COPY AREA)
 - C 1/2" DIA. METAL WALL SIGN (45 SQ. FT. W/AC)
 - D 1/2" DIA. METAL WALL SIGN (45 SQ. FT. W/AC)
 - E 1/2" DIA. METAL WALL SIGN (45 SQ. FT. W/AC)
 - F 1/2" DIA. METAL WALL SIGN (45 SQ. FT. W/AC)
 - G 1/2" DIA. METAL WALL SIGN (45 SQ. FT. W/AC)
 - H 1/2" DIA. METAL WALL SIGN (45 SQ. FT. W/AC)
 - I 1/2" DIA. METAL WALL SIGN (45 SQ. FT. W/AC)
 - J 1/2" DIA. METAL WALL SIGN (45 SQ. FT. W/AC)
 - K 1/2" DIA. METAL WALL SIGN (45 SQ. FT. W/AC)
 - L 1/2" DIA. METAL WALL SIGN (45 SQ. FT. W/AC)
 - M 1/2" DIA. METAL WALL SIGN (45 SQ. FT. W/AC)
 - N 1/2" DIA. METAL WALL SIGN (45 SQ. FT. W/AC)
 - O 1/2" DIA. METAL WALL SIGN (45 SQ. FT. W/AC)
 - P 1/2" DIA. METAL WALL SIGN (45 SQ. FT. W/AC)
 - Q 1/2" DIA. METAL WALL SIGN (45 SQ. FT. W/AC)
 - R 1/2" DIA. METAL WALL SIGN (45 SQ. FT. W/AC)
 - S 1/2" DIA. METAL WALL SIGN (45 SQ. FT. W/AC)
 - T 1/2" DIA. METAL WALL SIGN (45 SQ. FT. W/AC)
 - U 1/2" DIA. METAL WALL SIGN (45 SQ. FT. W/AC)
 - V 1/2" DIA. METAL WALL SIGN (45 SQ. FT. W/AC)
 - W 1/2" DIA. METAL WALL SIGN (45 SQ. FT. W/AC)
 - X 1/2" DIA. METAL WALL SIGN (45 SQ. FT. W/AC)
 - Y 1/2" DIA. METAL WALL SIGN (45 SQ. FT. W/AC)
 - Z 1/2" DIA. METAL WALL SIGN (45 SQ. FT. W/AC)

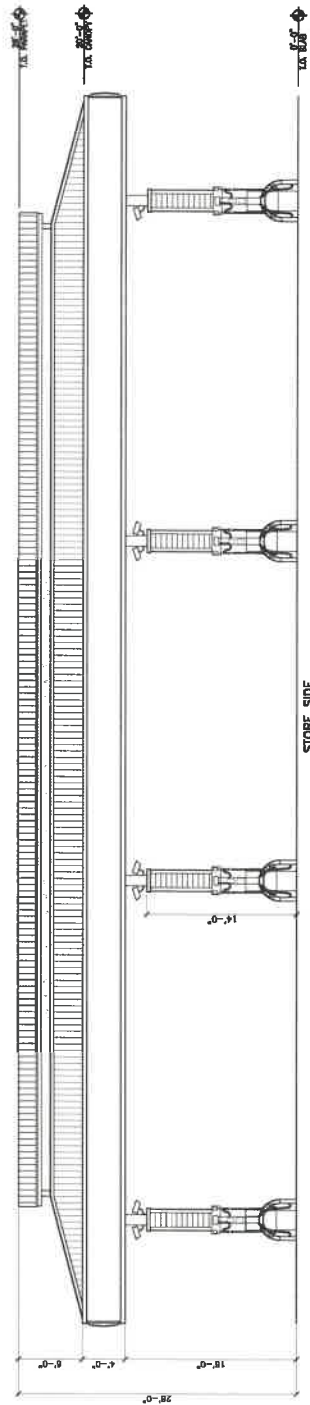


SOUTH ELEVATION SCALE: 3/8"=1'-0"

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



EAST ELEVATION



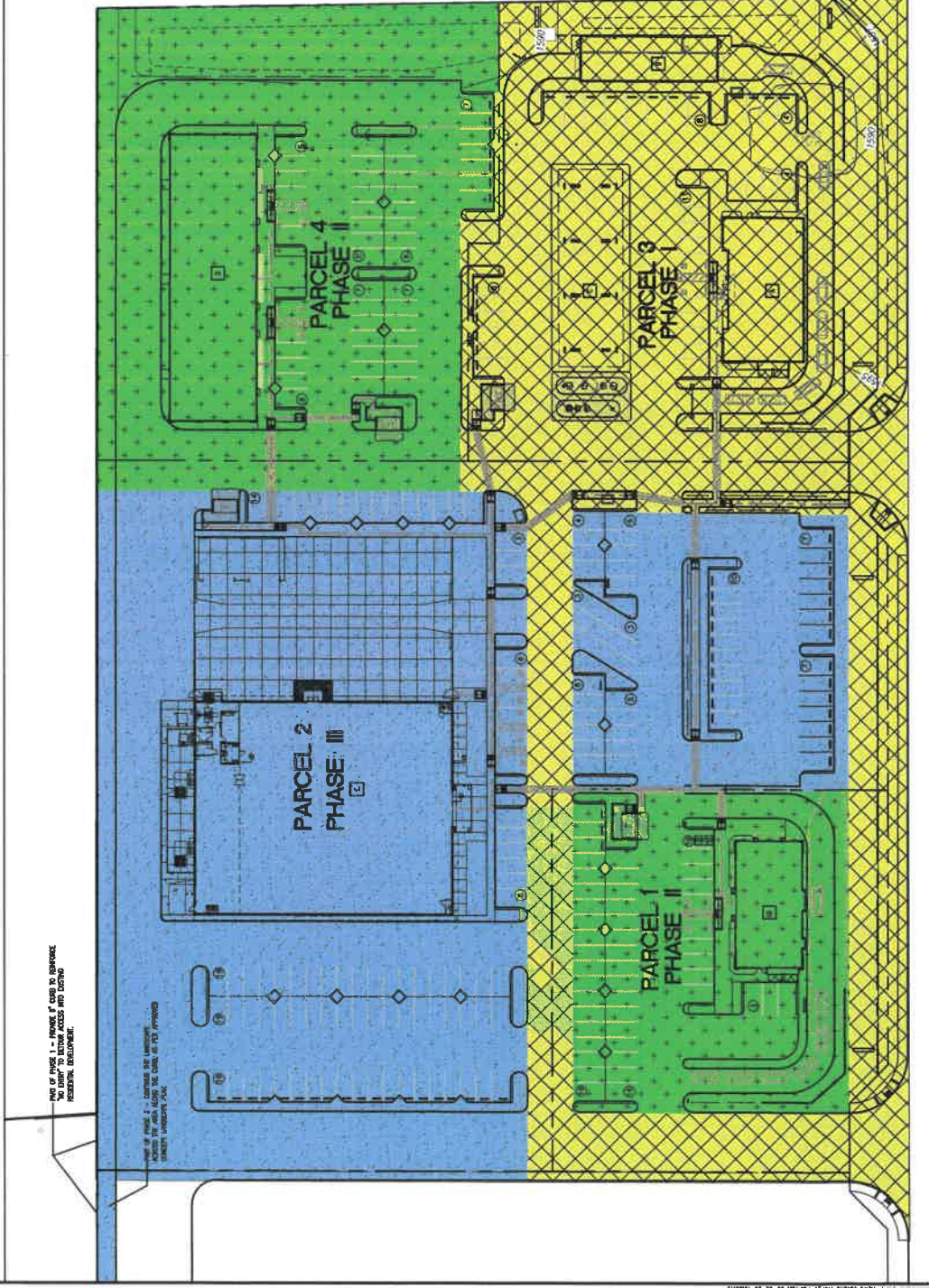
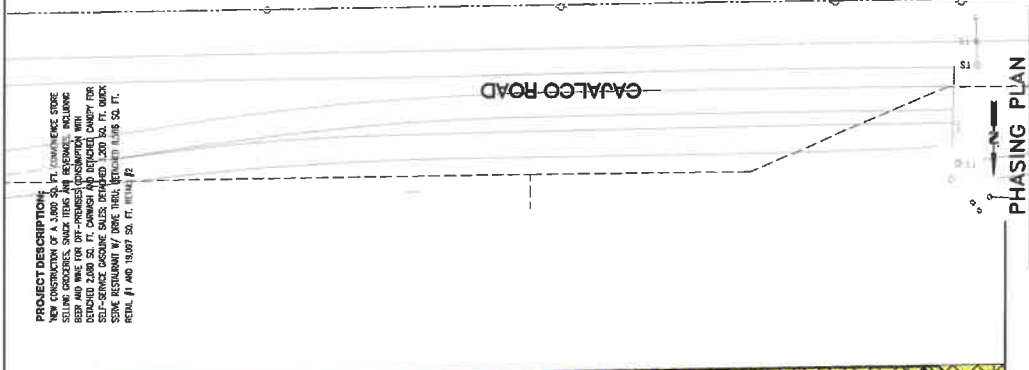
WEST ELEVATION



DATE	JOB NO
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SCALE	DRAWN BY
AS SHOWN	JMT

AS2N2-7
DRAWING NO.

DATE	FOR UP
10-20-18	00000
SCALE	DRAWN BY
AS SHOWN	JMH



WOOD ROAD
Cavalco Road
PHASING PLAN
GRAPHIC SCALE: 1"=30'-0"

- KEYNOTES:**
- Parcel 1 - 3,000 SQ. FT. CONVENIENCE STORE
Selling groceries, snack items and beverages, including beer and wine for off-premise consumption with a drive thru service window. 100' x 100' x 100' x 100'.
 - Parcel 2 - 3,000 SQ. FT. DRIVE THRU RESTAURANT (DTS)
Drive thru service restaurant. 100' x 100' x 100' x 100'.
 - Parcel 3 - 3,000 SQ. FT. DRIVE THRU RESTAURANT (DTS)
Drive thru service restaurant. 100' x 100' x 100' x 100'.
 - Parcel 4 - 3,000 SQ. FT. DRIVE THRU RESTAURANT (DTS)
Drive thru service restaurant. 100' x 100' x 100' x 100'.
- NOTE: PARCELS 1 - 4 ARE TO BE USED TO SUPPORT RESIDENTIAL DEVELOPMENT.
NOTE: PARCELS 1 - 4 ARE TO BE USED TO SUPPORT RESIDENTIAL DEVELOPMENT.

CASE: CUP03775
EXHIBIT P: Project Phase Plan
PLANNER: T. Wheeler
DATE: May 6, 2020



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

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

Project/Case Number: TPM37537 / CUP03775 / EA43037

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

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Initial Study, Advisory Notification Document, and Conditions of Approval)

COMPLETED/REVIEWED BY:

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

Applicant/Project Sponsor: _____ Date Submitted: _____

ADOPTED BY: Planning Commission

Person Verifying Adoption: Tim Wheeler Date: May 6, 2020

The First Addendum to Environmental Impact Report No. 255 (Specific Plan No. 229, Amendment No. 1) may be examined, along with documents referenced in the initial study, if any, at:

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

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

Please charge deposit fee case#: ZEA43037 ZCFG06410

FOR COUNTY CLERK'S USE ONLY

Project Information
Cajalco and Wood Commercial Project
County of Riverside

Prepared for:
County of Riverside
Community Development Department

Prepared By:
Environmental & Regulatory Specialists, Inc.
223 62nd Street
Newport Beach California 92663

January 2020

TABLE OF CONTENTS

Section	Page
Project Information.....	4
Project Description.....	11
Existing Cconditions.....	18

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

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

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Project Information

Environmental Assessment (E.A.) Number: EA43037

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

Lead Agency Name: Riverside County Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Tim Wheeler
Telephone Number: 951 955-6060

Applicant's Name: Cajalco Square, LP
Applicant Address: 139 Radio Road, Corona, CA 92879

Project Title: Cajalco and Wood Commercial Project

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

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

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

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

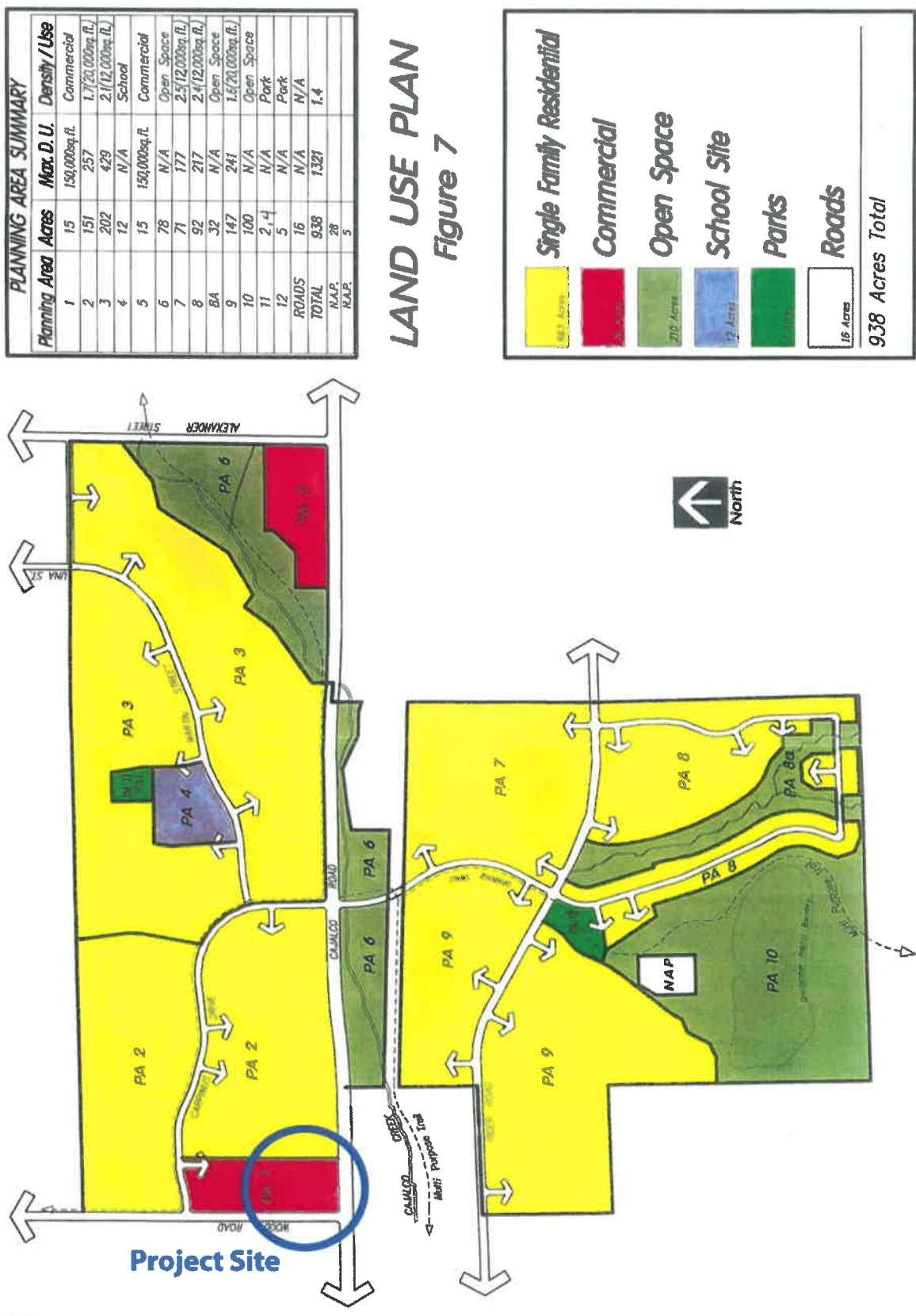
Zoning Designation: Specific Plan 229, Amendment No.1 (SP229A1) – Boulder Springs Planning Area I, Commercial (defers to the C-P-S-Z Zone of Article IXb, Section 9.50 of County Ordinance No. 348 unless otherwise stated in the Specific Plan).

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

Foundation Component(s): Community Development

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

Figure 3 - Boulder Springs Specific Plan - Land Use Plan



Entitlement Request:

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

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

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

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

Figure 4 - Tentative Parcel Pap 37537

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

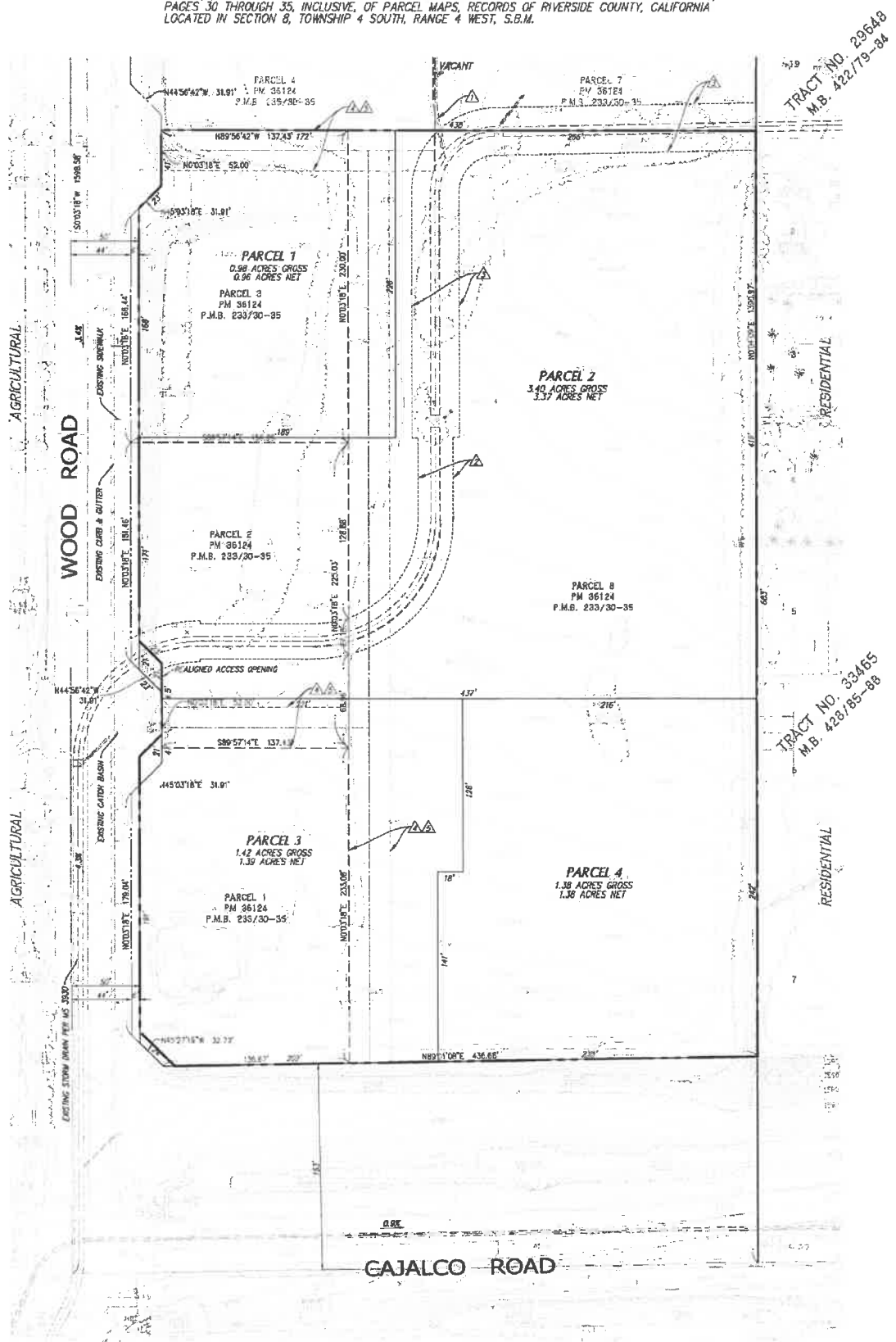


Figure 5 – Master Site Plan

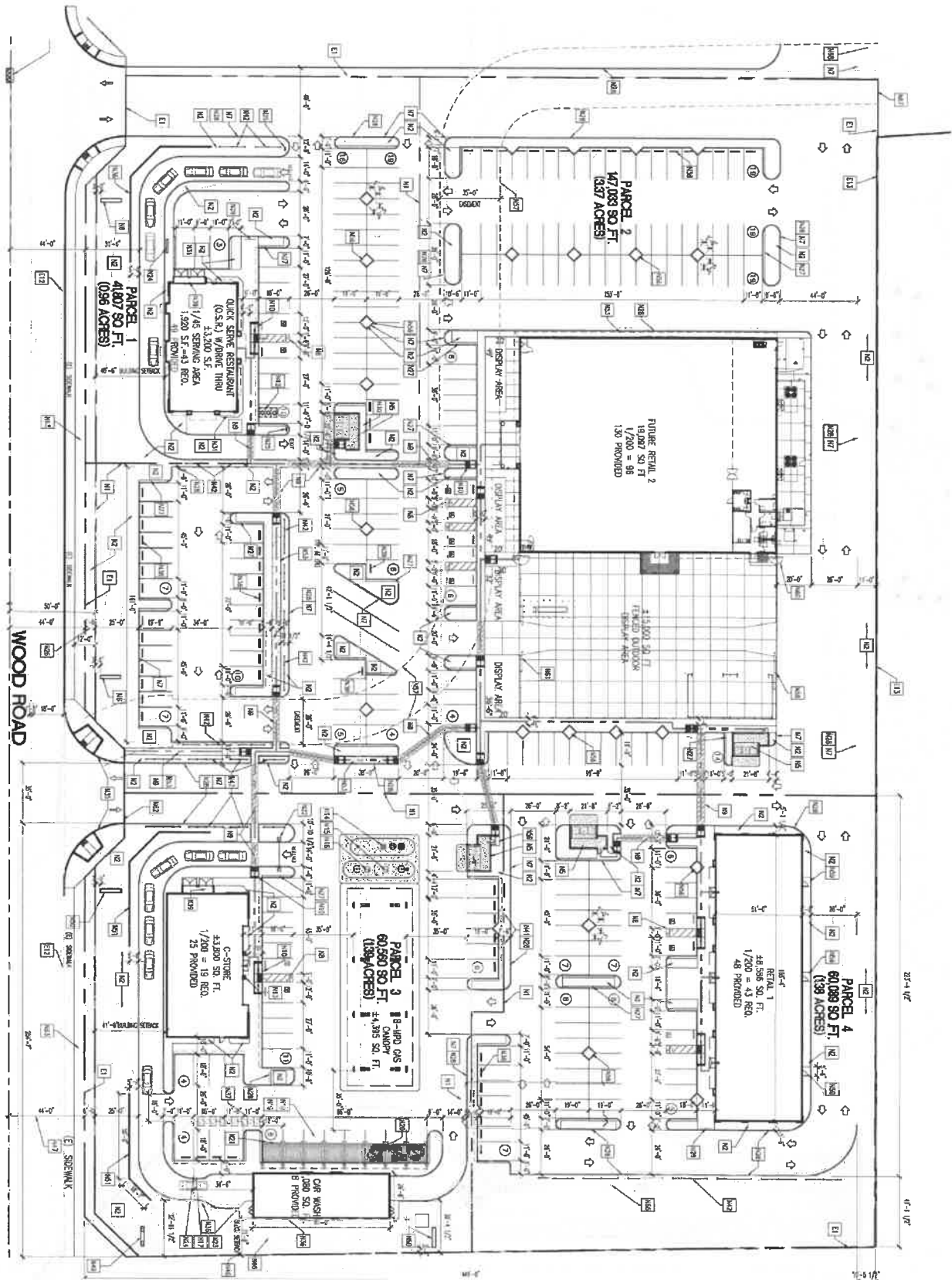
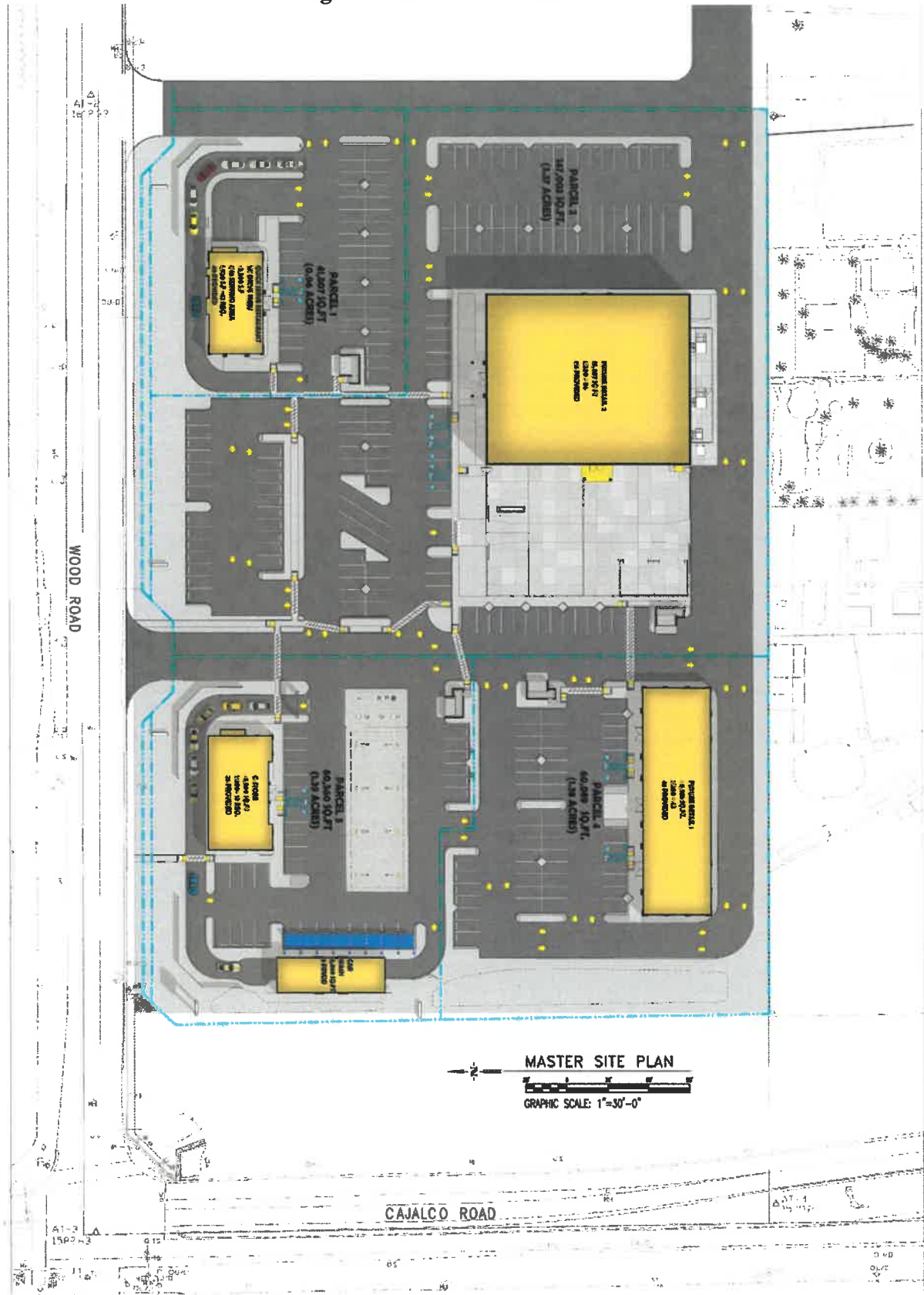


Figure 6 - Illustrative Site Plan



PROJECT DESCRIPTION

PROPOSED DEVELOPMENT

New construction of:

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

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

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

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

Hours of Operation:

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

Project Grading

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

Figure 7 - Building Elevations #1

Convenience Store



East Elevation



North Elevation



West Elevation



South Elevation

Car Wash



South Elevation



West Elevation



North Elevation



East Elevation

Gasoline Dispenser Canopy



East Elevation



South Elevation



West Elevation



North Elevation

Figure 8 - Building Elevations #2

Quick Serve Restaurant



East Elevation



South Elevation



West Elevation



North Elevation

Retail (Three Units)



West Elevation



East Elevation



South Elevation



North Elevation

Figure 9 - Building Elevations #3

Large Retail (One Unit)



West Elevation



East Elevation



South Elevation



North Elevation

Signage



Main Entrance



Car Wash Entrance



Gas Station Sign



Tenant Monument Sign

Project Design Elements

Air Quality

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

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

Drainage/Soil Erosion

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

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

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

Energy Efficiency

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

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

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

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

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

Grading

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

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

Landscape Plan

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

Lighting Plan

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

Light and Glare

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

Noise

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

Water Quality/Drainage

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

Fire Protection

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

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

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

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

EXISTING SITE CONDITIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Population and Housing: The Site is vacant uninhabited land.

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

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

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

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

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

Figure 10 - Aerial Site Photo



Figure 11 - Site Photo Location Map



Figure 12 - Site Photos 1 & 2



Figure 13 - Site Photos 3 & 4



Figure 14 - Site Photos 5 & 6



Figure 15 - Site Photos 7 & 8



COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

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

I. PROJECT INFORMATION

A. Project Description:

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

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

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

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

C. Project Area:

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

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

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

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

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

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

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

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

been conditioned to control any fugitive dust during grading and construction activities. The proposed Project meets all other applicable Air Quality Element policies.

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

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

C. Foundation Component(s): Community Development

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

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

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

G. Adjacent and Surrounding:

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

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

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

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

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

H. Adopted Specific Plan Information

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

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

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

J. Proposed Zoning, if any: N/A

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

III. PROJECT BACKGROUND AND CEQA COMPLIANCE

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

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

Specific Plan EIR 255 Potentially Significant Unavoidable Adverse Impacts

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CEQA Guidelines § 15162. Subsequent EIRs and Negative Declarations

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

(1) Substantial changes are proposed in the Project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

(2) Substantial changes occur with respect to the circumstances under which the Project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:

(A) The Project will have one or more significant effects not discussed in the previous EIR or negative declaration;

(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the Project, but the Project proponents decline to adopt the mitigation measure or alternative; or

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

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

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

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

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

1. There have been no substantial changes in the Project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
2. There have been no substantial changes with respect to the circumstances under which the Project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and
3. There is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:
 - (A) The Project will have one or more significant effects not discussed in the previous EIR;*
 - (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;*
 - (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the Project, but the Project proponents decline to adopt the mitigation measure or alternative; or*
 - (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the Project proponents decline to adopt the mitigation measure or alternative.*

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

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

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

Green House Gas

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

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

Energy

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

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

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

Wildfire

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

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

Assembly Bill 52 Native Americans

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

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

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

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

Hence, based on the information gathered by Planning and the information provided by the consulting tribes, Planning has concluded that this proposed Project poses no potential for a significant impact to Tribal Cultural Resources as defined in Section 21073 of the Public Resources Code because there are no Tribal Cultural Resources present.

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

CEQA Conclusion

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

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

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

Existing Plans, Programs, or Policies (PPPs)

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

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

IV. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

V. DETERMINATION

On the basis of this initial evaluation:

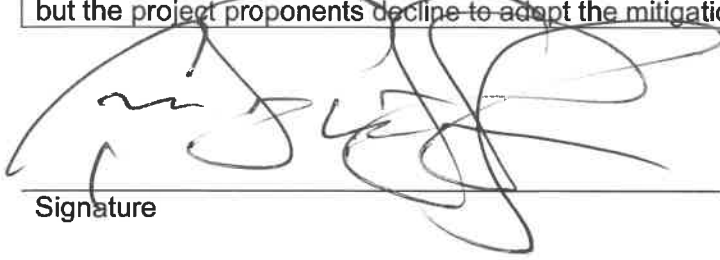
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

- I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier Environmental Impact Report (EIR) or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
- I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
- I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.
- I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative

declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.



Signature

January 23, 2020

Date

Tim Wheeler
Urban Regional Planner
Printed Name

For: Charissa Leach, P.E.
Assistant TLMA Director

VI. ENVIRONMENTAL ISSUES ASSESSMENT

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS. Except as provided in Public Resources Code Section 21099, 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Sources:

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

Background and Conclusion:

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

Findings of Fact:

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

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

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Sources:

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

Background and Conclusion:

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

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

Findings of Fact:

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

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

PPP AES-1: Lighting Plans - All parking lot lights and other outdoor lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way, shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County comprehensive General Plan.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Sources:

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

Background and Conclusion:

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

Findings of Fact:

a) Less Than significant Impact. The Project site is undeveloped and there is no source of onsite nighttime lighting. However, areas near the Project site provide sources of nighttime lighting including street lighting, security and parking lot lighting from developed parcels, illumination from vehicle headlights along Cajalco Road and Wood Road and offsite interior illumination from nearby residential uses passing through windows. Sensitive receptors relative to lighting and glare include residents, motorists and pedestrians.

Build-out of Specific Plan 229 will result in new sources of light and glare. The Specific Plan incorporates site design features to protect sensitive resources. These measures included requirements for walls, landscaping, building setbacks and compliance with the County Municipal Code. FEIR 255 did not address light and glare at the project specific level.

The proposed Project includes installation of new lighting sources on the Project site including exterior lighting for security in the parking lot and from signage for the Project site; along with building exteriors and interior lighting that could be visible through windows to the outside. The exterior security and parking lot lighting would be hooded, appropriately angled to focus on the Project site and would comply with the County's lighting ordinance and Building and Safety standards as required by County Ordinance No. 655 and included as PPP AES-1. On site signage will be illuminated from within the pylon and/or monument signs by fluorescent lighting. In addition, as described above, the proposed Project would be required to submit lighting plans for approval as part of the Project permitting process to ensure compliance with the Riverside County lighting requirements. Therefore, implementation of the Project would not result in a substantial new source of lighting.

Reflective light (glare) can be caused by sunlight or artificial light reflecting from finished surfaces such as window glass or other reflective materials. Buildings constructed of highly reflective materials from which the sun reflects at a low angle can cause adverse glare. The proposed commercial buildings will not be developed with reflective surfaces. Energy efficient windows made from glare reducing materials will be used. Non-reflective surfaces combined with glare reducing windows, landscaping perimeter fencing combined with building placement and mass will contribute to a reduction in glare. Therefore, the proposed Project would not generate substantial sources of glare. Impacts will be less than significant.

b) No Impact. As described above, existing low-density residential uses are located east of the Project site. However, the Project would adhere to all applicable Riverside County lighting regulations that specify lighting be hooded and angled to focus on the Project site and away from residential uses. The proposed Project would be required to submit lighting plans for approval as part of the Project permitting process per PPP AES-1 and Ordinance No. 655 to ensure compliance with the Riverside County lighting requirements. This process would ensure that residential property is not exposed to unacceptable levels of light and impacts related to unacceptable levels of light would not occur. There will be no impacts.

Existing Plans, Programs, or Policies: **PPP AES-1:** Listed previously in Section 2.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AGRICULTURE & FOREST RESOURCES Would the project				
4. Agriculture				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources:

- On-site inspection
- Riverside County General Plan Figure OS-2 "Agricultural Resources"
- FEIR 255

Background and Conclusion:

Final EIR 255 identified change in topography as an Unavoidable Adverse Impact that will result from development of Specific Plan 229A1. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The Project site has been mass graded in anticipation of commercial development. There are no agricultural resources on the Project site. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

Findings of Fact:

a) No Impact. The Project is relatively flat having previously been mass graded in anticipation of commercial/retail development. Development of the site will not convert Farmlands, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use. There will be no impacts.

b) No Impact. The Project will not conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve. There will be no impacts.

c) No Impact. The Project site occupies the southern portion of PA1 within the approved Boulder Springs Specific Plan (SP229A1). The proposed Project is consistent with the approved land use permitted for the Project site by SP229A1. The Project will not change land uses, causing development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm"). The proposed gas station and retail uses (including a detached 8,586 sq. ft. Retail Store anticipated to be occupied by a tractor supply tenant) will support existing agricultural uses within 300 feet of the Project on the west and in the Project vicinity. There will be no impacts.

d) Less Than Significant Impact. The Project impacts to agricultural resources were analyzed in FEIR 255. The proposed Project is being developed consistent with the County General Plan and Specific Plan 229A1. The proposed Project is consistent with the phased development of Specific Plan 229A1. The cumulative effects of urban development within this region of the County may impact the viability of agricultural uses. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or additional impacts not previously evaluated in Final EIR 255.

Existing Plans, Programs, or Policies: There are no PPPs related to agricultural resources.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources:

- Riverside County General Plan Figure OS-3a "Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas"
- Figure OS-3b "Forestry Resources Eastern Riverside County Parks, Forests, and Recreation Areas"
- FEIR 255

Background and Conclusion:

Final EIR 255 identified change in topography as an Unavoidable Adverse Impact that will result from development of Specific Plan 229A1. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The Project site has been mass graded in anticipation of commercial development. There are no forest resources on the Project site. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

Findings of Fact:

a-c) No Impact. The Project site and surrounding lands are either vacant lands awaiting development, areas developed with urban uses such as roadways and residential uses or areas currently used for agriculture, which are regularly disked.

There is no existing forest land or timberland on the Project site or in the Project vicinity. The zoning designation of the Project site is SP229A1. The Project site occupies a portion of PA1, a commercial designated site (defined in SP229A1 as C-P-S per Ordinance No. 348). The zoning designations of the areas surrounding the Project site do not include forest or timberland. Thus, the proposed Project would not conflict with zoning or cause rezoning or any forest or timber land, result in the loss of forest land or involve other changes that could result in the conversion of forest land to non-forest uses. There will be no impacts.

Existing Plans, Programs or Policies: There are no PPPs related to forest resources.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources:

- Riverside County General Plan, Riverside County Climate Action Plan (“CAP”), SCAQMD CEQA Air Quality Handbook
- Cajalco + Wood Project Air Quality and Global Climate Change Impact Analysis (AQR) prepared by Kunzman Associates, Inc., September 2018
- Cajalco + Wood Project Traffic Impact Analysis prepared by Kunzman Associates, Inc., July 25, 2018
- County of Riverside, Lake Mathews/Woodcrest Area Plan, December 2015
- Greiner, H.B. Ranches Specific Plan #229 and Environmental Impact Report #255, January 1988
- South Coast Air Quality Management District, Air Quality Management Plan, 2016
- South Coast Air Quality Management District, Final Localized Significance Threshold Methodology, revised 2008

Background and Conclusion:

Air Pollutants

Criteria Air Pollutants

Air quality, in part, is defined by ambient air concentrations of seven “criteria air pollutants”, which are a group of common air pollutants identified by the U.S. Environmental Protection Agency (“USEPA”) to be of concern with respect to the health and welfare of the general public. Federal and State governments regulate such pollutants by adopting acceptable ambient air quality standards that are based on criteria regarding the health and/or environmental effects of each pollutant. The seven regulated pollutants include nitrogen dioxide (“NO₂”); ozone (“O₃”); particulate matter, including both particles equal to or smaller than 10 microns (“PM10”) and particles equal to or smaller than 2.5 microns (“PM2.5”);¹ carbon monoxide (“CO”); sulfur dioxide (“SO₂”); and lead.

Nitrogen Dioxide

Nitrogen gas, normally relatively inert (i.e., nonreactive), comprises about 80 percent of the air. At high temperatures (e.g., in combustion processes used to operate motor vehicles) and under certain other conditions, nitrogen can combine with oxygen to form several different gaseous compounds collectively called nitrogen oxides (“NO_x”). Nitric oxide (“NO”), NO₂, and nitrous oxide (“N₂O”) are important constituents of NO_x. NO and NO₂ are both precursors in the formation of O₃ and PM2.5, as discussed below. Because of this and the fact that NO emissions largely convert to NO₂, NO_x emissions are typically examined when assessing potential air quality impacts.

NO₂ is a red-brown pungent gas and is toxic to various animals and to humans because of its ability to form nitric acid with water in the eyes, lungs, mucus membranes, and skin. In animals, long-term exposure to NO_x increases susceptibility to respiratory infections, lowering resistance to such diseases as pneumonia and influenza. Laboratory studies show that susceptible humans, such as asthmatics, who are exposed to high concentrations of NO₂ can suffer lung irritation and, potentially, lung damage. Epidemiological studies have also shown associations between NO₂ concentrations and daily mortality from respiratory and cardiovascular causes, and with hospital admissions for respiratory conditions.

¹ Particulate matter size refers to the aerodynamic diameter of the particle.

Ozone

Ozone is a secondary pollutant, meaning that it is not directly emitted. It is a gas that is formed when volatile organic compounds ("VOCs") (also referred to as reactive organic gases) and NO_x undergo photochemical reactions that occur only in the presence of sunlight. The primary source of VOC emissions is unburned hydrocarbons in motor vehicle and other internal combustion engine exhaust. NO_x also forms as a result of the combustion process, most notably due to the operation of motor vehicles. Sunlight and hot weather cause ground-level O₃ to form; as a result, ozone is known as a summertime air pollutant (Ground-level O₃ is not to be confused with atmospheric O₃ or the "ozone layer", which occurs very high in the atmosphere and shields the planet from some ultraviolet rays.). Ground-level O₃ is the primary constituent of smog. Because O₃ formation occurs over extended periods of time, both O₃ and its precursors are transported by wind, and high O₃ concentrations can occur in areas well away from sources of its constituent pollutants.

People with lung disease, children, older adults, and people who are active can be affected when ozone levels exceed ambient air quality standards. Numerous scientific studies have linked ground-level ozone exposure to a variety of problems, including:

- lung irritation that can cause inflammation much like a sunburn;
- wheezing, coughing, pain when taking a deep breath, and breathing difficulties during exercise or outdoor activities;
- permanent lung damage to those with repeated exposure to ozone pollution; and
- aggravated asthma, reduced lung capacity, and increased susceptibility to respiratory illnesses like pneumonia and bronchitis.

Particulate Matter

Particulate matter includes both aerosols and solid particles of a wide range of size and composition. Of particular concern are PM₁₀ and PM_{2.5}. Particulate matter tends to occur primarily in the form of fugitive dust. This dust appears to be generated by both local sources and by region-wide dust during moderate to high wind episodes. These regional episodes tend to be multi-district and sometimes interstate in scope. The principal sources of dust in urban areas are from grading, construction, disturbed areas of soil, and dust entrained by vehicles on roadways.

PM₁₀ is generally emitted directly as a result of mechanical processes that crush or grind larger particles or from the re-suspension of dusts, most typically through construction activities and vehicular travels. PM₁₀ generally settles out of the atmosphere rapidly and is not readily transported over large distances.

PM_{2.5} is directly emitted in combustion exhaust and is formed in atmospheric reactions between various gaseous pollutants including NO_x, sulfur oxides ("SO_x"), and VOCs. PM_{2.5} can remain suspended in the atmosphere for days and/or weeks and can be transported long distances. The principal health effects of airborne particulate matter are on the respiratory system. Short-term exposure to high PM_{2.5} and PM₁₀ levels is associated with premature mortality and increased hospital admissions and emergency room visits; increased respiratory symptoms are also associated with short-term exposure to high PM₁₀ levels. Long-term exposure to high PM_{2.5} levels is associated with premature mortality and development of chronic respiratory disease. According to the USEPA, some people are much more sensitive than others to breathing PM₁₀ and PM_{2.5}. People with influenza, chronic respiratory and cardiovascular diseases, and the elderly may suffer worse illnesses; people with bronchitis can expect aggravated symptoms; and children may experience decline in lung function due to breathing in PM₁₀ and PM_{2.5}. Other groups considered sensitive include smokers and people who cannot breathe well through their noses. Exercising athletes are also considered sensitive because many breathe through their mouths.

Carbon Monoxide

Carbon monoxide is a colorless and odorless gas which, in the urban environment, is associated primarily with the incomplete combustion of fossil fuels in motor vehicles. CO combines with hemoglobin in the bloodstream and reduces the amount of oxygen that can be circulated through the body. High CO concentrations can cause headaches; aggravate cardiovascular disease; and impair central nervous system functions.

CO concentrations can vary greatly over comparatively short distances. Relatively high concentrations are typically found near crowded intersections; along heavily used roadways carrying slow-moving traffic; and at or near ground level. Even under the most severe meteorological and traffic conditions, high concentrations of CO are limited to locations within a relatively short distance (i.e., up to 600 feet or 185 meters) of heavily traveled roadways.

Sulfur Dioxide

SO_x constitute a class of compounds of which SO₂ and sulfur trioxide ("SO₃") are of greatest importance. Ninety-five percent of pollution-related SO_x emissions are in the form of SO₂. SO_x emissions are typically examined when assessing potential air quality impacts of SO₂. The primary contributor of SO_x emissions is fossil fuel combustion for generating electric power. Industrial processes, such as nonferrous metal smelting, also contribute to SO_x emissions. SO_x is also formed during combustion of motor fuels; however, most of the sulfur has been removed from fuels, greatly reducing SO_x emissions from vehicles.

SO₂ combines easily with water vapor, forming aerosols of sulfurous acid ("H₂SO₃"), a colorless, mildly corrosive liquid. This liquid may then combine with oxygen in the air, forming the even more irritating and corrosive sulfuric acid ("H₂SO₄"). Peak levels of SO₂ in the air can cause temporary breathing difficulty for people with asthma who are active outdoors. Longer-term exposures to high levels of SO₂ gas and particles cause respiratory illness and aggravate existing heart disease. SO₂ reacts with other chemicals in the air to form tiny sulfate particles which are measured as PM_{2.5}.

Lead

Lead is a stable compound, which persists and accumulates both in the environment and in animals. In humans, it affects the body's blood-forming (or hematopoietic), nervous, and renal systems. In addition, lead has been shown to affect the normal functions of the reproductive, endocrine, hepatic, cardiovascular, immunological and gastrointestinal systems, although there is significant individual variability in response to lead exposure. In general, an emissions analysis of lead is limited to projects that emit significant quantities of the pollutant (i.e., lead smelters) and not required for transportation projects.

Toxic Air Contaminants/Hazardous Air Pollutants/Chemicals of Potential Concern

Toxic air contaminants ("TACs") are a diverse group of air pollutants that may cause or contribute to an increase in deaths or in serious illness, or that may pose a present or potential hazard to human health. TACs may be emitted from a variety of common sources, including motor vehicles, gasoline stations, dry cleaners, industrial operations, painting operations, and research and teaching facilities.

TACs are different than the criteria air pollutants previously discussed in that ambient air quality standards have not been established for them. Rather, TAC impacts are described by reference to carcinogenic (i.e., cancer) risk and chronic (i.e., of long duration) and acute (i.e., severe but of short duration) adverse effects on human health. Diesel particulate matter ("Diesel PM") is a TAC and is

responsible for the majority of California's known cancer risk from outdoor air pollutants. The USEPA uses the term "hazardous air pollutants" ("HAP") for TACs.

Final EIR 255 identified change in air quality levels as an Unavoidable Adverse Impact that will result from development of Specific Plan 229. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The Project site has been mass graded in anticipation of commercial development. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts.

The 1988 H. B. Ranches Specific Plan proposed construction and operation of 1,431 residential units, 15 acres of commercial, a 10-acre elementary school site and over 100 acres of open space/riparian habitat. Final EIR225 prepared for Specific Plan 229 states on page 73 that "both short-term and long-term project-related impacts are somewhat unavoidable. Construction related emissions and dust will be short-term impacts, and long-term emissions from vehicle exhaust and energy consumption are also inevitable." The air quality-related impacts associated with the Specific Plan stated that "development at the project site will add pollutants to the local air shed, but most pollutants are from non-local sources."

The following mitigation measure for Specific Plan air quality impacts is listed in adopting Resolution 88-476.

Mitigation: Dust generation during grading will be minimized through compliance with County Ordinance NO. 457 which specifies watering during construction and planting of ground cover. On-site provisions for schools, shopping, and passive recreation has been incorporated into project design. The number of residential units proposed exceeds the threshold for significant adverse impacts as indicated by the Air Quality Handbook; however, the projected population of this proposal is consistent with that allocated by the Lake Mathews Community Plan, for which overriding findings were made. Those overriding findings are hereby incorporated herein by reference and therefore no additional overriding findings for air quality and required.

Therefore, the Project's impacts to Air Quality will be less than significant. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

Findings of Fact:

The proposed Project is within the Boulder Springs Specific Plan No. 229, Amendment No. 1 dated 2004. Environmental Impact Report No. 255 (EIR 255) was prepared in 1988 for the H. B. Ranches Specific Plan (SP229) included an analysis of air quality related impacts within the Specific Plan area. Final EIR 225 concluded that Specific Plan 229 would result in new sources of air emission and incorporated site design features to protect sensitive resources. These measures included a mixture of commercial and residential land uses and compliance with the County Municipal Code.

The H. B. Ranches Specific Plan proposed 1,431 residential units, 15 acres of commercial, a 10-acre elementary school site and over 100 acres of open space/riparian habitat. The air quality-related impacts associated with the Specific Plan stated, "...development at the Project site will add pollutants to the local airshed, but most pollutants are from non-local sources."

In 2018 an Air Quality and Global Climate Change Impact Analysis was prepared for the Proposed Project (Kunzman Associates, Inc.). The 2018 Analysis evaluates development of the southern half of PA1 (approximately 7 net acres) and includes a more in-depth analysis than was done for the Specific Plan. Since adoption of the Specific Plan, air quality-related regulations have become more stringent, air quality emissions modeling and methodology has become more in depth. Air quality emissions

models were not available for use in 1988; therefore, the analysis for the Specific Plan was performed using the 1987 Air Quality Handbook for EIRs which facilitated emissions estimates from construction grading, operational energy use (natural gas and electricity) and vehicle exhaust. The current Air Quality and Global Climate Change Impact Analysis used the California Emissions Estimator Model Version 2016.3.2 (CalEEMod 2016.3.2) to model the proposed Project's air quality-related emissions from construction, mobile sources, energy usage and area sources.

The 2018 Air Quality and Global Climate Change Impact Analysis found that the proposed Project would create less than significant impacts to air quality. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or additional impacts not previously evaluated in Final EIR 255. Therefore, the proposed Project's impacts would not result in an increase of the air quality-related impacts previously identified in the FEIR 255 and, as analyzed, the air quality emissions for the proposed Project will remain less than significant for both construction and operations.

a) No Impact. The Project is located within an unincorporated area of the County of Riverside in the portion of Riverside County that lies within the South Coast Air Basin (Basin). The Project area is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is the agency principally responsible for comprehensive air pollution control in the Basin. As a regional agency, the SCAQMD works directly with the Southern California Association of Governments (SCAG), county transportation commissions and local governments and cooperates with federal and state agencies. The SCAQMD is directly responsible for reducing emissions from stationary, mobile and indirect sources. It has responded to this requirement by preparing a sequence of AQMPs. On June 30, 2016, the SCAQMD released its Draft 2016 AQMP. The 2016 AQMP is a regional blueprint for achieving the federal air quality standards and healthful air.

The 2016 AQMP includes both stationary and mobile source strategies to ensure that rapidly approaching attainment deadlines are met, that public health is protected to the maximum extent feasible and that the region is not faced with burdensome sanctions if the Plan is not approved or if the NAAQS are not met on time. As with every AQMP, a comprehensive analysis of emissions, meteorology, atmospheric chemistry, regional growth projections and the impact of existing control measures is updated with the latest data and methods. The most significant air quality challenge in the Basin is to reduce nitrogen oxide (NO_x) emissions sufficiently to meet the upcoming ozone standard deadlines. On March 23, 2017 CARB approved the 2016 AQMP. The primary goal of this Air Quality Management Plan is to meet clean air standards and protect public health, including ensuring benefits to environmental justice and disadvantaged communities.

Consistency with the AQMP assumptions is determined by performing an analysis of the proposed Project with the assumptions in the AQMP. The emphasis of this criterion is to insure that the analyses conducted for the proposed Project are based on the same forecasts as the AQMP. The 2016 - 2040 Regional Transportation/Sustainable Communities Strategy prepared by SCAG (2016) includes chapters on the challenges in a changing region, creating a plan for our future, the road to greater mobility and sustainable growth. These chapters currently respond directly to federal and state requirements placed on SCAG. Local governments are required to use these as the basis of their plans for purposes of consistency with applicable regional plans under CEQA. For this Project, the County Land Use Plan defines the assumptions that are represented in the AQMP.

The Project site has a Lake Mathews/Woodcrest Area Plan land use designation of Commercial Retail. The proposed Project would develop the approximately 7.18 net acre site with a drive-thru restaurant, two commercial retail buildings, and a 16 fueling position service station canopy with convenience market and carwash, which would be consistent with the existing Commercial Retail land use designation. The proposed Project would not result in an inconsistency with the current land use designation in the County's Area Plan. Therefore, the proposed Project is not anticipated to exceed the

AQMP assumptions for the Project site and is found to be consistent with the assumptions in the AQMP and would not conflict with SCAQMD's attainment plans.

In addition, emissions generated by construction and operation of the proposed Project would not exceed SCAQMD thresholds, as described in the analysis below, which are based on the AQMP and are designed to bring the Basin into attainment for the criteria pollutants for which it currently is in nonattainment. Therefore, because the proposed Project does not exceed any of the thresholds it would not conflict with SCAQMD's goal of bringing the Basin into attainment for all criteria pollutants and, as such, is consistent with the AQMP. As a result, impacts related to conflict with the AQMP from the proposed Project are not foreseen. There will be no impacts.

b) Less than Significant Impact. The Basin has been designated by the California Air Resources Board as a nonattainment area for ozone, PM10 and PM2.5. Currently, the Basin is in attainment with the ambient air quality standards for CO, lead, SO₂, NO₂ and sulfates and is unclassified for visibility reducing particles and Hydrogen Sulfide. The attainment status of the Basin is shown below in Table AQ-4.

**Table AQ-4
South Coast Air Basin Attainment Status**

Pollutant	State Status ¹	National Status ²
Ozone	Nonattainment	Nonattainment (Extreme)
Carbon monoxide	Attainment	Attainment/Unclassified
Nitrogen dioxide	Attainment	Attainment/Unclassified
Sulfur dioxide	Attainment	Attainment/Unclassified
PM10	Nonattainment	Attainment (Maintenance)
PM2.5	Nonattainment	Nonattainment (Moderate)

¹ Source of State status: California Air Resources Board 2015 (<https://www.arb.ca.gov/desig/adm/adm.htm>).

² Source of National status: <http://www3.epa.gov/airquality/greenbk/index.html> and CARB 2015.

As shown in Table AQ-4, the Project area is out of attainment for both ozone and particulate matter (PM-10 and PM-2.5). Construction and operation of cumulative projects will further degrade the local air quality, as well as the air quality of the South Coast Air Basin. The greatest cumulative impact on the quality of regional air cell will be the incremental addition of pollutants mainly from increased traffic volumes from residential, commercial and industrial development and the use of heavy equipment and trucks associated with the construction of these projects. Air quality will be temporarily degraded during construction activities that occur separately or simultaneously. However, in accordance with the SCAQMD methodology, projects that do not exceed the SCAQMD criteria or can be mitigated to less than criteria levels are not significant and do not add to the overall cumulative impact.

Neither construction nor operation of the proposed Project would result in an exceedance of any of SCAQMD's recommended daily thresholds. Therefore, the proposed Project would not result in a cumulatively considerable net increase of any criteria pollutant. Impacts will be less than significant.

c) Less than Significant Impact. Those who are sensitive to air pollution include children, the elderly and persons with pre-existing respiratory or cardiovascular illness. For purposes of CEQA, the SCAQMD defines a sensitive receptor as a land use such as residences, schools, child care centers, athletic facilities, playgrounds, retirement homes and convalescent homes (South Coast Air Quality Management District 2008). The closest sensitive receptors are residents within Tract 33465 located adjacent to the commercial site (PA 2) and Citrus Hills High School at 18150 Wood Road approximately 1.25 miles from the Project site. Commercial and industrial facilities are not included in the definition

because employees do not typically remain on-site for 24 hours. The proposed Project contains a fueling station, a potential emission point source.

The 2009 California Air Pollution Control Officers Association (CAPCOA) Guidance Document, Health Risk Assessments for Proposed Land Use Projects, recommends a 50-foot separation between sensitive uses and typical gas-dispensing facilities. As the closest sensitive receptors (residential units within Tract 33465) are located approximately 260 feet from the proposed gasoline fueling pumps (over five times the CAPCOA-recommended buffer distance), the proposed Project will not be a significant source of toxic air contaminants and sensitive receptors would not be exposed to toxic sources of air pollution during operation.

In addition, the service station portion of the Project will be permitted by SCAQMD. Fuel-related emissions will be regulated by the SCAQMD Rule 461 and will be required to obtain a Permit To Operate. Gasoline dispensing facilities are required to use Phase I/II EVR (enhanced vapor recovery) systems. According to ARB's Revised Emission Factors for Gasoline Marketing Operations at California Gasoline Dispensing Facilities (12/23/2013) and ARB's Attachment 1: Revised Emission Factors for Phase II Vehicle Fueling at California Gasoline Dispensing Facilities (12/23/2013), Phase II EVR has an average efficiency of 95.1 percent and Phase I EVR has an average efficiency of 98 percent. Therefore, the potential for fugitive VOC or TAC emissions from the gasoline pumps is negligible.

In order to verify that the proposed Project will not result in a potentially significant impact on sensitive receptors an updated air quality analysis (Cajalco + Wood Project Air Quality and Global Climate Change Impact Analysis (AQR)) was prepared for the proposed Project. The results of that assessment confirm that the proposed Project will not expose sensitive receptors which are located within 1 mile of the Project site to project substantial point source emissions. The facts leading to this conclusion are summarized below.

To assess local air quality impacts, the SCAQMD has developed Localized Significant Thresholds (LSTs) to characterize project-related air emissions in the Project vicinity. The SCAQMD has also provided Final Localized Significant Threshold Methodology (LST Methodology), June 2003, which details the methodology to analyze local air emission impacts. The Localized Significant Threshold Methodology found that the primary emissions of concern are NO₂, CO, PM₁₀, and PM_{2.5}.

The significance thresholds for the local emissions of NO₂ and CO are determined by subtracting the highest background concentration from the last three years of these pollutants from Table AQ-5 below from the most restrictive ambient air quality standards for these pollutants that are outlined in the Localized Significant Thresholds. Table AQ-1 above shows the ambient air quality standards for NO₂, CO, PM₁₀, and PM_{2.5} as well as the background concentrations and resultant significance concentrations.

**Table AQ-5
Air Quality Monitoring Summary¹**

Pollutant (Standard) ²	Year		
	2015	2016	2017
Ozone:			
Maximum 1-Hour Concentration (ppm)	0.124	0.131	0.120
Days > CAAQS (0.09 ppm)	25	23	33
Maximum 8-Hour Concentration (ppm)	0.103	0.099	0.106
Days > NAAQS (0.075 ppm)	49	55	80
Days > CAAQS (0.070 ppm)	50	56	86
Carbon Monoxide:³			
Maximum 8-Hour Concentration (ppm)	*	*	*
Days > CAAQS (9 ppm)	0	0	*
Days > NAAQS (9 ppm)	0	0	*
Nitrogen Dioxide:³			
Maximum 1-Hour Concentration (ppm)	0.0472	0.0513	0.049
Days > CAAQS (0.18 ppm)	0	0	0
Inhalable Particulates (PM10):			
Maximum 24-Hour Concentration (ug/m ³)	188.0	76.0	75.4
Days > NAAQS (150 ug/m ³)	1	0	0
Days > CAAQS (50 ug/m ³)	4	*	*
Annual Average (ug/m ³)	33.1	32.2	32.6
Ultra-Fine Particulates (PM2.5):³			
Maximum 24-Hour Concentration (ug/m ³)	41.7	31.5	27.2
Days > NAAQS (35 ug/m ³)	*	*	*
Annual Average (ug/m ³)	*	9.7	11.3

* means no data available

¹ Source: <https://www.arb.ca.gov/adam/topfour/topfourdisplay.php>

Data from the Perris monitoring station unless noted.

² CAAQS = California Ambient Air Quality Standard; NAAQS = National Ambient Air Quality Standard; ppm = parts per million

³ Data from Lake Elsinore-W Flint Street monitoring station.

Construction

The Air Quality and Greenhouse Gas Impact Analysis (Kunzman Associates, Inc., 2018) examined the local air quality emissions from construction using the SCAQMD's Mass Rate Localized Significant Threshold Look-up Tables and the methodology described in Localized Significance Threshold Methodology prepared by SCAQMD (revised July 2008). The Look-up Tables were developed by the SCAQMD to readily determine if daily emissions of CO, NOx, PM10 and PM2.5 from a proposed Project could result in a significant impact to local air quality. The emission thresholds were calculated based on the Perris Valley source receptor area (SRA) 24 and, to be conservative, a disturbance value of two acres per day (see Table AQ-6). According to LST Methodology, any receptor located closer than 25 meters (82 feet) shall be based on the 25 meter thresholds. The nearest sensitive receptors are the

single-family detached residential dwelling units located adjacent to the eastern property line of the Project site. Therefore, to be conservative, the SCAQMD Look-up Tables for 25 meters were used.

Table AQ- 6
Maximum Number of Acres Disturbed Per Day¹

Activity	Equipment	Number	Acres/8hr-day	Total Acres
Site Grading	Graders	1	0.5	0.5
	Rubber Tired Dozers	1	0.5	0.5
	Excavators	1	0.5	0.5
	Tractors/Loaders/Backhoes	3	0.5	1.5
Maximum per phase		-	-	3

¹ Source: South Coast AQMD, Fact Sheet for Applying CalEEMod to Localized Significance Thresholds, Kunzman Associates, Inc., 2018.

Table AQ-7 shows the on-site emissions from the CalEEMod model for the different construction phases and the calculated LST emissions thresholds. As shown in Table AQ-7, the daily construction emissions from the proposed Project would not exceed the applicable SCAQMD LST thresholds, and localized construction impacts. Impacts will be less than significant.

Table AQ-7
Local Construction Emissions at the Nearest Receptors¹

Activity	On-Site Pollutant Emissions (pounds/day)			
	NOx	CO	PM10	PM2.5
Grading	28.35	16.29	3.96	2.60
Building Construction	24.55	20.37	1.54	1.44
Paving	15.24	14.66	0.82	0.76
Architectural Coating	1.84	1.84	0.13	0.13
SCAQMD Thresholds²	170	883	7	4
Exceeds Threshold?	No	No	No	No

¹ Source: Calculated from CalEEMod 2016.3.2, Kunzman Associates, Inc., 2018.

² Source: SCAQMD's Mass Rate Look-up Tables for two acres at a distance of 25 m (nearest sensitive receptors are adjacent to the east) in SRA 24 Perris Valley area.

Operations

Project-related air emissions from on-site sources such as architectural coatings, landscaping equipment, on-site usage of natural gas appliances as well as the operation of vehicles on-site may have the potential to exceed the State and Federal air quality standards in the Project vicinity, even though these pollutant emissions may not be significant enough to create a regional impact to the South Coast Air Basin. The nearest sensitive receptors that may be impacted by the proposed Project are existing single-family detached residential dwelling units located adjacent to the eastern property line of the Project site.

The local air quality emissions from on-site operations were analyzed in the Air Quality Study according to the methodology described in Localized Significance Threshold Methodology prepared by SCAQMD (revised July 2008). The Look-up Tables were developed by the SCAQMD to readily determine if daily emissions of CO, NOx, PM10 and PM2.5 from the proposed Project could result in a significant impact to the local air quality. Per SCAQMD staff, the 5-acre Look-up Table can be used as a conservative screening analysis for on-site operational emissions to determine whether more-detailed dispersion

modeling would be necessary. The proposed Project was analyzed based on the Perris Valley source receptor area (SRA 24) and used the thresholds for a two acre Project site.

Table AQ-8 shows the on-site emissions from the CalEEMod model that includes natural gas usage, landscape maintenance equipment and vehicles operating on-site and the calculated emissions thresholds. Per LST methodology, mobile emissions include onsite vehicles, which equate to approximately 10 percent of the project-related new mobile sources. (Note: The Project site is approximately 0.13 miles in length at its longest point. Therefore, the on-site mobile source emissions represent approximately 1/53th of the shortest CalEEMod default distance of 6.9 miles. To be conservative, 1/10th the distance, dividing the mobile emissions by 10, was used to represent the portion of the overall mobile source emissions that would occur on-site.) The data provided in Table AQ-8 shows that the on-going operations of the proposed Project would not exceed the local NOx, CO, PM10 and PM2.5 thresholds of significance. Therefore, the proposed Project would create a less than significant impact related to localized emissions from operational activities.

**Table AQ-8
Local Operational Emissions at the Nearest Receptors¹**

On-Site Emission Source	On-Site Pollutant Emissions (pounds/day)			
	NOx	CO	PM10	PM2.5
Area Sources ²	0.00	0.01	0.00	0.00
Energy Usage ³	0.35	0.29	0.03	0.03
Vehicle Emissions ⁴	4.37	5.51	1.31	0.36
Total Emissions	4.72	5.81	1.34	0.39
SCAQMD Thresholds⁵	170	883	2	1
Exceeds Threshold?	No	No	No	No

¹ Source: Calculated from CalEEMod and SCAQMD's Mass Rate Look-up Tables for two acres in Perris Valley area (SRA 24).

² Area sources consist of emissions from consumer products, architectural coatings and landscaping equipment.

³ Energy usage consists of emissions from on-site natural gas usage.

⁴ Per LST methodology, mobile source emissions do not need to be included except for land use emissions and on-site vehicle emissions. It is estimated that approximately 10% of mobile emissions will occur on the Project site.

⁵ The thresholds are based on 25 meters as the nearest home is located adjacent to the east.

Hot Spots

The Air Quality and Greenhouse Gas Impact Analysis per the Traffic Impact Analysis indicates that the proposed Project would generate a maximum of approximately 3,703 daily vehicle trips. The intersection with the highest peak hour traffic volume is located at Wood Road and Cajalco Road and has an evening peak hour volume of 1,061 trips for the Existing plus Ambient Growth plus Project plus Cumulative traffic conditions. The 1992 Federal Attainment Plan for Carbon Monoxide (1992 CO Plan) showed that an intersection that has a daily traffic volume of approximately 100,000 vehicles per day would not violate the CO standard. Therefore as the intersection with the highest traffic volume falls short of 100,000 vehicles per day, no CO "hot spot" modeling was performed and no significant long-term air quality impact is anticipated to local air quality with on-going use of the proposed Project.

Toxic Air Contaminants

Construction

The greatest potential for toxic air contaminant emissions would be related to diesel particulate emissions associated with heavy equipment operations during construction of the proposed Project. According to SCAQMD methodology, health effects from carcinogenic air toxics are usually described in terms of "individual cancer risk". "Individual Cancer Risk" is the likelihood that a person exposed to concentrations of toxic air contaminants over a 30 year lifetime will contract cancer, based on the use of standard risk-assessment methodology. Given the relatively limited use of heavy-duty construction machinery and the short-term construction schedule, the proposed Project would not result in a long-term (i.e., 30 years) substantial source of toxic air contaminant emissions and corresponding individual cancer risk. Furthermore, as shown in Table AQ-7 above, construction-based emissions (including diesel exhaust emissions) do not exceed any local or regional thresholds. Therefore, no significant short-term toxic air contaminant impacts would occur during construction of the proposed Project.

Operations

The Project proposes to develop the site with a drive-thru restaurant, two (2) commercial retail buildings, and a 16 fueling position service station with canopy, convenience market, and carwash. Per the Air Quality and Greenhouse Gas Impact Analysis, the service station portion of the Project will be permitted by SCAQMD. Fuel-related emissions will be regulated by the SCAQMD Rule 461 and will be required to obtain a Permit To Operate. Gasoline dispensing facilities are required to use Phase I/II EVR (enhanced vapor recovery) systems. According to ARB's Revised Emission Factors for Gasoline Marketing Operations at California Gasoline Dispensing Facilities (12/23/2013) and ARB's Attachment 1: Revised Emission Factors for Phase II Vehicle Fueling at California Gasoline Dispensing Facilities (12/23/2013), Phase II EVR has an average efficiency of 95.1 percent and Phase I EVR has an average efficiency of 98 percent. Therefore, the potential for fugitive VOC or TAC emissions from the gasoline pumps is negligible.

Furthermore, According to the 2009 California Air Pollution Control Officers Association (CAPCOA) Guidance Document, Health Risk Assessments for Proposed Land Use Projects, a 50-foot separation is recommended between sensitive uses and typical gas-dispensing facilities. As the closest sensitive receptors are located approximately 260 feet from the proposed gasoline fueling pumps (over five times the CAPCOA-recommended buffer distance), the proposed Project will not be a significant source of toxic air contaminants and sensitive receptors would not be exposed to toxic sources of air pollution during operation.

d) Less than Significant Impact. The SCAQMD CEQA Handbook states that an odor impact would occur if the proposed Project creates an odor nuisance pursuant to SCAQMD Rule 402, which states:

A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.

The provisions of this rule shall not apply to odors emanating from agricultural operations necessary for the growing of crops or the raising of fowl or animals.

Construction

Potential sources that may emit odors during construction activities include the application of materials such as asphalt pavement. Objectionable odors that may be produced during the construction process are short-term in nature and the odor emissions are expected to cease upon the drying or hardening of the odor producing materials. Diesel exhaust and VOCs would be emitted during construction of the Project, which are objectionable to some. However, emissions would disperse rapidly from the Project site and therefore should not reach an objectionable level at the nearest sensitive receptors. Due to the short-term nature and limited amounts of odor producing materials being utilized, a less than significant impact related to odors would occur during construction of the proposed Project.

Operations

Land uses typically considered associated with odors include: agricultural uses (livestock and farming); wastewater treatment plants; food processing plants; chemical plants; composting operations; refineries; landfills; dairies; and fiberglass molding facilities. The proposed Project does not contain land uses typically associated with emitting objectionable odors. Potential odor sources associated with the proposed Project may result from construction equipment exhaust and the application of concrete pads for the buildings. Standard construction requirements would minimize odor impacts from construction. The construction odor emissions would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction. Therefore, odors associated with the proposed Project construction and operations would have a less than significant impact.

Existing Plans, Programs, or Policies: Plans, Programs and Policies are adopted to insure that a project's potential impacts on the environment are minimized. Plans, Programs and Policies are not mitigation measures. The following Plans, Programs and Policies are applicable to the proposed Project.

SCAQMD

PPP AQ-1: The Project is required to comply with the provisions of South Coast Air Quality Management District (SCAQMD) Rule 403, which includes the following:

- All clearing, grading, earth-moving or excavation activities shall cease when winds exceed 25 mph per SCAQMD guidelines in order to limit fugitive dust emissions.
- The contractor shall ensure that all disturbed unpaved roads and disturbed areas within the Project are watered, with complete coverage of disturbed areas, at least 3 times daily during dry weather; preferably in mid-morning, afternoon and after work is done for the day.
- The contractor shall ensure that traffic speeds on unpaved roads and Project site areas are reduced to 15 miles per hour or less.

PPP AQ-2: The proposed Project is required to comply with the provisions of the South Coast Air Quality Management District (SCAQMD) Rule 461 and is required to obtain a Permit To Operate for the service station.

PPP AQ-3: The proposed Project is required to comply with the provisions of South Coast Air Quality Management District (SCAQMD) Rule 402.

Riverside County General Plan

PPP AQ-4: Require site plan designs to protect people and land uses sensitive to air pollution through the use of barriers and/or distance from emissions sources when possible.

PPP AQ-5: Encourage the use of building materials/methods that reduce emissions.

PPP AQ-6: Encourage the use of efficient heating equipment and other appliances, such as water heaters, swimming pool heaters, cooking equipment, refrigerators, furnaces and boiler units.

PPP AQ-7: Require stationary pollution sources to minimize the release of toxic pollutants through: design features, operating procedures, preventative maintenance, operator training and emergency response planning.

PPP AQ-8: Require stationary air pollution sources to comply with applicable air district rules and control measures.

PPP AQ-9: To the greatest extent possible, require every project to mitigate any of its anticipated emissions that exceed allowable emissions as established by the SCAQMD, MDAQMD, SOCAB, the Environmental Protection Agency and the California Air Resources Board.

PPP AQ-10: Expand, as appropriate, measures contained in the County's Fugitive Dust Reduction Program for the Coachella Valley to the entire County.

PPP AQ-11: Require compliance with SCAQMD Rules 403 and 403.1 and implement appropriate future measures to reduce fugitive dust emanating from construction sites.

PPP AQ-12: Coordinate with the SCAQMD and MDAQMD to create a communications plan to alert those conducting grading operations in the County of first, second and third stage smog alerts and when wind speeds exceed 25 miles per hour. During these instances all grading operations should be suspended. (AI 111).

PPP AQ-13: Encourage the incorporation of energy-efficient design elements, including appropriate site orientation and the use of shade and windbreak trees to reduce fuel consumption for heating and cooling.

PPP AQ-14: Encourage business owners to schedule deliveries at off-peak traffic periods.

PPP AQ-15: Identify and monitor sources, enforce existing regulations and promote stronger controls to reduce particulate matter.

PPP AQ-16: Cooperate with local, regional, state and federal jurisdictions to better control particulate matter.

PPP AQ-17: Reduce particulate matter from agriculture, construction, demolition, debris hauling, street cleaning, utility maintenance, railroad rights-of-way and off-road vehicles to the extent possible. (AI 123)

PPP AQ-18: Identify and create a control plan for areas within the County prone to wind erosion of soil.

PPP AQ-19: Adopt incentives, regulations and/or procedures to manage paved and unpaved roads and parking lots so they produce the minimum practicable level of particulates. (AI 111)

PPP AQ-20: Adopt incentives and/or procedures to limit dust from agricultural lands and operations, where applicable. (AI 123)

PPP AQ-21: Reduce emissions from building materials and methods that generate excessive pollutants through incentives and/or regulations.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
BIOLOGICAL RESOURCES Would the project:				
7. Wildlife & Vegetation				
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources:

- FEIR 255
- Step I Habitat Assessment, Step II Part A Focused Burrow Survey for Burrowing Owls and MSHCP Section 6.1.2 Riparian/Riverine and Vernal Pool Evaluation, July 14, 2017
- Western Riverside County Multiple Species Habitat Conservation Plan (Adopted June 2003)
- Western Riverside Multiple Species Habitat Conservation Plan Area, March 29, 2006

Background and Conclusion:

Final EIR 255 identified change in biology as an Unavoidable Adverse Impact that will result from development of Specific Plan 229A1. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The Project site has been mass graded in anticipation of commercial development. The Project site is being maintained in this condition. Compliance with the Western Riverside Multi Species Habitat Conservation Plan will insure the potential for impacts to the burrowing owl will be maintained at a level of less than significant. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

Findings of Fact:

a) Less than Significant Impact. Western Riverside Multi Species Habitat Conservation Plan (MSHCP) consistency. This Project does not contain MSHCP Riparian/Riverine habitat or the species associated with them. The Project site is not located within a Narrow Endemic Plant Species Survey Area. The Project site is located within the required habitat assessment area for burrowing owl. A burrowing owl habitat assessment and focused burrow survey were conducted on June 16, 2017. The Site was determined to have marginally suitable burrowing owl habitat, triggering a focused burrow survey. The focused burrow survey did not identify any burrows suitable for burrowing owl occupation. The proposed Project will be required to conduct pre-construction monitoring for burrowing owls. Compliance with the Western Riverside Multi Species Habitat Conservation Plan will insure the potential for impacts to the burrowing owl will be maintained at a level of less than significant. Therefore, the Project is consistent with all applicable portions of the Western Riverside MSHCP. With the inclusion of MSHCP required 30-day preconstruction surveys and preconstruction nesting bird surveys, the Project will have less than significant impacts on the Riverside County's adopted Habitat Conservation Plan.

b) No Impact. No State or Federal threatened or endangered species, or their habitats, were documented as occurring on site. The Project will have no impacts to threatened or endangered species.

c) Less than Significant Impact. A single special status species was observed/detected onsite during field work, the California horned lark (*Eremophila alpestris actia*). This species has a NatureServe Element Ranking of G5T4 S4 (species is Globally Secure, subspecies Globally Apparently Secure, State Apparently Secure) and is on the California Department of Fish and Wildlife Watch List. The California horned lark is an MSHCP Covered Species, and is considered adequately conserved.

The Riverside County Planning Department, Environmental Programs Division determined the implementation of requiring a nesting bird pre-construction survey during the nesting bird season prior to grading, which is included as a Condition of Approval, would reduce impacts to special-status species to below a level of significance.

d) Less than Significant Impact. The Project site is not located within or adjacent to any existing or proposed MSHCP Core or Linkage, Conservation Area, or wildlife nursery.

The Project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites with adherence to required nesting bird pre-construction surveys. The Project will have less than significant impacts to the movement of native and migratory wildlife.

e) **No Impact.** The project site does not contain any riparian habitat or other sensitive natural community. No impacts to such habitats will occur.

f) **No Impact.** The Project site does not contain State or federally protected wetlands. State and federal wetlands are defined based on classification systems utilized by the U.S. Fish and Wildlife Service, U.S. Army Corps of Engineers, California Department of Fish and Wildlife or Regional Water Quality Control Board and other state and federal agencies. No impacts to State or federally protected wetlands through direct impact or indirectly through hydrological interruption, or other means will occur.

g) **No Impact.** The proposed Project is subject to the Riverside County Oak Tree Management Guidelines. No oak trees are located on the project site. No impacts will occur.

Existing Plans, Programs or Policies: Plans, Programs and Policies are adopted to insure that a project's potential impacts on the environment are minimized. Plans, Programs and Policies are not mitigation measures. The following Plans, Programs and Policies are applicable to the proposed Project.

PPP BIO-1: Compliance with the Western Riverside Multi Species Habitat Conservation Plan will insure that the potential for impacts to the burrowing owl will be maintained at a level of less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources:

- FEIR 255
- On-site Inspection

Background and Conclusion:

Final EIR 255 identified change in archaeology as an Unavoidable Adverse Impact that will result from development of Specific Plan 229A1. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The Project site has been mass graded in anticipation of commercial development. There are no historic resources on the Project site. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

Findings of Fact:

a & b) No Impact. The Project will not impact historical resources, because prior grading of the Project site has eliminated any potential for impacts to historical resources. Moreover, the Project site is vacant of buildings and does not support historical resources of any kind. Therefore, there will be no impacts in this regard.

Existing Plans, Programs or Policies: There are no PPPs related to cultural resources.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
9. Archaeological Resources				
a) Alter or destroy an archaeological site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource, pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources:

- FEIR 255
- On-site Inspection

Background and Conclusion:

Final EIR 255 identified change in topography as an Unavoidable Adverse Impact that will result from development of Specific Plan 229A1. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The Project site has been mass graded in anticipation of commercial development. There are no archaeological resources on the Project site. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

Findings of Fact:

a-c) No Impact. The Project will not impact archaeological resources since prior grading of the Project site has eliminated any potential for impacts to buried archaeological resources. Therefore, there will be no impacts in this regard.

Existing Plans, Programs or Policies: There are no PPPs related to archaeological resources.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required

ENERGY Would the project:

10. Energy Impacts

a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?

Sources:

- Riverside County General Plan
- Riverside County Climate Action Plan ("CAP")
- Project Application Materials

Background and Conclusion:

Final EIR 255 evaluated the environmental impact that will result from development of Specific Plan 229A1. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The Project site has been mass graded in anticipation of commercial development. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

Findings of Fact:

a) Less than Significant Impact. The applicable energy conservation plan for the Project is the County of Riverside Climate Action Plan (CAP), which has been described in Response 20 Greenhouse Gas emissions. The CAP contains a menu of 47 overall measures potentially applicable to discretionary development that include energy conservation measures. Implementation of these measures, will further insure there will be a less than significant impact from the continued buildout of the Specific Plan, and the proposed Project due to due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation.

b) No Impact. As described in Response 20 and listed in Table GHG-1, the proposed Project will be consistent with the applicable energy conservation measures in the CAP. In addition, the proposed Project will be required to comply with the CEC and the Title 24/California Green Building Standards Code, which establishes mandatory measures related to energy efficiency in new construction. Implementation of these measures, will further insure there will be no impact related to a conflict with an adopted energy conservation plan from buildout of the Specific Plan and the proposed Project.

Existing Plans, Programs or Policies: Plans, Programs and Policies are adopted to insure that a project's potential impacts on the environment are minimized. Plans, Programs and Policies are not mitigation measures. The following Plans, Programs and Policies are applicable to the proposed Project.

PPP ENE-1: California Energy Code

PPP ENE-2: Title 24/California Green Building Standards Code

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
GEOLOGY AND SOILS Would the project directly or indirectly:				
11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?				

Sources:

- Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones".
- FEIR 255
- Updated Geotechnical Report "Proposed Retail Development, Assessor's Parcel Numbers (APNs) 321-130-053, -054, -055 and -060, Northeast Corner of Cajalco Road and Wood Road, Woodcrest Area of Riverside County, California, Prepared by GeoTek Inc., March 16, 2018.
- County of Riverside Planning Department letter: "Conditions of approval County Geologic Report No. 180009", April 3, 2018.

Background and Conclusion:

Final EIR 255 identified change in topography and soils as Unavoidable Adverse Impacts that will result from development of Specific Plan 229A1. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The Project site has been mass graded in anticipation of commercial development. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

Findings of Fact:

a) Less Than Significant Impact. The geologic structure of the entire southern California area is dominated mainly by northwest trending faults associated with the San Andreas system. The Project site is in a seismically active region. No active or potentially active fault is presently known to exist at this site nor is the site situated within an "Alquist-Priolo" Earthquake Fault Zone. The County of Riverside has designated the site area as "not in a fault zone", "not in a fault line," having a "low" to "moderate" potential for liquefaction and as "susceptible" to subsidence. The Project will be designed in compliance with the 2016 California Building Code. This code requires the design of structures to consider dynamic forces resulting from seismic events, thereby reducing the exposure of people or structures to potential substantial adverse seismic induced effects, including the risk of loss, injury or death to less than significant.

Existing Plans, Programs or Policies: Plans, Programs and Policies are adopted to insure that a project's potential impacts on the environment are minimized. Plans, Programs and Policies are not mitigation measures. The following Plans, Programs and Policies are applicable to the proposed Project.

PPP GE0-1: California Building Code (CBC) Compliance. The Project is required to comply with the California Building Standards Code as included in the County's Municipal Code to preclude significant adverse effects associated with seismic and soils hazards. CBC related and geologist and/or civil engineer specifications for the proposed Project are required to be incorporated into grading plans and building specifications as a condition of construction permit approval.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
12. Liquefaction Potential Zone				
a) Be subject to seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources:

- Riverside County General Plan Figure S-3 “Generalized Liquefaction”
- FEIR 255
- Updated Geotechnical Report “Proposed Retail Development, Assessor’s Parcel Numbers (APNs) 321-130-053, -054, -055 and -060, Northeast Corner of Cajalco Road and Wood Road, Woodcrest Area of Riverside County, California, Prepared by GeoTek Inc., March 16, 2018
- County of Riverside Planning Department letter “Conditions of approval County Geologic Report No. 180009”, April 3, 2018

Background and Conclusion:

Final EIR 255 identified change in topography and soils as Unavoidable Adverse Impacts that will result from development of Specific Plan 229A1. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The Project site has been mass graded in anticipation of commercial development. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

Findings of Fact:

a) No Impact. The County of Riverside has designated the site as having a “low” to “moderate” liquefaction potential. Liquefaction is not considered to be a hazard at the subject site due to the depth of engineered fill below the site and underlying dense material.

Existing Plans, Programs, or Policies: **PPP GE0-1:** listed previously in Section 11.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
13. Ground-shaking Zone				
a) Be subject to strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources:

- Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map" and Figures S-13 through S-21 (showing General Ground Shaking Risk)
- FEIR 255
- Updated Geotechnical Report "Proposed Retail Development, Assessor's Parcel Numbers (APNs) 321-130-053, -054, -055 and -060, Northeast Corner of Cajalco Road and Wood Road, Woodcrest Area of Riverside County, California, Prepared by GeoTek Inc., March 16, 2018
- County of Riverside Planning Department letter "Conditions of approval County Geologic Report No. 180009", April 3, 2018

Background and Conclusion:

Final EIR 255 identified change in topography and soils as Unavoidable Adverse Impacts that will result from development of Specific Plan 229A1. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The Project site has been mass graded in anticipation of commercial development. Impacts to Geology and Soils from development of the Specific Plan were adequately addressed in FEIR 255. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

Findings of Fact:

a) Less Than Significant Impact. Analysis of potential seismic ground shaking was undertaken for the Project site. The analysis concluded that compliance with the 2016 California Building Code seismic design parameters will reduce the potential impacts from strong seismic ground shaking to less than significant.

Existing Plans, Programs or Policies: **PPP GE0-1:** listed previously in Section 11.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
14. Landslide Risk				
a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources:

- Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"
- FEIR 255
- Updated Geotechnical Report "Proposed Retail Development, Assessor's Parcel Numbers (APNs) 321-130-053, -054, -055 and -060, Northeast Corner of Cajalco Road and Wood Road, Woodcrest Area of Riverside County, California, Prepared by GeoTek Inc., March 16, 2018
- County of Riverside Planning Department letter "Conditions of approval County Geologic Report No. 180009", April 3, 2018

Background and Conclusion:

Final EIR 255 identified change in topography and soils as Unavoidable Adverse Impacts that will result from development of Specific Plan 229A1. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The Project site has been mass graded in anticipation of commercial development. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

Findings of Fact:

a) No Impact. The Site is relatively flat having previously been mass graded in anticipation of commercial/retail development. The County has concluded the potential for landslides is considered negligible for design purposes.

Existing Plans, Programs, or Policies: **PPP GE0-1:** listed previously in Section 10.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
15. Ground Subsidence				
a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources:

- Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map"
- FEIR 255
- Updated Geotechnical Report "Proposed Retail Development, Assessor's Parcel Numbers (APNs) 321-130-053, -054, -055 and -060, Northeast Corner of Cajalco Road and Wood Road, Woodcrest Area of Riverside County, California, Prepared by GeoTek Inc., March 16, 2018
- County of Riverside Planning Department letter "Conditions of approval County Geologic Report No. 180009", April 3, 2018

Background and Conclusion:

Final EIR 255 identified change in topography and soils as Unavoidable Adverse Impacts that will result from development of Specific Plan 229A1. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The Project site has been mass graded in anticipation of commercial development. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

Findings of Fact:

a) No Impact. Subsidence is a general lowering of the ground surface over a large area that is generally attributed to lowering of the ground water levels within a groundwater basin. Localized or focal subsidence or settlement of the ground can occur as a result of earthquake motion in an area where groundwater in a basin is lowered. The Site is relatively flat having previously been mass graded in anticipation of commercial/retail development. Ground subsidence is not considered an environmental factor due to the depth of engineered fill below the site and underlying dense material.

Existing Plans, Programs, or Policies: **PPP GE0-1:** listed previously in Section 11.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
16. Other Geologic Hazards				
a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources:

- FEIR 255
- Updated Geotechnical Report "Proposed Retail Development, Assessor's Parcel Numbers (APNs) 321-130-053, -054, -055 and -060, Northeast Corner of Cajalco Road and Wood Road, Woodcrest Area of Riverside County, California, Prepared by GeoTek Inc., March 16, 2018
- County of Riverside Planning Department letter "Conditions of approval County Geologic Report No. 180009", April 3, 2018

Background and Conclusion:

Final EIR 255 identified change in topography and soils as Unavoidable Adverse Impacts that will result from development of Specific Plan 229A1. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The Project site has been mass graded in anticipation of commercial development. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

Findings of Fact:

Planning Area 1 has been mass graded in anticipation of commercial development. Required studies and permits were obtained prior to mass grading. Impacts to Geology and Soils from development of the Specific Plan were adequately addressed in FEIR 255. The proposed Project is being developed consistent with the County General Plan, SP229A1 and the County Municipal Code. None of the conditions described in California Code of Regulations, Section 15162 exist. Therefore, the proposed Project will not result in any new or substantially increase the severity of previously identified impacts to Other Geologic Hazards. The following discussions summarize the conclusion of the current analysis for the proposed Project.

a) Less Than Significant Impact. The potential for secondary seismic hazards such as a seiche or tsunami is considered negligible due to site elevation and distance to an open body of water. There are no active volcanoes in the project region.

A mudflow is an earthflow consisting of material that is wet enough to flow rapidly and typically occurs in small, steep stream channels or hillsides. The site is relatively flat engineered/compacted fill having little to no potential to generate mudflows. Continued maintenance of the adjacent upslope undeveloped portion of Planning Area 1, in compliance with the California Build Code will insure the potential for mudflows is less than significant.

Existing Plans, Programs, or Policies: **PPP GE0-1:** listed previously in Section 11.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources:

- FEIR 255
- Updated Geotechnical Report "Proposed Retail Development, Assessor's Parcel Numbers (APNs) 321-130-053, -054, -055 and -060, Northeast Corner of Cajalco Road and Wood Road, Woodcrest Area of Riverside County, California, Prepared by GeoTek Inc., March 16, 2018
- County of Riverside Planning Department letter "Conditions of approval County Geologic Report No. 180009", April 3, 2018

Background and Conclusion:

Final EIR 255 identified change in topography and soils as Unavoidable Adverse Impacts that will result from development of Specific Plan 229A1. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The Project site has been mass graded in

anticipation of commercial development. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

Findings of Fact:

Planning Area 1 has been mass graded in anticipation of commercial development. Required studies and permits were obtained prior to mass grading. Impacts to Geology and Soils from development of the Specific Plan were adequately addressed in FEIR 255. The proposed Project is being developed consistent with the County General Plan, SP229A1 and the County Municipal Code. None of the conditions described in California Code of Regulations, Section 15162 exist. Therefore, the proposed Project will not result in any new or substantially increase the severity of previously identified impacts to Slopes. The following discussions summarize the conclusion of the current analysis for the proposed Project.

a) Less than Significant Impact. The Site is relatively flat having previously been mass graded in anticipation of commercial/retail development. Proposed finish grading to accommodate the proposed Project is minor (cut/fill less than one foot over the site).

b-c) No Impact. Prior mass grading of the Planning Area created engineered slopes adjacent to Wood Road. The proposed Project would include some limited excavation and grading to install building footings, foundations, fuel storage tanks and infrastructure. Development of the proposed Project will not create cut or fill slopes greater than 2:1 or higher than 10 feet.

The proposed grading would not negate the use of the sewage disposal systems. The proposed Project would install a sewer lateral that would connect to the existing sewer system. The proposed grading and infrastructure design (that will be reviewed by the County's Department of Building and Safety prior to construction approval) would ensure that grading would not impact sewer functions. Therefore, Project impacts related to slopes would not occur.

Existing Plans, Programs or Policies: There are no PPPs related to slopes.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source:

- General Plan Figure S-6 "Engineering Geologic Materials Map"; Santa Ana Regional Water Quality Control Board Riverside County Permits (Accessed at: https://www.waterboards.ca.gov/santaana/water_issues/programs/stormwater/riverside_permit.html)
- FEIR 255
- Updated Geotechnical Report "Proposed Retail Development, Assessor's Parcel Numbers (APNs) 321-130-053, -054, -055 and -060, Northeast Corner of Cajalco Road and Wood Road, Woodcrest Area of Riverside County, California, Prepared by GeoTek Inc., March 16, 2018
- County of Riverside Planning Department letter "Conditions of approval County Geologic Report No. 180009", April 3, 2018

Background and Conclusion:

Final EIR 255 identified change in topography and soils as Unavoidable Adverse Impacts that will result from development of Specific Plan 229A1. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The Project site has been mass graded in anticipation of commercial development. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

Findings of Fact:

Planning Area 1 has been mass graded in anticipation of commercial development. Required studies and permits were obtained prior to mass grading. Impacts to Geology and Soils from development of the Specific Plan were adequately addressed in FEIR 255. The proposed Project is being developed consistent with the County General Plan, SP229A1 and the County Municipal Code. None of the conditions described in California Code of Regulations, Section 15162 exist. Therefore, the proposed Project will not result in any new or substantially increase the severity of previously identified impacts to Soils. The following discussions summarize the conclusion of the current analysis for the proposed Project.

a) Less Than Significant Impact. Construction of the proposed Project has the potential to contribute to soil erosion and the loss of topsoil. The Project site has been mass graded in anticipation of future commercial development. Mass grading removed the topsoil. Grading activities required for the Project would expose and loosen soil, which could be eroded by wind or water.

The County's Municipal Code Chapter 13.12, Article 2 Stormwater Management and Discharge Controls implement the requirements of the California Regional Water Quality Control Board. Riverside County (RWQCB) National Pollutant Discharge Elimination System (NPDES) Storm Water Permit Order No. R8-201 0-0033 (MS4 Permit) establishes minimum stormwater management requirements and controls that are required to be implemented for the Project.

To reduce the potential for soil erosion, County and RWQCB regulations mandate that a Stormwater Pollution Prevention Plan (SWPPP) be developed by a QSD (Qualified SWPPP Developer). PPP WQ-1 and PPP WQ-2 would implement this. The SWPPP is required to address site-specific conditions related to specific grading and construction activities that could cause erosion and loss of topsoil and to identify erosion control BMPs (best management practices) to reduce or eliminate the erosion and loss of topsoil. Erosion control BMPs include use of silt fencing, fiber rolls or gravel bags, stabilized construction entrance/exit, hydroseeding, etc. In compliance with the County's Municipal Code stormwater management requirements, RWQCB SWPPP requirements and BMPs to be mandated by

the County's Department of Building and Safety project review process, construction impacts related to erosion and loss of topsoil would be less than significant.

The proposed Project includes installation of topsoil and landscaping adjacent to proposed buildings, roadways and throughout the parking areas. With this landscaping, areas of loose topsoil that could erode by wind or water would not exist during operation of the proposed Project. In addition, as described in Section 24, Hydrology and Water Quality the hydrologic features of the proposed Project have been designed to slow, filter and retain stormwater within landscaping and the infiltration basin on the site, which would also reduce the potential for stormwater to erode topsoil. Furthermore, implementation of the Project requires County approval of a Water Quality Management Plan (WQMP), which would ensure that RWQCB requirements and appropriate operational Best Management Practices (BMPs) would be implemented to minimize or eliminate the potential for soil erosion or loss of topsoil to occur. As a result, with implementation of existing requirements and PPP WQ-1 and PPP WQ-2, potential impacts related to substantial soil erosion or loss of topsoil would be less than significant.

b) Less Than Significant Impact. Expansive soils contain significant amounts of clay particles that swell when wet and shrink when dry. Foundations constructed on expansive soils are subjected to forces caused by the swelling and shrinkage of the soils. Without proper measures taken, heaving and cracking of both building foundations and slabs-on-grade could result.

The Geotechnical Investigation prepared for the Project site conducted soils testing, which based on laboratory analysis determined that onsite soils have a "very low" expansion potential. In addition, as described above, compliance with the California Building Code (CBC) is a standard County practice, is included as PPP GE0-1 and would be required by the Riverside County Department of Building and Safety. Therefore, compliance with the requirements of the CBC as part of the building plan check and development review process will ensure that potential soil related impacts would be less than significant.

c) No Impact. The Project proposes to connect to existing sewers and would not use septic tanks or alternative wastewater disposal systems. As a result, impacts related to septic tanks or alternative waste water disposal systems will not occur from implementation of the proposed Project.

Existing Plans, Programs or Policies: Plans, Programs and Policies are adopted to insure that a project's potential impacts on the environment are minimized. Plans, Programs and Policies are not mitigation measures. The following Plans, Programs and Policies are applicable to the proposed Project.

PPP WQ-1: Comply with National Pollutant Discharge Elimination System (NPDES): Since this Project is one acre or more, the permit holder shall comply with all of the applicable requirements of the NPDES and shall conform to NPDES Best Management Practices for Stormwater Pollution Prevention Plans during the life of this permit.

PPP WQ-2: NPDES/SWPPP: Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the NPDES requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of one acre or larger. The owner operator can comply by submitting a Notice of Intent (NOI), develop and implement a Stormwater Pollution Prevention Plan (SWPPP) and a monitoring program and reporting plan for the construction site.

PPP GE0-1: Listed previously in Section 11.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
19. Wind Erosion and Blowsand from project either on or off site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?				

Sources:

- Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map"
- Ord. No. 460, Article XV
- Ord. No. 484

Background and Conclusion:

Final EIR 255 evaluated the environmental impact that will result from development of Specific Plan 229A1. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The Project site has been mass graded in anticipation of commercial development. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

Findings of Fact:

a) No Impact. Like the majority of the County, the Project site is identified by the General Plan Safety Element Figure S-8 as having moderate wind erosion susceptibility. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads that are covered by the CBC. In addition, as described above, the proposed Project includes installation of landscaping adjacent to the proposed building, roadways and throughout the parking areas. With this landscaping, areas of loose topsoil that could erode by wind would not exist upon operation of the proposed Project. As described previously, the proposed Project would be developed in compliance with CBC regulations, which would be verified by the County Department of Building and Safety prior to approval of building permits. Therefore, the Project would not result in an increase in wind erosion and blow sand, either on or off site, and impacts would not occur.

Existing Plans, Programs or Policies: There are no PPPs related to wind erosion.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
GREENHOUSE GAS EMISSIONS Would the project				
20. Greenhouse Gas Emissions				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources:

- Cajalco + Wood Project Air Quality and Global Climate Change Impact Analysis (AQR) prepared by Kunzman Associates, Inc., September 2018
- County of Riverside, Comprehensive Update to the General Plan, 2008
- County of Riverside, Draft Climate Action Plan, February 2015
- H.B. Ranches Specific Plan 229A1
- FEIR 255

Background and Conclusion:

Final EIR 255 identified change in air quality levels as an Unavoidable Adverse Impact that will result from development of Specific Plan 229. Although the constituent emissions that make up greenhouse gases were analyzed in the Final EIR, a specific analysis of greenhouse gas emissions from the Specific Plan and their impact on the environment was not performed, as it was not required at that time; no specific design for the project been developed; and GHG emissions modeling software was not then available to perform the task. However, all the information necessary to evaluate greenhouse gas emissions generated by the Project was available in EIR #255.

EIR #255 states on page 73 that “both short-term and long-term project-related impacts are somewhat unavoidable. Construction related emissions and dust will be short-term impacts, and long-term emissions from vehicle exhaust and energy consumption are also inevitable.” The air quality-related impacts associated with the Specific Plan stated that “development at the project site will add pollutants to the local air shed, but most pollutants are from non-local sources.”

The following mitigation measure for Specific Plan air quality impacts is listed in adopting Resolution 88-476.

Mitigation: Follow design guidelines of this Specific Plan concerning energy conservation where appropriate

Following Approval of SPA 229A1 all required studies were completed and approved, and all required permits were obtained prior to mass grading. The Project site has been mass graded in anticipation of commercial development. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts.

Since this time programs and regulations have been adopted to analyze greenhouse gas emissions. The current analysis concludes with incorporation of project design features and compliance with regulation, operation of the proposed Project would not create a significant cumulative impact to global climate change. None of the conditions described in California Code of Regulations, Section 15162

exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

Findings of Fact:

The Air Quality and Global Climate Change Impact Analysis (Kunzman Associates, Inc., 2018) prepared for the proposed Project includes a more in-depth analysis than was done for the Specific Plan.

The proposed Project's greenhouse gas emissions were calculated using the California Emissions Estimator Model Version 2016.3.2 (CalEEMod 2016.3.2). The Air Quality and Global Climate Change Impact Analysis (AQR) found that the project with incorporation of project design features and regulatory compliance would create a less than significant impact to greenhouse gases. Therefore, the Project's impacts would not result in an increase of those previously identified in the Specific Plan.

Climate Action Plan

The Climate Action Plan (CAP) for the County of Riverside summarizes County greenhouse gas emission and climate change issues and plans in the Basin, programs administered by federal, state and special purpose agencies and establishes goals and policies to reduce greenhouse gas emissions. These Climate Action Plan goals and policies include:

1.2 Goals: To fulfill the purposes of the CAP (Climate Action Plan), the County identified the following goals to be achieved:

- Provide a list of specific actions that will reduce Greenhouse Gas (GHG) emissions, giving the highest priority to actions that provide the greatest reduction in GHG emissions and benefit to the community at the least cost.
- Reduce emissions attributable to Riverside County to levels consistent with the target reductions of AB-32.
- Establish a qualified reduction plan for which future development within the County can tier and thereby streamline the environmental analysis necessary under CEQA.

To determine whether the Project's GHG emissions were significant, the Kunzman AQR used the SCAQMD draft local agency tier 3 threshold of 3,000 MTCO₂e per year for all land use types.

a) Less than Significant Impact. The proposed Project is anticipated to generate GHG emissions from area sources, energy usage, mobile sources, waste, water and construction equipment. The construction-related GHG emissions were also included and were based on a 30-year amortization rate as recommended in the SCAQMD GHG Working Group meeting on November 19, 2009.

As shown in Table GHG-1, with the incorporation of project design features (use of ENERGY STAR™ appliances and planting 133 new trees) and compliance with regulation, the proposed Project's GHG emissions would be reduced to 2,626.42 MTCO₂e per year. Therefore, with incorporation of project design features and compliance with regulation and incorporation of the CAPCOA-based land use and site enhancement reduction measures: LUT-1 Increased Density, LUT-4 Improved Destination Accessibility, LUT-5 Increased Transit Accessibility and SDT-1 Improved Pedestrian Network (see CalEEMod annual output in the AQR for details), the proposed Project's emissions would not exceed the SCAQMD draft threshold of 3,000 metric tons per year of CO₂e for all land uses. Given the low GHG emissions based on the level of project design features incorporated into the Project, the Project itself is deemed to be in compliance with the County's GHG emission controls pursuant to both AB-32 and SB-32. Therefore, with incorporation of project design features and compliance with regulation, operation of the proposed Project would not create a significant cumulative impact to global climate change.

**Table GHG-1
Project-Related Greenhouse Gas Emissions¹**

Category	Greenhouse Gas Emissions (Metric Tons/Year)					
	Bio-CO ₂	NonBio-CO ₂	CO ₂	CH ₄	N ₂ O	CO ₂ e
Area Sources ²	0.00	0.00	0.00	0.00	0.00	0.00
Energy Usage ³	0.00	321.17	321.17	0.01	0.00	322.49
Mobile Sources ⁴	0.00	2,248.51	2,248.51	0.21	0.00	2,253.70
Solid Waste ⁵	4.58	0.00	4.58	0.27	0.00	11.35
Water ⁶	1.10	21.96	23.06	0.11	0.00	26.77
Construction ⁷	0.00	16.73	16.73	0.00	0.00	16.81
Sequestration ⁸						-4.71
Total Emissions	5.68	2,608.38	2,614.07	0.61	0.01	2,626.42
SCAQMD and Riverside County CAP Draft Screening Threshold						3,000
Exceeds Threshold?						No

¹ Source: CalEEMod Version 2016.3.2 (mitigated values [to show reductions from regulation and design features]).

² Area sources consist of GHG emissions from consumer products, architectural coatings and landscape equipment.

³ Energy usage consist of GHG emissions from electricity and natural gas usage.

⁴ Mobile sources consist of GHG emissions from vehicles for Year 2020.

⁵ Solid waste includes the CO₂ and CH₄ emissions created from the solid waste placed in landfills.

⁶ Water includes GHG emissions from electricity used for transport of water and processing of wastewater.

⁷ Construction GHG emissions CO₂e based on a 30-year amortization rate.

⁸ CO₂ sequestration from the planting of ~133 trees (94.1640/20 years [trees' lifetime])

b) Less than Significant Impact. While the proposed Project will generate greenhouse gas emissions, the Project will not conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases. The applicable plan for the proposed Project is the County of Riverside Climate Action Plan (CAP), which includes goals and policies such as those pertaining to energy and water use reduction, promotion of green building measures, waste reduction and reduction in vehicle miles traveled that are applicable to the proposed Project.

The SCAQMD's tier 3 thresholds used Executive Order S-3-05 goal as the basis for deriving the screening level. The California Governor issued Executive Order S-3-05, GHG Emission, in June 2005, which established the following reduction targets:

- 2010: Reduce greenhouse gas emissions to 2000 levels
- 2020: Reduce greenhouse gas emissions to 1990 levels
- 2050: Reduce greenhouse gas emissions to 80 percent below 1990 levels.

In 2006, the California State Legislature adopted AB-32, the California Global Warming Solutions Act of 2006. AB-32 requires CARB, to adopt rules and regulations that would achieve GHG emissions equivalent to statewide levels in 1990 by 2020 through an enforceable statewide emission cap, which will be phased in starting in 2012.

Therefore, the Project's emissions meet the threshold for compliance with Executive Order S-3-05. The proposed Project's emissions also comply with the goals of AB-32. Additionally, as the proposed Project meets the current interim emissions targets/thresholds established by SCAQMD, the proposed Project would also be on track to meet the reduction target of 40 percent below 1990 levels by 2030 mandated by SB-32. Furthermore, all of the post 2020 reductions in GHG emissions are addressed via regulatory requirements at the State level and the proposed Project will be required to comply with these regulations as they come into effect.

At a level of 2,626.42 MTCO₂e per year, the proposed Project's GHG emissions meet the Riverside County CAP and SCAQMD draft local agency tier 3 screening threshold of 3,000 MTCO₂e per year for all land use types and the proposed Project is in compliance with the reduction goals of the County of Riverside Climate Action Plan, AB-32 and SB-32.

The proposed Project will comply with applicable Title 24 and Green Building Standards and the County of Riverside's policies regarding sustainability (as dictated by the County's General Plan and CAP). The Project's parking of 249 parking spaces will also include 6 electric vehicle parking spaces. Therefore, through compliance with Riverside County and SCAQMD regulations and the incorporation of project design features, implementation of the proposed Project would not conflict with existing plans, policies, and regulations adopted for the purpose of reducing the emissions of greenhouse gas.

Existing Plans, Programs or Policies: There are no PPPs related to greenhouse gas emissions.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
HAZARDS AND HAZARDOUS MATERIALS Would the project				
21. Hazards and Hazardous Materials				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter (1/4) mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources:

- Project Application Materials
- Phase I Environmental Site Assessment prepared by ADR Environmental Group, 2017 (ADR 2017)

Background and Conclusion:

Final EIR 255 evaluated the environmental impact that will result from development of Specific Plan 229A1. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The Project site has been mass graded in anticipation of commercial development.

The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts. Business owners and operators of the proposed fueling station and possible tractor supply use as well as any future businesses that occupy the proposed Project and use or store hazardous materials would be required to comply with all applicable federal, state and local regulations as permitted by the County Department of Environmental Health Hazardous Materials Branch to ensure proper use, storage and disposal of hazardous substances. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

Findings of Fact:

a) Less than Significant Impact. A hazardous material is typically defined as any material that due to its quantity, concentration or physical or chemical characteristics poses a significant potential hazard to human health and safety or the environment if released. Hazardous materials may include, but are not limited to hazardous substances, hazardous wastes and any material that would be harmful if released.

There are multiple state and local laws that regulate the storage, use, and disposal of hazardous materials. The Riverside County Department of Environmental Health Hazardous Materials Branch is the local administrative agency that coordinates programs that regulate use, storage and handling of hazardous materials, including Hazardous Materials Disclosure Plan Business Plans.

Construction

Construction activities for the proposed Project would involve transport, use and disposal of hazardous materials such as paints, solvents, oils, grease and caulking. In addition, hazardous materials would be used for fueling and serving construction equipment onsite. The types of hazardous materials used during construction are not acutely hazardous and all storage, handling, use and disposal of these materials are regulated by existing state and federal laws to which the Project is required to strictly adhere. As a result, the routine transport, use or disposal of hazardous materials during construction activities for the proposed Project would be less than significant.

Operation

Operation of the proposed Project includes general commercial uses (restaurants and retail stores) which generally use limited hazardous materials, such as cleaning agents, paints, pesticides, batteries and aerosol cans. Normal routine use of these products would not result in a significant hazard to residents or workers in the vicinity of the Project.

The Project includes a fueling station and possible tractor supply use, which will involve the routine transport, use or disposal of hazardous materials.

These uses, as well as any future use that handles acutely hazardous materials, as defined in Section 25500 of California Health and Safety Code, Division 20, Chapter 6.95, would require a permit from the Riverside County Department of Environmental Health Hazardous Materials Branch. Such businesses are also required to comply with California's Hazardous Materials Release Response Plans and Inventory Law, which requires immediate reporting to the County Hazardous Materials Branch and the State Office of Emergency Services regarding any release or threatened release of a hazardous material, regardless of the amount handled by the business.

In addition, the proposed fueling station and possible tractor supply use, any future businesses handling greater than 500 pounds of solid, 55 gallons of liquid or 200 cubic feet of gaseous hazardous material at any one time are required under Assembly Bill 2185 (AB 2185) to file a Hazardous Materials Business

Emergency Plan with the County. A Hazardous Materials Business Emergency Plan is a written set of procedures and information created to help minimize the effects and extent of a release or threatened release of a hazardous material. The intent of the Hazardous Materials Business Emergency Plan is to satisfy federal and state right-to-know laws and to provide detailed information for use by emergency responders.

Therefore, the business owners and operators of the proposed fueling station and possible tractor supply use as well as any future businesses that occupy the proposed Project and use or store hazardous materials would be required to comply with all applicable federal, state and local regulations as permitted by the County Department of Environmental Health Hazardous Materials Branch to ensure proper use, storage and disposal of hazardous substances. Given this oversight, operation of the proposed Project would result in a less than significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials.

b) Less than Significant Impact. From at least 1938 until sometime between 1938 and 1946, the subject Property was utilized for agriculture. From sometime between 1967 and 1978 until sometime between 1994 and 2005, the subject Property was part of an orchard that extended onto the north and east adjoining properties. Since at least 2005, the subject Property has been graded undeveloped land. Between 2006 and 2009, the east adjoining property was developed with the residences observed during the site inspection. Prior to its development and since at least 1938, the east adjoining property was structurally undeveloped land. The south, west and north adjoining properties have been structurally undeveloped land since at least 1938. Regulations in place prior to grading required the site to be tested for hazardous materials and remediated.

As described above, construction and operation activities of the proposed Project would involve the limited use and disposal of hazardous materials. Equipment used in project construction has the potential to release gas, oils, greases and solvents. Spills of paint and other finishing substances are possible. However, the amount of hazardous materials onsite would be limited and construction activities would be required to adhere to all applicable regulations regarding hazardous materials storage and handling, as well as relevant construction BMPs (through implementation of a required SWPPP mandated by PPP WQ-2) to prevent a hazardous materials release and to promptly contain and clean up any spills. This would minimize the potential for harmful exposures. With compliance to existing laws and regulations, which is mandated by the County in order to receive construction permits, the Project's construction-related impacts would be less than significant.

The proposed restaurant and retail commercial uses would utilize and store small quantities of hazardous materials such as cleaners, solvents, paints and pesticides. These types of hazardous materials are not acutely hazardous and are regulated by existing laws that have been implemented to reduce risks related to the use of these substances.

The proposed fueling station and potentially the proposed tractor supply use, as well as any future use that occupies the site and handle hazardous materials, will be required to file a Hazardous Materials Business Plan and receive a permit from the County Department of Environmental Health Hazardous Materials Branch to ensure proper use, storage and disposal of hazardous substances. As a result, operation of the proposed Project would not create a reasonably foreseeable upset and accident condition involving the release of hazardous materials into the environment and impacts would be less than significant.

c) Less than Significant Impact. The County of Riverside has implemented a Multi-Jurisdictional Local Hazard Mitigation Plan (2012) that identifies risks by natural and human-made disasters and ways to minimize the damage from those disasters. The proposed Project would provide commercial uses that would be permitted and approved in compliance with existing safety regulations, such as the

California Building Code and California Fire Code to ensure that it would not conflict with implementation of the Multi-Jurisdictional Local Hazard Mitigation Plan.

The proposed construction activities, including equipment and supply staging and storage, would occur within the Project site and would not restrict access of emergency vehicles to the Project site or adjacent areas. During construction of the Project driveways, Cajalco Road and Wood Road would remain open to ensure adequate emergency access to the Project area and vicinity. Impacts related to interference with an adopted emergency response of evacuation plan during construction activities would be less than significant.

d) Less than Significant Impact. There are no existing schools within one-quarter mile of the Project site. The Boulder Springs Specific Plan designates 10 acres for a future elementary school site (Boulder Springs Elementary). The construction and operation of the proposed Project would involve the use, storage and disposal of hazardous materials. These hazardous materials would be limited and used and disposed of in compliance with federal, state and local regulations, which would reduce the potential of accidental release into the environment.

Furthermore, the emissions that would be generated from construction and operation of the proposed Project were evaluated in the air quality analysis presented in Section 3. Emissions generated from the proposed Project would not cause or contribute to an exceedance of the federal or state air quality standards. Thus, the proposed Project would not emit hazardous or handle acutely hazardous materials, substances or waste within one-quarter mile of school and impacts would not occur.

e) No Impact. The Phase I Environmental Site Assessment that was prepared for the proposed Project conducted a database search to determine if the Project site or any nearby properties are identified as having hazardous materials. The Phase I record search determined that the Project site is not located on or near by a site that is included on a list of hazardous materials sites (ADR 2017). As a result, impacts related to hazards from being located on or adjacent to a hazardous materials site would not occur from implementation of the proposed Project.

Existing Plans, Programs or Policies: There are no PPPs related to hazards and hazardous materials.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
22. Airports				
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources:

- Riverside County General Plan Figure S-20 "Airport Locations"
- Lake Mathews/Woodcrest Area Plan MJARB Airport Influence Area, Figure 5
- Airport Land Use Commission Riverside County letter dated: July 18, 2017

Background and Conclusion:

Final EIR 255 evaluated the environmental impact that will result from development of Specific Plan 229A1. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

Findings of Fact:

a) No Impact. The Project site is identified as within Compatibility Zone E of March Air Reserve Base/Inland Port Airport Influence Area, which does not restrict non-residential uses.

b) No Impact. In July 2017, the Project was reviewed for consistency with the ALUCP by the Riverside County Airport Land Use Commission (ALUC). ALUC determined the Project would be consistent with the ALUCP, subject to conditions. These conditions are contained within Mitigation Measure HAZ-1. With implementation of this mitigation measure, impacts related to an inconsistency with an Airport Master Plan would be less than significant.

c) No Impact. The Project site is identified as within Compatibility Zone E of March Air Reserve Base/Inland Port Airport Influence Area which does not restrict non-residential intensity. Therefore, the Project will not result in a safety hazard for people residing or working in the Project area.

d) No Impact. The Project site is not located within the vicinity of a private airstrip or heliport and would not result in a safety hazard related to airstrip or heliport uses.

Existing Plans, Programs or Policies: There are no PPPs related to hazards and hazardous materials.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" type="checkbox"/>
h) In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources:

- County of Riverside Ordinance No. 754.2 (WQMP)
- Riverside County Flood Control District Flood Hazard Report/Condition
- Flood Insurance Rate Map No. FM06065C1405G (effective date August 28, 2008)
- Drainage Report, Cajalco and Wood Commercial Project prepared by K&A Engineering, Inc., February 2018
- Project Specific Water Quality Management Plan, Cajalco and Wood Commercial Project, prepared by K& A Engineering, Inc., February 2018
- Riverside County General Plan Figure S-9 "Special Flood Hazard Areas," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

Background and Conclusion:

Final EIR 255 evaluated the environmental impact that will result from development of Specific Plan 229A1. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The Project site has been mass graded in anticipation of commercial development. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

Findings of Fact:

a) No Impact. The Project site is within the Santa Ana River watershed and under the jurisdiction of the Santa Ana RWQCB, which sets water quality standards for all ground and surface waters within its region. Water quality standards are defined under the Clean Water Act (CWA) to include both the beneficial uses of specific water bodies and the levels of water quality that must be met and maintained to protect those uses (water quality objectives). Water quality standards for all ground and surface waters overseen by the Santa Ana RWQCB are documented in its Basin Plan and the regulatory

program of the Santa Ana RWQCB is designed to minimize and control discharges to surface and groundwater, largely through permitting, such that water quality standards are attained.

The Project site has been mass graded in anticipation of commercial development. Underground utilities (storm drains) have been constructed on-site and are designed to capture the 100-year storm event. Currently, stormwater that does not infiltrate into the pervious surfaces on-site drains southwest toward Wood Road.

Construction

Construction of the proposed Project would require grading and excavation of soils, which would loosen sediment and then have the potential to mix with surface water runoff and degrade water quality. Additionally, construction would require the use of heavy equipment and construction-related chemicals, such as concrete, cement, asphalt, fuels, oils, antifreeze, transmission fluid, grease, solvents and paints. These potentially harmful materials could be accidentally spilled or improperly disposed of during construction and, if mixed with surface water runoff, could wash into and pollute waters.

These types of water quality impacts during construction of the proposed Project would be prevented through implementation of a grading and erosion control plan required by the Construction Activities General Permit (State Water Resources Board Order No. 2012-0006-DWQ, NPDES No. CAS000002), which requires preparation of a SWPPP by a Qualified SWPPP Developer, as indicated by PPP WQ-1, listed previously. The SWPPP is required for plan check and approval by the County's Building and Safety Division prior to provision of permits for the Project and would include construction.

BMPs such as:

- Silt fencing, fiber rolls or gravel bags
- Street sweeping and vacuuming
- Storm drain inlet protection
- Stabilized construction entrance/exit
- Vehicle and equipment maintenance, cleaning and fueling
- Hydroseeding
- Material delivery and storage
- Stockpile management
- Spill prevention and control
- Solid waste management
- Concrete waste management

Adherence to the existing requirements and implementation of the appropriate BMPs per the permitting process, and PPP WQ-1, would ensure that activities associated with construction would not violate any water quality standards or waste discharge requirements and impacts would not occur.

Operation

The proposed Project would introduce commercial uses to the Project site, which would introduce the potential for pollutants such as chemicals from cleaners, pesticides and sediment from landscaping, trash and debris, oil and grease from vehicles and a gas station (gasoline and diesel fuel). These pollutants could potentially discharge into surface waters and result in degradation of water quality. However, in accordance with State Water Resources Board Order No. 2012-0006-DWQ, NPDES No. CAS000002 the proposed Project would be required to incorporate a WQMP with post-construction (or permanent) Low Impact Development (LID) site design, source control and treatment control BMPs. The LID site design would to minimize impervious surfaces and provide infiltration of runoff into landscaped areas.

The source control BMPs would minimize the introduction of pollutants that may result in water quality impacts. Treatment control BMPs would treat stormwater runoff. The proposed Project would install an onsite infiltration basin to treat stormwater, which removes coarse sediment, trash and pollutants (i.e., sediments, nutrients, heavy metals, oxygen demanding substances, oil and grease, bacteria and pesticides). The additional types of BMPs that would be implemented as part of the proposed Project are listed in Table HWQ-1.

**Table HWQ-1
Types of BMPs Incorporated into the Project Design**

Type of BMP	Description of BMPs
LID Site Design	<p><u>Optimize the site layout</u>: The site has been designed so that runoff from impervious surfaces would flow over pervious surfaces or to the infiltration basin. Runoff would LID Site be directed to the onsite infiltration basin that would slow and retain runoff.</p> <p><u>Use pervious surfaces</u>: Landscaping and an onsite infiltration basin have been incorporated into the Project design to increase the amount of pervious area and on-site retention of stormflows.</p>
Source Control	<p><u>Storm Drain Stenciling</u>: All inlets/catch basins would be stenciled with the words "Only Rain Down the Storm Drain," or equivalent message.</p> <p><u>Need for future indoor & structural pest control</u>: Buildings would be designed to avoid openings that would encourage entry of pests.</p> <p><u>Landscape/outdoor pesticide use</u>: Final landscape plans would accomplish all of the Following:</p> <ul style="list-style-type: none"> • Design landscaping to minimize irrigation and runoff, to promote surface infiltration where appropriate and to minimize the use of fertilizers and pesticides that can contribute to storm water pollution. • Consider using pest-resistant plants, especially adjacent to hardscape. • To ensure successful establishment, select plants appropriate to site soils, slopes, climate, sun, wind, rain, land use, air movement, ecological consistency and plant interactions.
Treatment Control	<p><u>Biofiltration Systems</u>: The infiltration basin proposed for the Project would detain runoff and filter it prior to discharge.</p>

With implementation of the operational BMPs that would be required by the County pursuant to the NPDES permit, which would be verified during the permitting process for the proposed Project, potential pollutants would be reduced to the maximum extent feasible and the proposed Project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. Therefore, impacts would not occur.

b) Less than Significant Impact. The proposed Project would not deplete groundwater supplies. The Western Municipal Water District (WMWD) provides water serves to the Project area, which receives a large portion of water from imported sources (UWMP 2015). The Project area overlies the Perris North Groundwater basin, which is located within the West San Jacinto Basin and is managed through the WSJ Groundwater Management Plan that was adopted in 1995. The plan manages groundwater extraction, supply and quality. Because the groundwater basin is managed through this plan, which limits the allowable withdrawal of water from the basin by water purveyors and the Project would not pump water from the Project area (as water supplies would be provided by WMWD), the proposed Project would not result in a substantial depletion of groundwater supplies.

Development of the proposed Project would result in a large area of impervious surface on the Project site. However, the Project design includes Bio-infiltration/Detention basins that would capture and infiltrate runoff. The proposed Project includes installation of landscaping that would treat on-site runoff. As a result, the proposed Project would not substantially interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level, and impacts would be less than significant.

c) Less than Significant Impact. The Project site is not adjacent to, a stream or river. No natural drainage courses are present onsite. The Project site has been mass graded. Underground utilities (storm drains) have been constructed on-site and are designed to capture the 100-year storm event. Currently, stormwater that does not infiltrate into the soils on-site drains southwest toward Wood Road. The Project will construct impervious surfaces (parking areas and commercial buildings). Surface runoff generated by the proposed Project would be conveyed to unlined Bio-retention/Detention planters allowing for infiltration into the underlying soil. Should the infiltration rate of the soil be exceeded, fully bio-treated flows will be discharged via filtered sub-drains to elevated outlets to an existing storm drain. The Project would not substantially alter the existing drainage pattern of the site or course of a stream or river through addition of impervious surfaces.

Construction

Construction of the proposed Project would require grading and excavation of soils, which would loosen sediment and could result in erosion or siltation. However, construction requires County approval of a grading and erosion control plan per the State General Permit to Discharge Storm Water Associated with Construction Activities (NPDES No. CAS000002). This requires preparation of a SWPPP by a Qualified SWPPP Developer, which would be implemented by PPP WQ-1 and PPP WQ-2, listed previously. The grading and erosion control plan and SWPPP are required for plan check and approval by the County's Building and Safety Division prior to provision of permits for the proposed Project and would include construction BMPs to reduce erosion or siltation. Typical BMPs for erosion or siltation include use of silt fencing, fiber rolls, gravel bags, stabilized construction driveway and stockpile management (as further described below). Adherence to the existing requirements and implementation of the required BMPs per the permitting process would ensure that erosion and siltation associated with construction activities would be minimized, and impacts would be less than significant.

Operation

Surface runoff generated by the proposed Project would be conveyed to unlined Bio-retention/Detention planters allowing for infiltration into the underlying soil. Should the infiltration rate of the soil be exceeded, fully bio-treated flows will be discharged via filtered sub-drains to elevated outlets to an existing storm drain.

The Bio-retention/Detention basins would filter, retain and slowly discharge drainage into the soil, such that drainage would be controlled and would not result in substantial erosion or siltation on- or off-site. In addition, a WQMP is required to be developed, approved and implemented to satisfy the requirements of the adopted NPDES program. This would be verified by the County's Building and Safety Division through the County's permitting and inspection process. With implementation of PPP WQ-1 and PPP WQ-2 during the County's standard review and permitting process, impacts would be less than significant.

d) Less Than Significant Impact. Construction of the proposed Project has the potential to contribute to soil erosion and the loss of topsoil. The Project site has been mass graded in anticipation of future commercial development. Mass grading removed the topsoil. Grading activities required for the Project would expose and loosen soil, which could be eroded by wind or water.

The County's Municipal Code Chapter 13.12, Article 2 Stormwater Management and Discharge Controls implement the requirements of the California Regional Water Quality Control Board. Riverside County (RWQCB) National Pollutant Discharge Elimination System (NPDES) Storm Water Permit Order No. R8-201 0-0033 (MS4 Permit) establishes minimum stormwater management requirements and controls that are required to be implemented for the Project.

To reduce the potential for soil erosion, County and RWQCB regulations mandate that a Stormwater Pollution Prevention Plan (SWPPP) be developed by a QSD (Qualified SWPPP Developer). PPP WQ-1 and PPP WQ-2 would implement this. The SWPPP is required to address site-specific conditions related to specific grading and construction activities that could cause erosion and loss of topsoil and to identify erosion control BMPs (best management practices) to reduce or eliminate the erosion and loss of topsoil. Erosion control BMPs include use of silt fencing, fiber rolls or gravel bags, stabilized construction entrance/exit, hydroseeding, etc. In compliance with the County's Municipal Code stormwater management requirements, RWQCB SWPPP requirements and BMPs to be mandated by the County's Department of Building and Safety project review process, construction impacts related to erosion and loss of topsoil would be less than significant.

The proposed Project includes installation of topsoil and landscaping adjacent to proposed buildings, roadways and throughout the parking areas. With this landscaping, areas of loose topsoil that could erode by wind or water would not exist during operation of the proposed Project. In addition, the hydrologic features of the proposed Project have been designed to slow, filter and retain stormwater within landscaping and the infiltration basin on the site, which would also reduce the potential for stormwater to erode topsoil. Furthermore, implementation of the Project requires County approval of a Water Quality Management Plan (WQMP), which would ensure that RWQCB requirements and appropriate operational Best Management Practices (BMPs) would be implemented to minimize or eliminate the potential for soil erosion or loss of topsoil to occur. As a result, with implementation of existing requirements and PPP WQ-1 and PPP WQ-2, potential impacts related to substantial soil erosion or loss of topsoil on-site or off-site would be less than significant.

e-f) Less than Significant Impact. As described above in response 23a, the runoff generated by the proposed Project would be conveyed to Bio-infiltration/Detention basins that would be developed on-site. These filters, retain, allow infiltration or discharge filtered runoff into a storm drain. The basins have been sized to accommodate anticipated flows and would control drainage such that it would not exceed the capacity of the existing and planned stormwater drainage system. The Project would not increase the rate or amount of surface runoff which would result in flooding on-site or off-site or exceed the capacity of existing or planned stormwater drainage systems.

In addition, a WQMP is required to be developed, approved and implemented to satisfy the requirements of the adopted NPDES program. The County's Building and Safety Division would verify this through the permitting and inspection process to ensure the proposed Project would not provide additional sources of polluted runoff. As listed previously, implementation of PPP WQ-1 and PPP WQ-2 during the County's standard review and permitting process would provide that impacts related to pollution runoff would be less than significant. The Project would not provide substantial additional sources of polluted runoff.

g) No Impact. Runoff generated by the proposed Project would be conveyed to Bio-infiltration/Detention basins that would be developed on-site. The storm drain conveyance system which includes the basins has been sized to accommodate anticipated flows and would control drainage such that it would not exceed the capacity of the existing and planned stormwater drainage system. The Project would not impede or redirect flood flows.

h) No Impact. The Project site is no located within a flood hazard, tsunami, or seiche zone, therefore, the Project will not risk release of pollutants due to project inundation.

i) No Impact. The Project is consistent with the County General Plan, Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts on groundwater management. The Project will not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.

Existing Plans, Programs or Policies:

PPP WQ-1: Listed previously in Section 18.

PPP WQ-2: Listed previously in Section 18.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>

Sources:

- Riverside County General Plan
- GIS database
- Project Application Materials

Background and Conclusion:

Final EIR 255 evaluated the environmental impact that will result from development of Specific Plan 229A1. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The Project site has been mass graded in anticipation of commercial development. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

Findings of Fact:

a) No Impact. The Project site is currently vacant. The site has been mass graded. Backbone underground utilities have been installed at the Project site in anticipation of future commercial development consistent with the Boulder Springs Specific Plan. The proposed Project would develop

commercial uses on the Project site. Therefore, implementation of the proposed Project would not conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.

b) No Impact. As described in the previous response, the proposed Project would develop commercial uses consistent with the Boulder Springs Specific Plan. Thus, implementation of the proposed Project will not disrupt or divide the physical arrangement of an established community (including a low-income or minority community).

Existing Plans, Programs or Policies: There are no PPP's related to land use.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>

Sources:

- Riverside County General Plan Figure OS-6 "Mineral Resources Zones".
- Lake Mathews/Woodcrest Area Plan, Figure 3 Land Use Plan and Table 1 Land Use Designations Summary.

Background and Conclusion:

Final EIR 255 evaluated the environmental impact that will result from development of Specific Plan 229A1. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The Project site has been mass graded in anticipation of commercial development. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

Findings of Fact:

a-b) No Impact. The County General Plan Multipurpose Open Space Element designates the Project site within the MRZ-3 Zone (Significance of mineral deposits undetermined). The Project site lies within the boundary of the Lake Mathews/Woodcrest Area Plan. There are no "Mineral Resource Areas identified within the Lake Mathews/Woodcrest Area Plan. No mineral resources were identified within

the HB Ranches (Boulder Springs) Specific Plan by Final EIR 255. The Project site has been mass graded. No mineral resources have been identified in the geotechnical investigations prepared for the proposed Project. Therefore, no impacts related to the loss of availability of a known mineral resource that would be of value to the region or the residents of the state or a mineral resource recovery site delineated on a land use plan would occur from implementation of the proposed Project.

c) No Impact. There are no existing surface mines or state classified/designated mining areas in the vicinity of the Project site. Thus, impacts related to incompatible land uses in mine areas and impacts related to potential exposure to hazards from quarries or mines would not occur from implementation of the proposed Project.

Existing Plans, Programs or Policies: There are no PPP's related to mineral resources.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) For a project located within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources:

- Riverside County General Plan Figure S-20 "Airport Locations"
- County of Riverside Airport Facilities Map
- County of Riverside, Comprehensive Update to the General Plan, 2008
- Google Earth, 2019
- County of Riverside Planning Department. Specific Plan No. 229 Amendment No. 1 Boulder Springs (formerly H.B. Ranches), May 3, 2004
- Riverside County Airport Land Use Commission "March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, 2014 (ALUCP 2014)
- Rull, Paul (Riverside County Airport Land Use Commission) Airport Land Use Commission (ALUC) Development Review Required Jurisdiction Project Case: CUP 3775. Received by Tim Wheeler July 18, 2017
- Wieland Associates, Inc. Acoustical Evaluation for Boulder Springs Planned Community Specific Plan 229A1, Riverside County, October 25, 2002

Background and Conclusion:

Final EIR 255 identified change in noise levels as an Unavoidable Adverse Impact that will result from development of Specific Plan 229. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The Project site has been mass graded in anticipation of

commercial development. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts. The Project site is approximately 4.8 miles southwest from the March Air Reserve Base/Inland Port Airport. The Project's impact to Airport Noise will be less than significant. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

Findings of Fact:

a) Less than Significant Impact. The Project site is approximately 4.8 miles southwest from the March Air Reserve Base/Inland Port Airport, and is identified as being within Compatibility Zone E of the Airport Influence Area in the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (ALUCP). Land uses within Compatibility Zone E are not within the 55-CNEL noise contour (ALUCP 2014). Although, occasional overflights may be intrusive to some outdoor activities, the proposed Project does not include any noise sensitive exterior land uses. The proposed Project is consistent with County of Riverside General Plan Noise Element Policy N7.1. The proposed Project would not expose people residing or working in the Project area to excessive noise levels associated with aircraft.

b) No Impact. The closest private airstrip to the Project site is the Perris Valley Airport located approximately 7.98 miles southeast of Project site. Therefore, the proposed Project would not result in excessive noise related to a private airstrip.

Existing Plans, Programs or Policies: Plans, Programs and Policies are adopted to insure that a project's potential impacts on the environment are minimized. Plans, Programs and Policies are not mitigation measures. The following Plans, Programs and Policies are applicable to the proposed Project.

The following policies found in the County of Riverside General Plan Noise Element are applicable to the Project.

PPP-NOI 1: County of Riverside General Plan Noise Element Policy N7.1:

New land use development within Airport Influence Areas shall comply with airport land use noise compatibility criteria contained in the corresponding airport land use compatibility plan for the area. Each Area Plan affected by a public-use airport includes one or more Airport Influence Areas, one for each airport.

As stated above, the Project site is approximately 4.8 miles southwest from the March Air Reserve Base/Inland Port Airport, and is identified as being within Compatibility Zone E of the Airport Influence Area in the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (ALUCP). Land uses within Compatibility Zone E are not within the 55-CNEL noise contour (ALUCP 2014). The only land use restriction listed for Zone E are major spectator-oriented sports stadiums, amphitheatres, and concert halls beneath principal flight tracks; and a special review for objects greater than 100-feet in height.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>

Sources:

- Google Earth, 2019
- On-site Inspection
- Cajalco + Wood Project Noise Impact Analysis prepared by Ganddini Group, Inc., September 17, 2018
- Cajalco + Wood Project Traffic Impact Analysis prepared by Kunzman Associates, Inc., July 25, 2018
- County of Riverside. Comprehensive Update to the General Plan, 2008
- County of Riverside. Municipal Code, 2015
- County of Riverside Planning Department. Specific Plan No. 229 Amendment No. 1 Boulder Springs (formerly H.B. Ranches), May 3, 2004
- Riverside County Department of Public Health. Guidelines for Determining and Mitigating Traffic Noise Impacts, 2009
- Wieland Associates, Inc. Acoustical Evaluation for Boulder Springs Planned Community Specific Plan 229A1, Riverside County, October 25, 2002

Background and Conclusion:

Final EIR 255 identified change in noise levels as an Unavoidable Adverse Impact that will result from development of Specific Plan 229. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The Project site has been mass graded in anticipation of commercial development. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts.

The Noise Study prepared for Specific Plan Amendment 229A1 and its CEQA Addendum states that as a result of the project, established communities in the study area will be exposed to noise from several new sources, including activities at the commercial center. Page 2 lists design measures that can be incorporated into future Specific Plan projects to minimize potential noise impacts related to operation of the commercial center including:

1. Proper site design to use the proposed commercial and community buildings to shield the noise-sensitive areas from traffic and stationary noise sources.
2. Noise barriers at the property lines of the commercial, school, park and community use areas to shield the residential community from the on-site noise sources.
3. Limiting activities at the commercial center, school, park, and community use area to the hours of 7:00 AM to 10:00 PM.

The above measures have been incorporated into the proposed Project design.

The noise study shows that build-out of the Specific Plan would result in increases in noise levels along affected roadways ranging between 0 to 3.5 dB. Two roadway segments anticipated to have increases of more than 3 dB include Cajalco Road from Wood Road to Starglow Drive and Wood Road from north of Cajalco Road to north of Markham Street. The noise study stated construction noise associated with buildout of the Specific Plan would cause increases in the ambient noise levels but would be less than significant as long as construction occurs within the hours of 7:00 AM and 7:00 PM. The noise study also provides measures to minimize impacts associated with construction noise including:

1. To minimize annoyance, construction activities should be limited to daytime hours of 7:00 AM to 5:00 PM
2. All construction equipment should be fitted with properly sized mufflers.
3. Noisy equipment items should be located as far as practicable from the surrounding residential properties.

The project level analysis, presented below finds that project generated vehicle traffic may result in increases in noise levels between approximately 0.04 to 2.37 dBA CNEL. These findings are consistent with the expected increase in noise levels found in the noise study prepared for Specific Plan Amendment 229A1 and its CEQA Addendum. The following project level analysis finds that noise impacts will not result in significant impacts. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

Findings of Fact:

a) Less than Significant Impact. Land uses in the vicinity of the Project site that may be affected by project generated noise include the single-family detached residential dwelling units east of the Project site.

On-Site Operational Noise

The operational stationary noise standard that applies to the proposed Project is the 65/45 dBA Leq established by the Dept. of Industrial Hygiene and included in the General Plan and presented as a threshold in the Noise Study prepared for Specific Plan 229A1 and EIR 255.

County of Riverside General Plan Noise Element

The County of Riverside General Plan has not established numerical criteria to determine if an increase due to a stationary noise sources is substantial. It does however set forth stationary noise standards for daytime and nighttime hours. Specifically, the County of Riverside General Plan Noise Element requires that facility-related noise, as projected to any portion of any surrounding property containing a "habitable dwelling, hospital, school, library, or nursing home", must not exceed the following worst-case noise levels:

- 45 dBA – 10 minute noise equivalent level (Leq), between the hours of 10:00 PM and 7:00 AM (nighttime standard)
- 65 dBA – 10 minute noise equivalent level (Leq) between the hours of 7:00 AM and 10:00 PM (daytime standard)

The Wieland report included a list of mitigation measures for operational noise impacts. Appropriate measures in this list have been implemented by the residential tract constructed adjacent to the east. These measures have been included in the noise model for the proposed Project.

The SoundPLAN noise model was utilized to model peak hour on-site project operational noise at nearby sensitive receptors for the proposed Project. The SoundPLAN model is a three-dimensional software that utilizes algorithms (based on the inverse square law) to calculate noise level projections. The software allows the user to input specific noise sources, spectral content, sound barriers, building placement, topography, and sensitive receptor locations. Noise associated with the proposed parking lots, fueling stations, car wash, and drive-through speakers were modeled. Parking lot noise was modeled with 158 parking spaces and 296 peak hour trips per the Traffic Impact Analysis (Kunzman Associates, Inc. 2018) prepared for the proposed Project. Project generated noise associated with the drive-thru fast-food restaurant speakers were modeled using representative noise data from the SoundPLAN model. Noise associated with car washes will vary depending upon the design and the proposed equipment. A conservative reference noise level associated with a 15 horsepower blower/dryer² was utilized for modeling purposes. This noise reference level (96 dB at 1 meter) was multiplied by seven to represent a typical drive-thru car wash and converted to a sound power level prior to being inserted into the SoundPLAN model. A sound power level of 95.4 dB was utilized to model the entrance of the car wash. This assumes that the blowers are 10 feet within the tunnel area. The fueling area was modeled as an area source with a sound power level of 65 dB at every square meter to represent conversation, vehicles coming and going and amplified music.

The existing measured ambient noise level at the Project site is 41.3 dBA Leq. Figures 5 and 6 of the Noise Impact Analysis (Ganddini Group 2018) show that the modeled exterior noise levels at the property lines of the nearest sensitive receptors are expected to range between 56 and 59 dBA Leq during peak-hour Project operation. Therefore, it is anticipated that the Project will result in increases in the ambient noise level by greater than 5 dB. This increase occurs during peak-hour operations and would not occur during the nighttime hours.

Although the build-out of the Specific Plan and the proposed Project may result in substantial increases over existing levels, it is not expected to cause noise levels that violate the County's noise standards for residential land uses. Therefore, while the proposed Project will result in a substantial increase over the existing on-site conditions, the proposed Project will not result in a substantial permanent increase in ambient noise levels in the Project vicinity above levels projected for build-out of the Specific Plan.

Off-Site Project Generated Vehicle Noise Impacts

The proposed Project is within the Boulder Springs Specific Plan No. 229A1. A Noise study was prepared for the Specific Plan in October 2002 (Wieland Associates, Inc. 2002). Noise impacts associated with a substantial permanent increase in ambient noise levels above existing due to future traffic noise in the study area was addressed in the Wieland Noise study prepared for the Specific Plan. The Wieland Noise study found that the traffic noise levels in the study area would have increases ranging from 0 to 3.5 dB due to the addition of Specific Plan generated vehicle traffic. The two roadway segments that were anticipated to have over a 3 dB increase were Cajalco Road from Wood Road to Starglow Drive and Wood Road from north of Cajalco Road to north of Markham Street.

Roadway noise impacts would be considered significant if the Project increases noise levels at a noise sensitive land use by 3 dBA CNEL and if: (1) the existing noise levels already exceed the applicable land use compatibility standard for "clearly compatible", or (2) the Project increases noise levels from below the applicable standard to above the standard. The type of sensitive receptor that may be

² Reference sound pressure level provided by MACNEIL Wash Systems, October 2007

impacted by project generated vehicle noise in this case is single-family residential and the County's clearly compatible noise standard for this type of land use is 60 dBA CNEL.

In order to quantify the Project's contribution to existing ambient noise levels, existing traffic noise levels, and worst-case project generated traffic noise levels were modeled utilizing the FHWA Traffic Noise Prediction Model - FHWA-RD-77-108, for all road segments affected by Project generated vehicle noise.

Existing and Existing Plus Project vehicle mixes were obtained from the Project's Traffic Impact Analysis (Kunzman Associates, Inc., 2018). Vehicle/truck mixes and D/E/N splits for use in acoustical studies published by the Riverside County Department of Industrial Hygiene were utilized for noise modeling. Existing Plus Project vehicle mixes were calculated by adding the proposed Project trips to existing conditions.

As shown in Table N-1, modeled Existing traffic noise levels range between 54.9-77.6 dBA CNEL and the modeled Existing Plus Project traffic noise levels are expected to range between 55.2- 77.7 dBA CNEL at 50 feet from the centerline of each modeled road segment. A substantial increase would require an increase of 3 dBA CNEL as well as either an existing exceedance of the land use compatibility standard or an increase in noise levels from below the 60 dBA CNEL standard to above the 60 dBA CNEL standard. As shown in Table N-1 all modeled roadway segments are anticipated to change the noise a nominal amount (between approximately 0.04 to 2.37 dBA CNEL).

The only increase above 1 dB would be along Wood Road from Cajalco Road to Carpinus Drive. Land uses adjacent to this road segment are currently agricultural land and vacant land. The Noise report for Specific Plan 229A1 identified that noise levels along this road segment would increase by at least 3 dBA Leq. The proposed project would not result in new significant impacts.

**Table N-1
Change in Existing Noise Levels Along Roadways as a Result of Project (CNEL)¹**

Roadway	Segment	Modeled Noise Levels (CNEL) @ 50 feet from centerline				
		Existing Without Project	Existing Plus Project	Change in Noise Level	Exceeds Standards	3 dB Increase
Harley John Road	North of Cajalco Road	72.6	72.7	0.10	YES	NO
Wood Road	North of Mariposa Road	68.1	68.3	0.26	YES	NO
	Mariposa Road to Markham St	69.0	69.5	0.47	YES	NO
	South of Markham Street	70.1	70.7	0.63	YES	NO
	North of Carpinus Drive	68.8	69.7	0.88	YES	NO
	Carpinus Drive to Cajalco Road	68.4	70.8	2.37	YES	NO
Alexander Street	North of Cajalco Road	64.7	65.1	0.47	YES	NO
	South of Cajalco Road	64.1	64.3	0.14	YES	NO
Mariposa Avenue	West of Wood Road	59.0	59.3	0.27	NO	NO
	East of Wood Road	67.0	67.2	0.18	YES	NO
Markham Street	East of Wood Road	65.4	65.8	0.40	YES	NO
Carpinus Drive	East of Wood Road	54.9	55.2	0.35	NO	NO
Cajalco Road	West of Harley John Road	77.2	77.2	0.04	YES	NO
	East of Harley John Road	77.6	77.7	0.08	YES	NO
	West of Wood Road	77.3	77.4	0.18	YES	NO
	Wood Road to Carpinus Drive	76.9	77.2	0.24	YES	NO
	Carpinus Drive to Alexander St	76.8	76.9	0.11	YES	NO
	East of Alexander Street	75.9	76.0	0.05	YES	NO

¹ Exterior noise levels calculated 5-feet above pad elevation, perpendicular to subject roadway.

Off-site Project Generated Noise Impacts to Sensitive Receptors

Existing single-family detached residential dwelling units to the east will be subject to temporary short-term noise impacts from the transport of workers, the movement of construction materials to and from the Project site, ground clearing, excavation, final grading, and building activities.

Typical noise sources and noise levels associated with the site grading phase of construction are shown in N-2. Site grading is expected to produce the highest sustained construction noise levels. Typical operating cycles for these types of construction equipment may involve one or two minutes of full power operation followed by three to four minutes at lower power settings.

**Table N-2
Typical Construction Equipment Noise Levels¹**

Type of Equipment	Range of Maximum Sound Levels Measured (dBA at 50 feet)	Suggested Maximum Sound Levels for Analysis (dBA at 50 feet)
Rock Drills	83-99	96
Jack Hammers	75-85	82
Pneumatic Tools	78-88	85
Pumps	74-84	80
Dozers	77-90	85
Scrappers	83-91	87
Haul Trucks	83-94	88
Cranes	79-86	82
Portable Generators	71-87	80
Rollers	75-82	80
Tractors	77-82	80
Front-End Loaders	77-90	86
Hydraulic Excavators	81-90	86
Graders	79-89	86
Air Compressors	76-89	86
Trucks	81-87	86

¹ Source: Bolt, Beranek & Newman; Noise Control for Buildings and Manufacturing Plants, 1987.

A likely worst-case construction noise scenario during grading that assumed the use of a grader, a dozer, a water truck (modeled as a dump truck), two (2) backhoes, and an excavator operating between 120 and 300 feet from the nearest sensitive receptor (single-family detached residential dwelling unit located approximately 110 feet to the east) was modeled using the Road Construction Noise Model (RCNM). Assuming a usage factor of 40 percent for each piece of equipment, unmitigated noise levels have the potential to reach 74.9 dBA Leq and 77.4 dBA Lmax at the nearest sensitive receptor, a single-family detached residential dwelling unit located approximately 110 feet to the east, during grading.

Construction noise will result in temporary and periodic increases in the ambient noise levels above the existing within the Project vicinity. In order to minimize this impact, the County of Riverside has adopted Ordinance 847 which limits construction to between the hours of 6:00 AM to 6:00 PM during the months of June through September and between the hours of 7:00 AM and 6:00 PM during the months of October through May. Construction is anticipated to occur during the permissible hours according to the County's Code. Adherence to these hours for construction activities, and implementation of the best management construction practices that are included in the Project description will minimize construction noise impacts. Impacts related to construction noise would be less than significant.

Compliance with the General Plan, Noise Ordinance, and Applicable Standards

Development of the proposed Project will not result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.

The County of Riverside General Plan has set forth goals and policies regarding noise/land use compatibility and established stationary noise standards to prevent noise nuisances between land uses and to minimize impacts related to construction noise.

Project Construction Noise

County of Riverside Ordinance 847

As discussed previously, the County of Riverside has adopted Ordinance 847 which limits construction to between the hours of 6:00 AM to 6:00 PM during the months of June through September and between the hours of 7:00 AM and 6:00 PM during the months of October through May. The proposed Project would comply with the County's construction regulations. Therefore, construction noise would not result in an impact related to the exposure of persons to or generation of noise levels in excess of regulations.

Project Operational Noise

County of Riverside General Plan Noise Element

As discussed previously, the Riverside County Office of Industrial Hygiene has established noise standards for stationary noise sources that apply to Project generated operational noise. These standards have been incorporated into the Noise Element of the General Plan.

As shown on Figures 5 and 6 of the Noise Impact Analysis (Ganddini Group 2018), the modeled future operational noise levels are expected to range between 56 and 59 dBA Leq along the western property lines at the nearest sensitive receptors (single-family detached residential dwelling units). Project operational noise is not expected to exceed either the County daytime exterior noise standard of 65 dBA Leq or the County nighttime exterior noise standard of 45 dBA Leq. Operations of the proposed Project would not result in the exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance.

Project Construction and operation will result in short-term construction noise, long-term operational noise and offsite traffic noise. The project site has been mass graded. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project noise impacts. Temporary and permanent increases in noise levels will not exceed the noise levels projected in Final EIR 255 and its addendum. Therefore, the proposed Project will not result in the generation of new noise impacts beyond those previously approved for the Project.

b) Less than Significant Impact. Construction activity can result in varying degrees of ground vibration, depending on the equipment used on site. Operation of construction equipment causes ground vibrations that spread through the ground and diminish in strength with distance. Buildings respond to these vibrations with varying results ranging from no perceptible effects at the low levels to slight damage at the highest levels. Table N-3 gives approximate vibration levels for particular construction activities. This data provides a reasonable estimate for a wide range of soil conditions.

**Table N-3
Vibration Source Levels for Construction Equipment¹**

Equipment	Peak Particle Velocity (inches/second) at 25 feet	Approximate Vibration Level LV (dVB) at 25 feet
Pile driver (impact)	1.518 (upper range)	112
	0.644 (typical)	104
Pile driver (sonic)	0.734 upper range	105
	0.170 typical	93
Clam shovel drop (slurry wall)	0.202	94
Hydromill	0.008 in soil	66
(Slurry wall)	0.017 in rock	75
Vibratory Roller	0.21	94
Hoe Ram	0.089	87
Large bulldozer	0.089	87
Caisson drill	0.089	87
Loaded trucks	0.076	86
Jackhammer	0.035	79
Small bulldozer	0.003	58

¹ Source: Transit Noise and Vibration Impact Assessment, Federal Transit Administration, May 2006.

The nearest existing structure to the Project site is located approximately 110 feet to the east of the Project site. As shown in Table N-4, the threshold at which there may be a risk of architectural damage to normal houses with plastered walls and ceilings is 0.20 PPV in/second. Primary sources of vibration during construction would be from bulldozers. As shown in Table N-3, a large bulldozer could produce up to 0.089 PPV at 25 feet. At a distance of 110 feet, a bulldozer would yield a worst-case 0.01 PPV (in/sec) which is below the level at which groundborne vibration becomes annoying, and below any risk of architectural damage. Temporary vibration levels associated with Project construction would be less than significant.

**Table N-4
Typical Human Reaction and Effect on Buildings Due to Groundborne Vibration¹**

Vibration Level Peak Particle Velocity (PPV)	Human Reaction	Effect on Buildings
0.006–0.019 in/sec	Threshold of perception, possibility of intrusion	Vibrations unlikely to cause damage of any type
0.08 in/sec	Vibrations readily perceptible	Recommended upper level of vibration to which ruins and ancient monuments should be subjected
0.10 in/sec	Level at which continuous vibration begins to annoy people	Virtually no risk of “architectural” (i.e., not structural) damage to normal buildings
0.20 in/sec	Vibrations annoying to people in buildings	Threshold at which there is a risk to “architectural” damage to normal dwelling – houses with plastered walls and ceilings
0.4–0.6 in/sec	Vibrations considered unpleasant by people subjected to continuous vibrations and unacceptable to some people walking on bridges	Vibrations at a greater level than normally expected from traffic, but would cause “architectural” damage and possibly minor structural damage

¹ Source: California Department of Transportation. Transportation and Construction Vibration Guidance Manual, Chapter 6 Tables 5 and 12, September 2013.

Project Construction will result in short-term ground vibration from earth moving and construction equipment. The project site has been mass graded. Much of the ground-borne vibration and noise has already occurred. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project ground-borne vibration and noise impacts. Temporary and permanent increases in ground-borne vibration and noise levels will not exceed the ground-borne vibration and noise levels projected in Final EIR 255 and its addendum. Therefore, the proposed Project will not result in the generation of new ground-borne vibration and noise impacts beyond those previously approved for the Project.

Existing Plans, Programs or Policies: There are no PPP’s related to noise effects by the Project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
PALEONTOLOGICAL RESOURCES				
28. Paleontological Resources				
a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source:

- Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Background and Conclusion:

Final EIR 255 evaluated the environmental impact that will result from development of Specific Plan 229A1. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The Project site has been mass graded in anticipation of commercial development. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

Findings of Fact:

a) No Impact. Potential impacts to paleontological resources and unique geological features were addressed in Final EIR 255. The site contains no unique paleontological resources or geological features. The site has been mass graded. The proposed Project will not directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature.

Existing Plans, Programs or Policies: There are no PPP's related to paleontological resources.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>

Sources:

- Project Application Materials
- GIS database
- Riverside County General Plan Housing Element

Background and Conclusion:

Final EIR 255 evaluated the environmental impact that will result from development of Specific Plan 229A1. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The Project site has been mass graded in anticipation of commercial development. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

Findings of Fact:

a-c) No Impact. The Project site occupies the southern portion of Planning Area 1 within the Boulder Springs Specific Plan. Planning Area 1 is zoned for commercial development. The Boulder Springs Specific Plan is the master land use plan for development of lands within the boundaries of the Boulder Springs Specific Plan. The mixture of land uses within the Boulder Springs Specific Plan, their spatial relationships to one another and their compatibility with adjacent existing and proposed land uses have been determined to be compatible by the County at the time of approval of the HB Ranches Specific Plan 229 and again when the County approved Amendment #1 to the Specific Plan (which renamed the Specific Plan the "Boulder Springs Specific Plan"). Fifteen (15) acres of commercial land use was included within the Boulder Springs Specific Plan to meet the needs of the future residents within the Specific Plan.

The Project site has been mass graded in anticipation of commercial development. Development of the proposed Project will provide neighborhood serving commercial uses in close proximity to existing and proposed residential uses. The proposed Project will not displace existing people of housing, create a demand for additional housing, or induce substantial unplanned population growth either directly or indirectly.

Existing Plans, Programs or Policies: There are no PPP's related to population and housing.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:

30. Fire Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Sources:

- Riverside County General Plan Safety Element
- Riverside County Fire Department website: www.rvcfire.org

Background and Conclusion:

Final EIR 255 evaluated the environmental impact that will result from development of Specific Plan 229A1. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

Findings of Fact:

a) Less than Significant Impact. The Project site is located within three (3) miles of two Riverside County Fire Stations, listed below:

- Riverside County Station 4 (Lake Mathews Station), located at 16453 El Sobrante Road, Riverside, CA 92503, approximately 2.5 miles by road from the Project site.
- Riverside County Station 59 (Mead Valley Station), located at 21510 Pinewood Street, Perris, CA 92570, approximately 2.75 miles by road from the Project site.

Implementation of the proposed Project would be required to adhere to the Uniform Fire Code, as included in the County's Municipal Code Section 8.32 and would be reviewed by the County's Department of Building and Safety to ensure that project plans meet the fire protection requirements.

The new commercial structures and increase in employees that would occur from implementation of the proposed Project on the currently vacant site would result in an incremental increase in demand for fire protection and emergency medical services. However, the increase in people onsite is limited and would not increase demands such that provision of a new or physically altered fire station would be required that could cause environmental impacts. Therefore, impacts related to fire protection services from the proposed Project would be less than significant.

In addition, Riverside County Ordinance 659 sets forth policies, regulations and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. This includes fees for fire facilities for every acre of new commercial and industrial use, as included by PPP PS-1, listed below. Overall, impacts related to fire services from implementation of the proposed Project would be less than significant.

Existing Plans, Programs or Policies: Plans, Programs and Policies are adopted to insure that a project's potential impacts on the environment are minimized. Plans, Programs and Policies are not mitigation measures. The following Plans, Programs and Policies are applicable to the proposed Project.

PPP PS-1: Ordinance No. 659: Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance.

Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance and it establishes the authorized uses of the fees collected.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
31. Sheriff Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources:

- Riverside County General Plan
- Riverside County Sheriff Department website: www.riversidesheriff.org
- FEIR 255

Background and Conclusion:

Final EIR 255 evaluated the environmental impact that will result from development of Specific Plan 229A1. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

Findings of Fact:

a) Less than Significant Impact. The Project site is located 8.5 miles by road from the Riverside County Sherriff Department station located in the City of Perris (137 N. Perris Blvd. Suite A, Perris, CA 92570), which currently serves the project region.

The proposed Project would result in additional onsite employees and goods that could create the need for sheriff services. Crime and safety issues during project construction may include theft of building materials and construction equipment, malicious mischief, graffiti and vandalism. Operation of the commercial use is anticipated to generate a typical range of sheriff service calls, such as burglaries, thefts and employee disturbances.

However, to reduce the need for law enforcement services, security concerns are addressed in the Project design by providing low-intensity security lighting and security cameras. Pursuant to the County's existing permitting process, the Sheriff's Department would review and approve the site plans to ensure that crime prevention and emergency access measures are incorporated appropriately to provide a safe environment.

Although an incremental increase could occur from implementation of the Project, the need for law enforcement services from the Project would not result in the need for new or physically altered sheriff facilities. Thus, substantial adverse physical impacts associated with the provision of new or expanded facilities would not occur and impacts would be less than significant.

In addition, Riverside County Ordinance 659 sets forth policies, regulations and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. This includes fees for sheriff facilities per every acre of new

commercial and industrial use, as included by PPP PS-1, listed below. Overall, impacts related to Sheriff Services from implementation of the proposed Project would be less than significant.

Existing Plans, Programs or Policies: **PPP PS-1:** Ordinance No. 659 (Listed in response 30).

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
32. Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources:

- Val Verde School District correspondence
- FEIR 255

Background and Conclusion:

Final EIR 255 identified impacts to schools as an Unavoidable Adverse Impact that will result from development of Specific Plan 229A1. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

Findings of Fact:

a) Less than Significant Impact. The Project is a commercial project that would not directly generate students. As described previously, the proposed Project is designed to serve the needs of the Boulder Springs Specific Plan and immediate Project vicinity. The employees needed to operate the commercial uses are anticipated to come from within the Project region.

All projects within the County, including the proposed Project, is required to pay School Mitigation Impact fees, as included by PPP-PS-2, listed below. Overall, impacts related to schools would be less than significant.

Existing Plans, Programs or Policies: Plans, Programs and Policies are adopted to insure that a project's potential impacts on the environment are minimized. Plans, Programs and Policies are not mitigation measures. The following Plans, Programs and Policies are applicable to the proposed Project.

PPP PS-2: School Mitigation: Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall provide payment of the appropriate fees set forth by the Val Verde Unified School related to the funding of school facilities pursuant to Government Code Section 65995 et seq.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
33. Libraries	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources:

- Riverside County General Plan
- FEIR 255

Background and Conclusion:

Final EIR 255 evaluated the environmental impact that will result from development of Specific Plan 229A1. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

Findings of Fact:

a) Less than Significant Impact. The proposed Project is a commercial use that would not directly generate a substantial new population that would utilize libraries. As described previously, the employees needed to operate the proposed Project are anticipated to come from the Project region and commute to the Project site. Substantial usage of library facilities is not anticipated to occur. Overall, impacts related to libraries from implementation of the proposed Project would be less than significant.

Additionally, Riverside County Ordinance 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. This includes fees for library facilities per every acre of new commercial and industrial use, as included in by PPP PS-1.

Existing Plans, Programs or Policies: **PPP PS-1:** Ordinance No. 659 (Listed previously in response 30).

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
34. Health Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources:

- Riverside County General Plan
- FEIR 255

Background and Conclusion:

Final EIR 255 evaluated the environmental impact that will result from development of Specific Plan 229A1. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

Findings of Fact:

a) Less than Significant Impact. The proposed Project is a commercial use that would not directly generate a substantial new population that would need health services. As described previously, the employees needed to operate the proposed Project are anticipated to come from the Project region. The proposed Project is not anticipated to generate substantial need for health services. Impacts related to health services from implementation of the proposed Project would be less than significant.

Existing Plans, Programs, or Policies: There are no PPP's related to health services.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
RECREATION Would the project				
35. Parks and Recreation				
a) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources:

- FEIR 255
- Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications)
- Ord. No. 659 (Establishing Development Impact Fees)
- Parks & Open Space Department Review

Background and Conclusion:

Final EIR 255 evaluated the environmental impact that will result from development of Specific Plan 229A1. All required studies were completed and approved, and all required permits were obtained prior

to mass grading. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

Findings of Fact:

a-b) Less than Significant Impact. The proposed Project would develop commercial uses. The Project does not include development of recreational facilities. The proposed Project is not anticipated to result in an influx of new residents. The employees needed to operate the proposed commercial uses are anticipated to come from the region. Thus, the proposed Project would not generate a substantial population that would require construction or expansion of recreational facilities or a significant use of existing neighborhood or regional parks and recreation facilities such that substantial physical deterioration would occur or be accelerated. Project impacts would be less than significant.

Riverside County Ordinance No. 659 sets forth policies, regulations and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. This includes fees for park and recreation facilities per every acre of new commercial and industrial use, as included by PPP PS-1.

c) No Impact. The Project site is not located within a CSA or recreation park district with a Community Park and Recreation Plan. Thus, no impacts related to a park district or recreation plan would occur from implementation of the proposed Project.

Existing Plans, Programs or Policies: **PPP PS-1:** Ordinance No. 659 (Listed previously in response 30).

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources:

- Riverside County General Plan Figure C-6 Trails and Bikeway System
- Riv. Co. Open Space and Conservation Map for Western County trail alignments
- Specific Plan 255A1
- FEIR 255 and its Addendum

Background and Conclusion:

Specific Plan 229A1 includes recreational trails. Final EIR 255 evaluated the environmental impact that will result from development of Specific Plan 229A1. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The proposed Project is consistent with

Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

Findings of Fact:

a) No Impact. There are no existing recreational trails within or adjacent to the Project site. The Project does not include the construction or expansion of a trail system. The proposed Project will have no impact to recreational trails.

Existing Plans, Programs or Policies: There are no PPP's related to recreational trails.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
TRANSPORTATION/TRAFFIC Would the project				
37. Circulation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

otherwise substantially decrease the performance or safety of such facilities?

Sources:

- Riverside County General Plan
- Boulder Springs Specific Plan 229A1
- FEIR 255
- Cajalco + Wood Project Traffic Impact Analysis (Revised) prepared by Kunzman Associates, Inc., July 17, 2019 (2019 TIA)

Background and Conclusion:

Final EIR 255 identified change in traffic levels as an Unavoidable Adverse Impact that will result from development of Specific Plan 229. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The Project site has been mass graded in anticipation of commercial development. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts.

The 1988 H. B. Ranches Specific Plan proposed construction and operation of 1,431 residential units, 15 acres of commercial, a 10-acre elementary school site and over 100 acres of open space/riparian habitat. EIR 255 states on page 73 that “The project will generate traffic in the project vicinity. Increased levels will necessitate area road improvements.” Traffic-related impacts associated with the Specific Plan stated that “For future traffic conditions, roadways in the vicinity of the site will operate within acceptable levels, with improvements.” Improvements included traffic signals at the intersections of Wood Road at Cajalco Road, Loop A at Cajalco Road, Loop B at Cajalco Road, and Clark Street at Cajalco Road. The intersections of Wood Road at Cajalco Road and Clark Street at Cajalco Road are currently signalized. The Loop A and Loop B roadways have been redesigned with changes in traffic patterns since the H.B. Ranches Traffic Study prepared by Kunzman Associates, December 23, 1987, and therefore no longer meet the traffic signal requirements as identified in the aforementioned traffic study.

The following mitigation measure for Specific Plan traffic impacts is listed in adopting Resolution 88-476.

Mitigation: The Road Department has specified Conditions of Approval. Road improvements within the project boundaries shall be built according to Road Department requirements. The applicant shall participate in the Traffic Signal Mitigation Program and other measures as required by the Road Department.

The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts. The Project includes the following road improvements:

1. Wood Road at Project North Access: Construct a traffic signal.
2. Wood Road at Cajalco Road: Construct a second westbound through lane and receiving lane.
3. Alexander Street at Cajalco Road: Construct a second westbound through lane and receiving lane.

Traffic Threshold: The project site is located in a Community Development area. As described in the Riverside County General Plan Policy C 2.1, LOS D may be allowed in Community Development areas. Thus, the LOS threshold is LOS D.

Traffic Study Area and Existing Conditions: The roadways included in the 2018 Traffic Impact Analysis (TIA) study area include Harley John Road, Smith Road, Wood Road, Alexander Street, Mariposa Avenue, Markham Street, Carpinus Drive and Cajalco Road. To identify existing traffic conditions, traffic counts at the study intersections were conducted in December 2014 and July 2018. As shown in Table 1 of the 2018 TIA, the study intersections are currently operating within acceptable LOS D or better during the weekday morning and evening peak hours under Existing Conditions. Therefore, the Project's impacts to traffic will be less than significant. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

Findings of Fact:

a) Less than Significant Impact. The proposed Project would develop and operate a fast-food restaurant with drive-through totaling 3,200 square feet, 42,683 square feet of commercial retail and a 16 fueling position service station with convenience market on the Project site. As shown in Table 2 in the 2018 TIA, the proposed Project would generate a total of approximately 3,703 daily trips; 230 would occur in the morning peak hour and 317 would occur during the evening peak hour.

Based on the location of the proposed Project, it is likely that most regional project trips would utilize Cajalco Road to travel east or west and Wood Road to travel north. The remaining local trips would utilize local streets to travel to/from nearby neighborhoods.

Existing Plus Project:

An intersection operations analysis was conducted for the study area to evaluate the Existing Plus Project weekday morning and evening peak hour conditions with the Project. As shown in Table 4 of the 2018 TIA, the intersection of Wood Road/Cajalco Road would deteriorate from LOS D to LOS F during the morning peak hour with addition of the Project trips. However, the study intersections are forecast to operate at satisfactory LOS D or better during the weekday morning and evening peak hours with the addition of a westbound through lane (consistent with the Riverside County General Plan Circulation Element) at the intersection of Wood Road/Cajalco Road. Therefore, impacts would be less than significant in the Existing Plus Project condition.

Existing Plus Ambient Growth Plus Project:

Existing Plus Ambient Growth Plus Project traffic volumes were determined by adding a growth rate of 2 percent per year to the Existing traffic volumes. These traffic volumes were then added to the vehicular trips that would be generated by the proposed Project to determine Existing Plus Ambient Growth Plus Project traffic volumes. As shown in Table 5 of the 2018 TIA, the intersection of Wood Road/Cajalco Road would deteriorate from LOS D to LOS F during the morning peak hour with addition of growth and the Project trips and the intersection of Alexander Street/Cajalco Road would deteriorate from LOS D to LOS E during the morning peak hour with addition of growth and the Project trips. However, the study intersections are forecast to operate at satisfactory LOS D or better during the weekday morning and evening peak hours with the addition of a westbound through lane (consistent with the Riverside County General Plan Circulation Element) at the intersections of Wood Road/Cajalco Road and Alexander Street/Cajalco Road. Therefore, impacts would be less than significant in the Existing Plus Ambient Growth Plus Project condition.

b) No Impact. Every County in California is required to develop a Congestion Management Program (CMP) that looks at the links between land use, transportation and air quality. The Riverside County Transportation Commission (RCTC) prepares and periodically updates the Riverside County CMP to

meet federal Congestion Management System guidelines as well as State CMP legislation. The Riverside County CMP does not require traffic impact assessments for development projects such as the proposed Project. However, the CMP does require that local agencies prepare a deficiency plan if proposed development impacts cause the LOS on a CMP facility to fall to below the LOS E standard. As described in the response above, the study intersections are not projected to exceed LOS D with Riverside County General Plan Circulation Element improvements and thus, would not fall below LOS E. Therefore, the proposed Project would not result in a conflict with an applicable CMP and impacts would not occur.

c) No Impact. As described above, the proposed Project is approximately five miles from the March Air Reserve Base. Due to the distance, the proposed Project would not result in a change in air traffic patterns and impacts would not occur.

d) No Impact. There are no navigable waterways in the vicinity of the Project site. Thus, the Project would not alter waterborne traffic. The proposed Project is 4 miles from the railroad that parallels the I-215 Freeway. Due to the distance, the proposed Project would not alter railroad traffic. In addition, as described above, the proposed Project is approximately 5 miles from the March Air Reserve Base. Due to the distance, the proposed Project would not alter air traffic and impacts would not occur.

e) Less than Significant Impact. The proposed Project includes only commercial retail uses. There are no proposed uses that would be incompatible. The proposed Project would also not increase any hazards related to a design feature. Operation of the proposed Project would involve delivery trucks entering and exiting the Project site from Wood Road via driveways designed to accommodate delivery trucks. Passenger vehicles would enter and exit the site using the same driveways. The on-site circulation design prepared for the proposed Project provides fire truck accessibility and turning ability throughout the site. Thus, impacts related to vehicular circulation design features from the proposed Project would be less than significant. In addition, as shown in Tables 4, 5, and 6 of the 2018 TIA, project driveways are forecast to operate at acceptable LOS during the morning and evening peak hours for all project traffic conditions. Based on the LOS and the design of the driveways, vehicles and delivery trucks entering and exiting the Project site would be able to do so without undue congestion. As such, Project access would be adequate and impacts related to hazardous design features would be less than significant.

f) Less than Significant Impact. The proposed Project would not result in the altered need for road maintenance. However, as described above, the proposed Project would generate a total of approximately 3,703 daily trips, which would contribute to the need for regular maintenance of roads. To provide for public facility maintenance needs, Riverside County Ordinance No. 659 sets forth policies, regulations and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. This includes fees for road improvements and maintenance, which are levied per every acre of new commercial and industrial use, as included in PPP PS-1. In addition, the taxes generated from the proposed uses on the Project site would support regular road maintenance. Thus, the proposed Project would provide funding for future roadway maintenance needs. Impacts related to roadway maintenance needs would be less than significant.

g) Less than Significant Impact. As described above, implementation of the proposed Project in the Existing condition, in 2018, and in the Cumulative 2020 conditions would not generate significant traffic impacts. As described in the Project Description, the construction of the proposed Project is anticipated to take approximately 18 months and would include transportation of equipment, materials and workers to/from the Project site. The short-term construction related vehicular trips would result in fewer daily and peak hour trips than were evaluated in the 2018 TIA. Therefore, traffic impacts related to construction activities would be less than significant.

h) Less than Significant Impact. The proposed construction activities, including equipment and supply staging and storage, would largely occur within the Project site and would not restrict access of emergency vehicles to the Project site or adjacent areas. During construction of the driveways to Wood Road, a minimum of one lane would remain open to ensure adequate emergency access to the Project area and vicinity and impacts related to interference with an adopted emergency response of evacuation plan during construction activities would be less than significant.

Operation of the proposed Project would also not result in inadequate emergency access. Direct access to the Project site would be provided from Wood Road, which is adjacent to the Project site. The proposed Project would also be required to design and construct internal access and provide fire suppression facilities (e.g., hydrants and sprinklers) in conformance with the County Municipal Code. The Riverside County Fire Department would review the development plans prior to approval to ensure adequate emergency access pursuant to the requirements in the Uniform Fire Code and Section 503 of the California Fire Code (Title 24, California Code of Regulations Part 9). As such, the proposed Project would not result in inadequate emergency access, and impacts would be less than significant.

i) Less than Significant Impact. There are no bicycle lanes or public transit routes located adjacent to the Project. A sidewalk is provided on Wood Road adjacent to the Project site. The proposed Project would not alter any existing off-site bicycle or pedestrian facilities. Development of the commercial retail uses is not expected to significantly increase bicycle, pedestrian or transit trips. Therefore, the proposed Project would not result in conflicts related to public transit, bicycle or pedestrian facilities and impacts would not occur.

Existing Plans, Programs or Policies: **PPP PS-1:** Ordinance No. 659 (Listed previously in response 36).

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
38. Bike Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Include the construction or expansion of a bike system or bike lanes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source:

- Riverside County General Plan

Background and Conclusion:

Final EIR 255 identified change in traffic levels as an Unavoidable Adverse Impact that will result from development of Specific Plan 229. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The Project site has been mass graded in anticipation of commercial development. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts.

There are no existing recreational trails within or adjacent to the project site. A multi-purpose trail exists north of the project site along Carpinus Drive. Additional trails are identified within the Boulder Springs Specific Plan. The Project will comply with County Ordinance No. 659. Therefore, the Project's impacts to bike trails will be less than significant. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the

severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

Findings of Fact:

a) Less than Significant Impact. The Project site is surrounded by roadways, developed lands and undeveloped parcels that were previously used for agriculture. There are no existing recreational trails within or adjacent to the Project site. A multi-purpose trail exists north of the Project site along Carpinus Drive. Additional trails are identified within the Boulder Springs Specific Plan.

Riverside County Ordinance 659 sets forth policies, regulations and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. This includes fees for open space and recreational trail facilities per every acre of new commercial and industrial use, as included by PPP PS-1.

Existing Plans, Programs or Policies: **PPP PS-1:** Ordinance No. 659 (Listed previously in response 36).

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
TRIBAL CULTURAL RESOURCES Would the project				
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? (In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1 the lead agency shall consider the significance of the resource to a California Native American tribe.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources:

- County Archaeologist
- AB52 Tribal Consultation
- Project Application Materials

Background and Conclusion:

Final EIR 255 identified impacts to archaeology as an Unavoidable Adverse Impact that will result from development of Specific Plan 229A1. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The Project site has been mass graded in anticipation of commercial development. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts.

In compliance with Assembly Bill 52 (AB52), notices regarding this Project were mailed to eight requesting tribes on August 03, 2017. Consultations were requested by the Soboba Band of Luiseno Indians, the Pechanga-Temecula Band of Luiseno Mission Indians and the Rincon Band of Luiseno Indians. Based on the information gathered by Planning and the information provided by the consulting tribes, Planning has concluded that this proposed Project poses no potential for a significant impact to Tribal Cultural Resources as defined in Section 21073 of the Public Resources Code. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

Findings of Fact:

a-b) No Impact. In compliance with Assembly Bill 52 (AB52), notices regarding this Project were mailed to eight requesting tribes on August 03, 2017. Consultations were requested by the Soboba Band of Luiseno Indians, the Pechanga-Temecula Band of Luiseno Mission Indians and the Rincon Band of Luiseno Indians. Consultation was not requested by the Ramona Band of Indians, the Quechan Indian Nation, the Pala Band of Mission Indians, the Colorado River Indian Tribes, the Morongo Band of Mission Indians or the Cahuilla Band of Indians.

Consultation with Pechanga was initiated on September 26, 2017 and this Project was discussed. The tribe informed Planning that they had been present during the prior grading of the property and would not be requesting monitoring for this Project. No Tribal Cultural Resources were identified by the tribe. Draft conditions of approval were sent to the tribe on September 28, 2017 and the final conditions of approval were provided to the tribe on April 04, 2018, concluding consultation.

A letter was received from the Rincon tribe dated August 22, 2017 informing Planning that the tribe had knowledge of one place name associated with the Project area. On September 06, 2017 the previous monitoring report was provided to the tribe. This Project was discussed in a meeting held on October 04, 2017. No Tribal Cultural Resources were identified by the tribe. The final conditions of approval were provided to the tribe on April 04, 2018, concluding consultation.

On September 06, 2017 the previous monitoring report was provided to the Soboba tribe. A face-to-face meeting was held on November 22, 2017 in which this Project was discussed. No tribal cultural resources were identified by the tribe. The final conditions of approval were provided to the tribe on April 04, 2018, concluding consultation.

Hence, based on the information gathered by Planning and the information provided by the consulting tribes, Planning has concluded that this proposed Project poses no potential for a significant impact to Tribal Cultural Resources as defined in Section 21073 of the Public Resources Code because there are no Tribal Cultural Resources present.

Existing Plans, Programs or Policies: There are no PPPs related to tribal cultural resources.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
UTILITY AND SERVICE SYSTEMS Would the project				
40. Water				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage systems whereby the construction or relocation would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources:

- Western Municipal Water District "Will Serve" letter dated March 8, 2018
- Boulder Springs Specific Plan No. 229A1
- FEIR 255

Background and Conclusion:

Final EIR 255 evaluated the environmental impact that will result from development of Specific Plan 229A1. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The Project site has been mass graded in anticipation of commercial development. Underground utilities have been constructed. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

Findings of Fact:

a-b) Less than Significant Impact. The Project site occupies the southern portion of Planning Area 1 within the Boulder Springs Specific Plan. Planning Area 1 is zoned for commercial development. The Boulder Springs Specific Plan is the master land use plan for development of lands within the boundaries of the Boulder Springs Specific Plan. "Will Serve" letters were received from Western Municipal Water District (WMWD), the public water and sewer provider for the proposed Project prior to the approval of Specific Plan 229. Utility and Service systems impacts were addressed in FEIR 255. Underground water mains were designed to serve the Boulder Springs Specific Plan prior to the issuance of the mass-grading permit. Water mains have been installed and stubbed out to Planning Area 1. Planning Area 1 has been mass graded. A letter requesting water and sewer service was submitted to WMWD as required prior to the issuance part of a Conditional Use Permit application. A letter was issued by WMWD (March 8, 2018) stating conditions under which water and sewer service would be provided. The proposed Project will comply with all conditions. The proposed Project will complete onsite water lines and pay water connection fees prior to the issuance of building permits. Therefore, the proposed Project will not result in the construction of new or expanded water, wastewater treatment, or stormwater drainage systems, whereby the construction or relocation would cause significant environmental effects beyond that anticipated by Specific Plan 255A1. The proposed Project will have sufficient water supplies available to serve the Project during normal, dry, and multiple dry years.

Existing Plans, Programs or Policies: There are no PPPs related to water.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources:

- Western Municipal Water District "Will Serve" letter dated March 8, 2018
- Boulder Springs Specific Plan No. 229A1
- FEIR 255

Background and Conclusion:

Final EIR 255 evaluated the environmental impact that will result from development of Specific Plan 229A1. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The Project site has been mass graded in anticipation of commercial development. Underground utilities have been constructed. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

Findings of Fact:

a-b) Less than Significant Impact. The Project site occupies the southern portion of Planning Area 1 within the Boulder Springs Specific Plan. Planning Area 1 is zoned for commercial development. The Boulder Springs Specific Plan is the master land use plan for development of lands within the boundaries of the Boulder Springs Specific Plan. "Will Serve" letters were received from Western Municipal Water District (WMWD), the public water and sewer provider for the proposed Project prior to the approval of Specific Plan 229. Utility and Service systems impacts were addressed in FEIR 255. Underground sewer mains were designed to serve the Boulder Springs Specific Plan prior to the issuance of the mass-grading permit. A sewer main beneath the Cajalco Road ROW was constructed and stubbed out to serve Planning Area 1. Planning Area 1 has been mass graded. A letter requesting water and sewer service was submitted to WMWD as required prior to the issuance part of a Conditional Use Permit application. A letter was issued by WMWD (March 8, 2018) stating conditions under which water and sewer service would be provided. The proposed Project will comply with all conditions. The proposed Project will complete onsite sewer lines and pay sewer connection fees prior to the issuance of building permits. Therefore, the proposed Project will not result in the construction of new wastewater treatment facilities or expansion of existing facilities, whereby the construction of which would cause

significant environmental effects. Adequate sewer capacity is available to serve the Project demand in addition.

Existing Plans, Programs or Policies: There are no PPPs related to sewer.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
42. Solid Waste				
a) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, of otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Comply with federal, state, and local management and reduction statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources:

- Riverside County General Plan
- Riverside County Waste Management District correspondence
- Boulder Springs Specific Plan No. 229A1
- FEIR 255

Background and Conclusion:

Final EIR 255 evaluated the environmental impact that will result from development of Specific Plan 229A1. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

Findings of Fact:

a-b) Less than Significant Impact. The Project site occupies the southern portion of Planning Area 1 within the Boulder Springs Specific Plan. Planning Area 1 is zoned for commercial development. The Boulder Springs Specific Plan is the master land use plan for development of lands within the boundaries of the Boulder Springs Specific Plan. Disposal of solid waste from the Specific Plan was addressed in Specific Plan 229 and FEIR 255. Impacts to landfills were addressed in FEIR 255. The solid waste generated by the Boulder Springs Specific Plan has been incorporated into the long-term development projections for County landfills at the time of Specific Plan approval.

The proposed Project will comply with all regulations related to solid waste. All solid waste-generating activities within the County are subject to the requirements set forth in AB 939 that requires diversion of a minimum of 50 percent of solid waste. In addition, after 2020 all development would be required to divert 75 percent of solid waste pursuant to state regulations. Implementation of the proposed Project

would be consistent with all state regulations. All projects in the County undergo development review prior to permit approval, which includes an analysis of project compliance with these programs. Therefore, impacts related to compliance with solid waste regulations would not occur.

Existing Plans, Programs or Policies: There are no PPPs related to solid waste.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
43. Utilities				
Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; whereby the construction or relocation would cause significant environmental effects?				
a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources:

- Riverside County General Plan
- Boulder Springs Specific Plan No. 229A1
- FEIR 255

Background and Conclusion:

Final EIR 255 evaluated the environmental impact that will result from development of Specific Plan 229A1. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The Project site has been mass graded in anticipation of commercial development. Underground utilities have been constructed. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

Findings of Fact:

a-g) Less than Significant Impact. The Project site is vacant. Underground backbone utilities were installed prior to mass grading. The Project site does not currently generate a demand for utilities. Implementation of the proposed Project would result in an incremental increase in demand for electricity, natural gas, communication systems, street lighting, maintenance of public facilities and potentially other governmental services. The Project’s demand on utilities was addressed in Specific Plan 229 and FEIR 255.

The proposed Project will connect to the existing underground utility grid that is available beneath or adjacent to the Project site. Streetlights, curb, gutter, sidewalk, water, electrical, gas and telecommunication lines already exist along Wood Rd and Cajalco Road. Backbone underground storm drains exist onsite, which drain to a storm drain along Wood Road. The proposed Project would not result in the construction or relocation of facilities that could cause significant environmental.

Existing Plans, Programs or Policies: There are no PPPs related to utilities.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>

Sources:

- On-site Inspection
- Riverside County General Plan Figure S-11 "Wildfire Susceptibility"
- Lake Mathews/Woodcrest Area Plan Wildfire Susceptibility, Figure 11

Background and Conclusion:

Final EIR 255 evaluated the environmental impact that will result from development of Specific Plan 229A1. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The Project site has been mass graded in anticipation of commercial development. The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts. None of the conditions described in California Code of Regulations, Section 15162 exist and the proposed Project will not cause any new

or increase the severity of any previously identified impacts evaluated in Final EIR 255. Analysis in support of this conclusion follows.

The Project is not located in or near a State Responsibility Area ("SRA"), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief. Therefore, the proposed Project will have no or less than significant impact on Wildfire.

Findings of Fact:

a) No Impact. The Project will comply with federal, state and county emergency response and emergency evacuation plans. Therefore, the proposed Project will not substantially impair an adopted emergency response or emergency evacuation Plan.

b) Less than significant impact. The Specific Plan was designed in compliance with emergency response plan and evacuation plans. During red-flag wind conditions project occupants could be exposed to pollutant concentrations from a wildland/urban fires. Project occupants could be subjected to temporary public safety power shut-offs. The Project site has been mass graded, on-site vegetation is limited consisting of sparse low lying vegetation. The Site represents a very low fire risk.

Once developed, the Project will have improved emergency access, an on-site fire hydrant system and all structures will be constructed with fire retardant materials. Landscaping will meet the requirements of the California Fire Code and Riverside County Municipal Code. Neither the continued buildout of the Specific Plan or the proposed Project will exacerbate wildfire risks.

c) Less than significant impact. The continued buildout of the Specific Plan as well as the proposed Project will require the construction and maintenance of infrastructure, including on-site roadways and underground power lines. Much of the underground infrastructure required to serve the proposed Project was completed during mass grading operations. None of the infrastructure required for the continued buildout of the Specific Plan or the proposed Project will exacerbate fire risks or result in temporary or on-going impacts to the environment.

d) Less than significant impact. Per Riverside County building standards, the Specific Plan including the proposed Project have been designed to protect people and structures from the 100-year storm even. Neither the continued buildout of the Specific Plan or the proposed Project will expose people to significant risks from flooding, landslides.

e) Less than Significant Impact. The region is subject to wildfires. During red-flag wind conditions project occupants could be exposed to pollutant concentrations from a wildland/urban fire(s) or on-site fire. Future Project occupants could be subjected to temporary public safety power shut-offs. The continued buildout of the Specific Plan and proposed Project will comply with the California Fire Code and Riverside County Municipal Code. Once developed, the Project will have improved emergency access, an on-site fire hydrant system. All structures will be constructed with fire retardant materials. Landscaping will meet the requirements of the California Fire Code and Riverside County Municipal Code. Therefore, the continued buildout of the Specific Plan and the proposed Project will reduce the risks from exposure of people and structures either directly or indirectly, of loss, injury, or death involving wildfires to less than significant.

Existing Plans, Programs or Policies: There are no PPPs related to wildfire.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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MANDATORY FINDINGS OF SIGNIFICANCE Does the Project:

<p>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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Sources:

- Staff review
- Project Application Materials

Findings of Fact:

No Impact. The Subject Property lies within the HB Ranches/Boulder Springs Specific Plan #229A1 within Planning Area 1 which is designated for commercial development. The Subject Property has been mass graded and is devoid of native vegetation. The Subject Property has been maintained in this condition awaiting commercial development. Tribal consultation occurred in compliance with AB 52. The Project will not cause a substantial adverse change in the significance of a Tribal Cultural Resource. Therefore, implementation of the proposed Project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

<p>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)?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Sources:

- Staff review
- Project Application Materials

Findings of Fact:

No Impact. The Subject Property lies within the HB Ranches/Boulder Springs Specific Plan #229 within Planning Area 1 which is designated for commercial development. The Final Environmental Impact Report # 255 prepared for Specific Plan 229 and the CEQA Addendum prepared for Amendment #1 to the Specific Plan (SP229A1) evaluated the Specific Plan's cumulative impacts. Mitigation measures were adopted to reduce potentially significant environmental impacts to a level of less than significant. The proposed Project is consistent with the County General Plan, the Lake Mathews/Woodcrest Area Plan and Specific Plan 229A1. Environmental Analysis prepared for the proposed Project did not identify any new potential significant cumulative impacts. All potentially significant effects have been

adequately analyzed in the earlier Final Environmental Impact Report and its Addendum pursuant to applicable legal standards. New regulations (AB52 – Tribal Cultural Resources) have been adopted since the prior Final EIR, and Addendum No. 1, was approved. However, as discussed in the Environmental Assessment, as well as the updated information contained in the technical analysis for the proposed Project, none of the prior impact conclusions from the prior EIR will change, nor will there be any new potentially significant impacts or new mitigation measures required as part of this proposed Project. The Project does not have impacts, which are individually limited, but cumulatively considerable.

47. Have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

Sources:

- Staff review
- Project application

Findings of Fact:

No Impact. The Subject Property lies within the HB Ranches/Boulder Springs Specific Plan #229 within Planning Area 1 which is designated for commercial development. The Final Environmental Impact Report for Specific Plan 229 and the CEQA Addendum prepared for Amendment #1 to the Specific Plan (SP229A1) evaluated the Specific Plan’s environmental effects that could potentially cause substantial adverse effects on human beings either directly or indirectly. Mitigation measures were adopted in the Final Environmental Impact Report and its Addendum to reduce potentially significant environmental impacts to a level of less than significant. The proposed Project is consistent with the County General Plan and Specific Plan 229A1. Environmental Analysis prepared for the proposed Project did not identify any new potential significant environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly. All potentially significant effects have been adequately analyzed in the earlier Final Environmental Impact Report and its Addendum pursuant to applicable legal standards. Some changes or additions to the Final Environmental Impact Report are necessary to incorporate new regulations (AB52 – Tribal Cultural Resources) as well as the updated information contained in the technical analysis for the proposed Project, none of which will result in new potentially significant impacts or new mitigation measures. The proposed Project would not result in environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly.

VII. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). Pursuant to California Code of Regulations Section 15152 the County is using the CEQA tiering concept. This Addendum is being tiered with Final EIR 255. Final EIR 255 remains the master environmental document for development of all phases of Specific Plan #229A1.

Earlier Analyses Used, if any: FEIR 255

Location Where Earlier Analyses, if used, are available for review:

Location: County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92505

VIII. AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

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Cajalco + Wood CUP03775 & TPM37537
CEQA Addendum EA43037 - Technical Update
March 9, 2020

This update is intended to clarify road improvements required by the July 17, 2019 Traffic Impact analysis prepared as part of the Environmental Assessment (EA)/Addendum for the Project.¹

Background and Conclusion:

Final EIR 255 identified change in traffic levels as an Unavoidable Adverse Impact that will result from development of Specific Plan 229. All required studies were completed and approved, and all required permits were obtained prior to mass grading. The Project site has been mass-graded in anticipation of commercial development.

The 1988 H. B. Ranches Specific Plan proposed construction and operation of 1,431 residential units, 15 acres of commercial, a 10-acre elementary school site and over 100 acres of open space/riparian habitat. EIR 255 states on page 73 that “The project will generate traffic in the project vicinity. Increased levels will necessitate area road improvements.” Traffic-related impacts associated with the Specific Plan stated that “For future traffic conditions, roadways in the vicinity of the site will operate within acceptable levels, with improvements.” Improvements included traffic signals at the intersections of Wood Road at Cajalco Road, Loop A at Cajalco Road, Loop B at Cajalco Road, and Clark Street at Cajalco Road. The intersections of Wood Road at Cajalco Road and Clark Street at Cajalco Road are currently signalized. The Loop A and Loop B roadways have been redesigned with changes in traffic patterns since the H.B. Ranches Traffic Study prepared by Kunzman Associates, December 23, 1987, and therefore no longer meet the traffic signal requirements as identified in the aforementioned traffic study.

The following mitigation measure for Specific Plan traffic impacts is listed in adopting Resolution 88-476.

Mitigation: The Road Department has specified Conditions of Approval. Road improvements within the project boundaries shall be built according to Road Department requirements. The applicant shall participate in the Traffic Signal Mitigation Program and other measures as required by the Road Department.

The Proposed Project

The proposed Project is consistent with Specific Plan 229A1 and has been designed in compliance with all Plans, Programs and Policies to reduce Project impacts.

On July 17, 2019 an updated Traffic Impact Assessment (TIA) was prepared by the Ganddini Group Inc. for the proposed Project. The 2019 TIA updated a prior July 25, 2018 TIA prepared by Kunzman Associates Inc. prepared for the proposed Project. The 2019 TIA relied upon actual traffic counts which refined the assumptions used in earlier studies.

¹ This information replaces the information contained on page 82-83 of Addendum EA43037.

The July 2018 TIA relied on an estimate of existing roadway volumes derived from a combination of intersection turning movement counts collected in July 2018 while local schools were not in session and factored counts from December 2014 when schools were in session; this approach was later determined to provide an inaccurate representation of typical existing conditions. The updated July 2019 TIA collected new traffic counts in March 2019 while local schools were in session, thus providing a more accurate representation of existing conditions based on current and measured roadway volumes in accordance with industry accepted practice.

The following is a summary of the two reports conclusions:

2018 Traffic Impact Assessment Conclusions

The 2018 and earlier TIA studies concluded:

All Existing traffic conditions, are currently operating within acceptable Levels of Service during the peak hours;

For Existing Plus Project traffic conditions, improvements to Wood Road (NS) at: Cajalco Road (EW) were required;

For Existing Plus Ambient Growth Plus Project traffic conditions, improvements to Wood Road (NS) at: Cajalco Road (EW) and improvements to Alexander Street (NS) at: Cajalco Road were required;

For Existing Plus Ambient Growth Plus Project Plus Cumulative traffic conditions, improvements to Wood Road (NS) at: Cajalco Road (EW) and improvements to Alexander Street (NS) at: Cajalco Road were required; and

For Existing Plus Project traffic conditions, a traffic signal is projected to be warranted at the intersection of Wood Road (NS) at: Project North Access (EW).

As a result from these prior studies, the proposed Project included the following road improvements:

1. **Wood Road at Project North Access:** Construct a traffic signal.
2. **Wood Road at Cajalco Road:** Construct a second westbound through lane and receiving lane.
3. **Alexander Street at Cajalco Road:** Construct a second westbound through lane and receiving lane.
4. **Fees:** As mitigation for any potential off-site traffic impacts, the proposed project shall contribute through an adopted traffic impact fee program in addition to any fair share contributions shown within the traffic study which is not covered within this fee program. Fees typically applied are of established County of Riverside fees, Western Riverside

Council of Governments administers the Transportation Uniform Mitigation Fee (TUMF) for regional transportation improvements, local assessment district and/or community facilities district financing fee agreements.

2019 Traffic Impact Assessment Conclusions

The 2019 TIA study concluded:

For Existing traffic conditions, the intersection of Alexander Street (NS) at Cajalco Road (EW) currently operates at an unacceptable Level of Service during the morning peak hour;

for Existing Plus Project traffic conditions, improvements to Alexander Street (NS) at: Cajalco Road (EW) were required;

for Existing Plus Ambient Growth Plus Project traffic conditions, improvements to Alexander Street (NS) at: Cajalco Road (EW) were required;

for Existing Plus Ambient Growth Plus Project Plus Cumulative traffic conditions, improvements to Alexander Street (NS) at: Cajalco Road (EW) were required; and

for Existing Plus Project traffic conditions, a traffic signal is projected to be warranted at the intersection of Wood Road. (NS) at: Project North Access (EW).

As a result, the proposed Project has been amended to include the following road improvements:

1. **Wood Road at Project North Access:** Construct a traffic signal.
2. **Alexander Street at Cajalco Road:** Restripe southbound shared left/through/right turn lane to shared left/through lane. Construct southbound right turn lane with overlap.
3. **Fees:** As mitigation for any potential off-site traffic impacts, the proposed project shall contribute through an adopted traffic impact fee program in addition to any fair share contributions shown within the traffic study which is not covered within this fee program. Fees typically applied are of established County of Riverside fees, Western Riverside Council of Governments administers the Transportation Uniform Mitigation Fee (TUMF) for regional transportation improvements, local assessment district and/or community facilities district financing fee agreements.

Justification of Changes

The previous improvement at the intersection of Wood Road at Cajalco Road no longer applies based on the updated July 2019 TIA, which determined the intersection would operate within acceptable Levels of Service for existing and projected conditions as a result of the revised existing volumes based on current and measured roadway volumes collected in March 2019 in accordance with industry accepted practice. Therefore, the 2019 TIA represents a more accurate representation

of the potential traffic impacts caused by the proposed Project based on up-to-date values and traffic counts.

Based on discussions with County of Riverside engineering staff, the previously proposed improvements at Alexander Street at Cajalco Road (constructing a second westbound through lane and receiving lane) were determined to be infeasible due to right-of-way and utility line constraints; therefore, the improvements at this intersection were revised to work within existing constraints while still providing acceptable Level of Service operations.

Conclusion

The Project was revised to incorporate the required roadway improvements based on findings of the updated July 2019 TIA.

Both the 2018 and 2019 TIA studies recommended the payment of appropriate off-site traffic mitigation fees.

Based on the 2019 TIA, Project's impacts to Transportation/Traffic will be less than significant. None of the conditions described in State CEQA Guidelines section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Therefore, pursuant to State CEQA Guidelines section 15164, an addendum to Final EIR 255 remains the appropriate CEQA document.

Traffic Threshold: The Project site is located in the Lake Mathews/Woodcrest Area Plan/Community Development area. As described in the Riverside County General Plan Policy C 2.1, LOS D may be allowed in that area plan. Thus, the LOS threshold is LOS D.

Traffic Study Area and Existing Conditions: The roadways included in the 2019 Traffic Impact Analysis (TIA) study area include Harley John Road, Smith Road, Wood Road, Alexander Street, Mariposa Avenue, Markham Street, Carpinus Drive and Cajalco Road. To identify existing traffic conditions, traffic counts at the study intersections were conducted in March 2019. As shown in Table 1 of the 2019 TIA, the study intersections are currently operating within acceptable LOS D or better during the weekday morning and evening peak hours under Existing Conditions, with the exception of the Alexander Street at Cajalco Road intersection that currently operates at LOS F during the morning peak hour. As shown in Table 6 of the 2019 TIA, the intersection of Alexander Street and Cajalco Road is forecast to operate at LOS C during the peak hours with the proposed project improvement and all other study intersections are forecast to continue operating within acceptable LOS D or better. Therefore, the Project's impacts to traffic will be less than significant. None of the conditions described in State CEQA Guidelines section 15162 exist and the proposed Project will not cause any new or increase the severity of any previously identified impacts evaluated in Final EIR 255. Moreover, the key road improvements to Wood Road and Alexander Street will be completed by the Project applicant, as opposed to relying on either development impact or fair share fees, ensuring the improvements will be in place to reduce any Level of Service impacts to an acceptable level. Therefore, pursuant to State CEQA Guidelines section 15164, an addendum to Final EIR 255 remains the appropriate CEQA document.



**COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY**

Juan C. Perez
Agency Director



04/22/20, 2:31 pm

TPM37537

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TPM37537. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (TPM37537) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Project Description & Operational Limits

Tentative Parcel Map No. 37537 proposes a Schedule E parcel map to subdivide 9.79 gross acres into four (4) parcels. Parcel 1 will be 0.98 acres gross; Parcel 2 will be 3.62 acres gross, Parcel 3 will be 1.29 acres gross, and Parcel 4 will be 1.29 acres gross.

Advisory Notification. 3 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED MAP and/or EXHIBIT(S):

Tentative Parcel Map, dated September 20, 2018.

Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)
2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance (cont.)

- School District Impact Compliance
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)
 - Current California Building Code (CBC)
 - California Alcoholic Beverage Control License (type 20 ABC license and/or other required licenses)
3. Compliance with applicable County Regulations, including, but not limited to:
- Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - Ord. No. 413 (Regulating Vehicle Parking)
 - Ord. No. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
 - Ord. No. 460 (Division of Land)
 - Ord. No. 461 (Road Improvement Standards)
 - Ord. No. 655 (Regulating Light Pollution)
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise)
 - Ord. No. 857 (Business Licensing)
 - Ord. No. 859 (Water Efficient Landscape Requirements)
 - Ord. No. 915 (Regulating Outdoor Lighting)
 - Ord. No. 927 (Regulating Short Term Rentals)
 - Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)
 - County Design Guidelines
4. Mitigation Fee Ordinances
- Ord. No. 659 Development Impact Fees (DIF)
 - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
 - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
 - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

E Health

E Health. 1 ECP COMMENTS

Based on the information provided in the environmental assessment document submitted for this project and a site visit conducted by RCDEH-ECP (Riverside County Department of Environmental Health – Environmental Cleanup Program) staff and with the provision that the information was accurate and representative of site conditions, RCDEH-ECP concludes no further environmental assessment is required for this project. If previously unidentified contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

ADVISORY NOTIFICATION DOCUMENT**E Health****E Health. 2 WMWD Water and Sewer**

CUP3775 is proposing to receive potable water service and sanitary sewer service from Western Municipal Water District (WMWD). It is the responsibility of the developer to ensure that all requirements to obtain water and sewer service are met with EMWD as well as all other applicable agencies.

E Health. 3 WMWD WATER AND SEWER SERVICE

TPM37537 is proposing to receive potable water service and sanitary sewer service from Western Municipal Water District (WMWD). It is the responsibility of the developer to ensure that all requirements to obtain water and sewer service are met with EMWD as well as all other applicable agencies.

Fire**Fire. 1 0010-Fire-USE - FIRE SPRINKLERS**

New buildings 3,600 square feet and larger shall have fire sprinkler systems installed in accordance with Riverside County Ordinance 787. This includes the proposed storage buildings.

Fire. 2 0010-Fire-USE - FIRE FLOW AND HYDRANTS

Prior to building permit issuance, provide or show there exists a water system that meets the required fire flow in accordance with the California Fire Code and Riverside County Fire Department requirements. Fire hydrants shall be spaced in accordance with the California Fire Code system.

Fire. 3 Fire Review

Access - Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance 787, and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

ADVISORY NOTIFICATION DOCUMENT**Flood****Flood. 1****Flood Hazard Report**

Tentative Parcel Map (TPM) 37537 is a proposal to subdivide the existing 9.8 acres into four (4) parcels in the Lake Mathews area. The site is located on the northeast corner of Cajalco Road and Wood Road. This project is located within Boulder Springs Specific Plan (SP 229). This project is being reviewed alongside CUP 3775.

The District's Boulder Springs - Wood Road Storm Drain (project no. 2-0-00292/drawing no. 2-0366) conveys the bulk of the tributary stormwater runoff from the residential tract development to the northeast (Tract Map 33465) to Cajalco Creek located south of the site. This storm drain provides the site with protection from ordinary storm flood hazard, however a storm of unusual magnitude may cause damage. There is still runoff from a tributary area of approximately 8 acres of vacant land to the immediate north of the site. The tentative exhibit shows a proposed riser connecting to the 84-inch storm drain to collect these tributary flows.

It shall be noted that existing grading cannot be altered within the drainage easement for the 84-inch storm drain that traverses the site. The D-Load for the pipe was designed for only the amount of cover over the pipe as shown on the as-built plans. This grading restriction may be applicable to the smaller lateral storm drains that are maintained by the Transportation Department. If additional fill over the pipe is approved by the District, then a wider easement width over the pipe may result. Additionally, no inlets were constructed for the storm drain within this site. Onsite runoff can be discharged into the storm drain, but the exact location where flows will be conveyed to the storm drain will be determined by the development's grading/drainage plan. An encroachment permit from the District will be required prior to the construction of any connections to any District facility.

This project is associated with an existing District maintained facility, therefore the District will have the responsibility to process the review and approval of any hydrology or drainage studies including the preliminary and final Water Quality Management Plan (WQMP). The development of this site would generate an incremental increase in peak flow rates that could adversely impact the downstream property owners. No additional mitigation for increased runoff should be required if compliance with the Hydrological Conditions of Concern (HCOC) requirements in the WQMP are met.

The developer has submitted a preliminary Water Quality Management Plan (WQMP) dated February 2018 with the land-use application to address the impacts to water quality that the development of this site would generate. The WQMP proposes two bioretention basins to mitigate for water quality. The tentative exhibit shows all BMPs are to be located outside the District's right-of-way. Conceptually the water quality mitigation is acceptable to the District, but may need additional work at the final plan check stage.

The site is located within the bounds of the Lake Mathews Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$3,815 per acre, the fee due will be based on the fee in effect at the time of payment.

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 Flood Hazard Report (cont.)

The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks. The drainage fee is required to be paid prior to the issuance of the grading permits or issuance of the building permits if grading permits are not issued.

Any questions pertaining to this project can be directed to Michael Venable at 951.955.1248 or mlvenabl@rivco.org.

Planning

Planning. 1 0010-Planning-USE - MAINTAIN LICENSING

At all times during the conduct of the permitted use the permittee shall maintain and keep in effect valid licensing approval from Federal, State, Local, and Regulatory agencies or equivalent agency as provided by law. Should such licensing be denied, expire or lapse at any time in the future, this permit shall become null and void.

Planning. 2 0010-Planning-USE - NO RESIDENT OCCUPANCY

No permanent occupancy shall be permitted within the property approved under this tentative parcel map or conditional use permit as a principal place of residence.

Planning. 3 0010-Planning-USE - BASIS FOR PARKING

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b.c.(1).2(f.2e.1)

The proposed project (a shopping center) will consist of 263 parking spaces; including 7 ADA parking spaces and 7 electric vehicle parking spaces.

Planning. 4 0010-Planning-USE - BEER & WINE RESTRICTIONS

The following development standards shall apply to the concurrent sale of motor vehicle fuels and beer and wine for off-premises consumption:

- a. Only beer and wine may be sold.
- b. The owner and the management shall educate the public regarding driving under the influence of intoxicating beverages, minimum age for purchase and consumption of alcoholic beverages, driving with open containers and the penalty associated with violation of these laws. In addition, the owner and management shall provide health warnings about the consumption of alcoholic beverages. This educational requirement may be met by posting prominent signs, decals or brochures at points of purchase. In addition, the owner and management shall provide adequate training for all employees at the location as to these matters.

ADVISORY NOTIFICATION DOCUMENT**Planning-All****Planning-All. 1 0010-Planning-All-USE - 90 DAYS TO PROTEST**

The project developer has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of this approval or conditional approval of this project.

Planning-All. 2 0010-Planning-All-USE - HOLD HARMLESS

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following: (a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the Conditional Use Permit and Tentative Parcel Map; and, (b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the Conditional Use Permit and Tentative Parcel Map, including, but not limited to, decisions made in response to California Public Records Act requests. The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY. The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel. Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

Planning-CUL**Planning-CUL. 1 If Human Remains are found**

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.

ADVISORY NOTIFICATION DOCUMENT**Planning-CUL****Planning-CUL. 2****Unanticipated Resources**

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit. If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed: All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis. Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished. * A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to sacred or cultural importance. ** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

Planning-GEO**Planning-GEO. 1****GEO 180009 ACCEPTED**

County Geologic Report GEO No. 180009, submitted for the project CUP03775, was prepared by GeoTek, Inc., and is titled; "Updated Geotechnical Report, Proposed Retail Development, Assessor's Parcel Numbers (APNs) 321-130-053, -054, -055, and -060, Northeast Corner of Cajalco Road and Wood road, Woodcrest Area of Riverside County, California," dated March 16, 2018. GEO180009 concluded:

1. No active or potentially active fault is presently known to exist at the site nor is it situated within an "Alquist-Priolo" Earthquake Fault Zone or County of Riverside fault hazard zone.
2. The area of the proposed development is underlain by engineered fill ranging in depths from approximately 13 to 37 feet and that the near finish grade soils have a "very low" expansion potential based on laboratory testing.
3. Liquefaction is not considered to be a hazard at the subject site due to the depth of the engineered fill below the site and underlying dense material.
4. The potential for landslides is considered negligible for design purposes.
5. The potential for secondary seismic hazards such as seiche or tsunami is considered negligible due to site elevation and distance to an open body of water.

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1 GEO 180009 ACCEPTED (cont.)

GEO180009 recommended:

- 1. In areas of planned grading and improvements, the site should be cleared of vegetation, roots, and any trash and debris, and these materials should be disposed of offsite.
- 2. In the areas of the proposed buildings, the lot reprocessing should minimally consist of moisture conditioning the upper 12 inches of soil to at least optimum moisture content and then spinning off the pad.
- 3. In areas where removals may be required, a representative from this firm should observe and approve the bottom of all excavations prior to placement of additional engineered fill.

GEO No. 180009 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 180009 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

Transportation

Transportation. 1 0015 - Transportation - USE - Landscaping Required

The developer/ permit holder shall: 1) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS; 2) Ensure all landscaping is provided with California Friendly landscaping and a weather-based irrigation controller(s) as defined by County Ordinance No. 859; 3) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and, 4) Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

To ensure ongoing maintenance, the developer/ permit holder or any successor-in-interest shall: 1) Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available. 2) Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859. 3) Ensure that all landscaping is healthy, free of weeds, disease and pests.

Transportation. 2 COUNTY WEB SITE

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site: <http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

ADVISORY NOTIFICATION DOCUMENT**Transportation****Transportation. 3 CREDIT/REIMBURSEMENT 4 IMP**

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

For more information regarding the public work bidding requirements please visit the following link:

[http://rctlma.org/trans/Land-Development/Funding-Programs/Road-and-Bridge-Benefit -District-RBBD/Public-Works-Bidding-Requirements](http://rctlma.org/trans/Land-Development/Funding-Programs/Road-and-Bridge-Benefit-District-RBBD/Public-Works-Bidding-Requirements).

Transportation. 4 DRAINAGE 1

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be shown on the final map and noted as follows: "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed". The protection shall be as approved by the Transportation Department.

Transportation. 5 DRAINAGE 2

The land divider shall accept and properly dispose of all off-site drainage flowing onto or through the site. In the event the Transportation Department permits the use of streets for drainage purposes, the provisions of Article XI of Ordinance No. 460 will apply. Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, the subdivider shall provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

Transportation. 6 STD INTRO (ORD 460/461)

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 7 TS/General Condition

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County approved guidelines. We generally concur with the findings relative to traffic impacts. The General Plan circulation policies require development proposals to maintain a Level of Service 'C', except that Level of Service 'D' shall apply to all development proposals located within any of the following Area Plans: Eastvale, Jurupa, Highgrove, Reche Canyon/Badlands, Lakeview/Nuevo, Sun City/Menifee Valley, Harvest Valley/Winchester, Southwest Area, The Pass, San Jacinto Valley, Western Coachella Valley and those Community Development Areas of the Elsinore, Lake Mathews/Woodcrest, Mead Valley and Temescal Canyon Area Plans.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

Harley John Road-Smith Road (NS) at: Cajalco Road (EW)

Wood Road (NS) at: Mariposa Avenue (EW) Markham Street (EW) Carpinus Drive (EW) Project North Access (EW) Project South Access (EW) Cajalco Road (EW)

Alexander Street (NS) at: Cajalco Road (EW)

As such, the proposed project is consistent with this General Plan policy.

The associated conditions of approval incorporate mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service.

Transportation. 8 TUMF CREDIT AGREEMENT

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation Please contact (951) 955-6800 for additional information.

Waste Resources

Waste Resources. 1 0010-Waste Resources-USE - AB 1826

AB 1826 (effective April 1, 2016) requires businesses that generate 8 cubic yards or more of organic waste per week to arrange for organic waste recycling services.

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 1 0010-Waste Resources-USE - AB 1826 (cont.)

The threshold amount of organic waste generated requiring compliance by businesses is reduced in subsequent years. Businesses subject to AB 1826 shall take at least one of the following actions in order to divert organic waste from disposal:

-Source separate organic material from all other recyclables and donate or self-haul to a permitted organic waste processing facility.

-Enter into a contract or work agreement with gardening or landscaping service provider or refuse hauler to ensure the waste generated from those services meet the requirements of AB 1826.

Waste Resources. 2 0010-Waste Resources-USE - HAZARDOUS MATERIALS

Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division.

Waste Resources. 3 0010-Waste Resources-USE - LANDSCAPE PRACTICES

Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries.

Reduce the amount of green waste generated in common landscaped areas through grass recycling (where lawn clippings from a mulching type mower are left on lawn), or through on-site composting of green waste, or through the separation of green waste from other waste types to send to a composting facility.

Xeriscape and/or use drought tolerant/low maintenance vegetation in all landscaped areas of the project.

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 4 0010-Waste Resources-USE- AB 341

AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:

- Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.
- Subscribe to a recycling service with waste hauler.
- Provide recycling service to tenants (if commercial or multi-family complex).
- Demonstrate compliance with the requirements of California Code of Regulations Title 14.

For more information, please visit:
www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory

Plan: TPM37537

Parcel: 321130053

50. Prior To Map Recordation Transportation

050 - Transportation. 2 ANNEX L&LMD/OTHER DIST Not Satisfied

Prior to map recordation, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89- 1-Consolidated, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

1. Street-lights on Cajalco Road and Wood Road.
2. Street sweeping on Cajalco Road and Wood Road.

For street lighting, the project proponent shall contact the County Service Area (CSA) Project Manager who determines whether the development is within an existing CSA or will require annexation into the CSA.

If the project is outside boundaries of a CSA, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

- (1) Completed Transportation Department application. (2) Appropriate fees for annexation. (3) Two (2) sets of street lighting plans approved by Transportation Department. (4) "Streetlight Authorization" form from SCE or other electric provider.

050 - Transportation. 3 CONSTRUCT RAMP Not Satisfied

Ramps shall be constructed at 4-way intersections per Standard No. 403, sheets 1 through 7 of Ordinance 461.

050 - Transportation. 4 CORNER CUT-BACK I Not Satisfied

All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit 'C' of the Countywide Design Guidelines.

050 - Transportation. 5 Existing Maintained Not Satisfied

Cajalco Road is a paved County maintained road designated Expressway and shall be improved with 80' half width AC pavement, concrete curb and gutter (project side), 8" concrete curbed raised median, and match up asphalt concrete paving; reconstruction or resurfacing of existing paving as determined by the Director of Transportation within the existing 220' full-width (153' project side and 67' on the opposite side of centerline) dedicated right of way in accordance with modified County Standard No. 82, page (1 of 2) and (2 of 2), Ordinance 461.

NOTE:

1. A 6' sidewalk (project side) shall be constructed within the 30' parkway or as approved by director of Transportation.

Plan: TPM37537

Parcel: 321130053

50. Prior To Map Recordation

Transportation

050 - Transportation. 5 Existing Maintained (cont.) Not Satisfied

2. No access shall be allowed from Cajalco Road.

3. No Bio-swales, fossil filters and/or open drainage ditch shall be allowed within the road right-of-way.

4. All sign boards shall be moved outside the road right of way.

5. Cash-in-lieu of construction may be allowed and contribute towards the ultimate improvements of Cajalco Road.

050 - Transportation. 6 IMP PLANS Not Satisfied

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site:
<http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

050 - Transportation. 7 INTERSECTION/50' TANGENT Not Satisfied

All centerline intersections shall be at 90 degrees, plus or minus 5 degrees, with a minimum 50' tangent, measured from flowline/curbface or as approved by the Transportation Planning and Development Review Division Engineer.

050 - Transportation. 8 LIGHTING PLAN Not Satisfied

A separate street light plan is required for this project. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

050 - Transportation. 9 R- O-W DEDICATION 1 Not Satisfied

Sufficient public street right-of-way along Wood Road shall be conveyed for public use to provide for a 50 foot half-width right-of-way per County Standard No. 94, Ordinance 461.

050 - Transportation. 10 SIGNING & STRIPING Not Satisfied

A signing and striping plan is required for this project. The project proponent shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

050 - Transportation. 11 SOILS 2 Not Satisfied

The developer/owner shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.

Plan: TPM37537

Parcel: 321130053

50. Prior To Map Recordation

Transportation

050 - Transportation. 12 ST DESIGN/IMP CONCEPT Not Satisfied

The street design and improvement concept of this project shall be coordinated with CUP03775.

050 - Transportation. 13 TUMF CREDIT AGREEMENT Not Satisfied

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation. Please contact (951) 955-6800 for additional information.

050 - Transportation. 14 UTILITY PLAN Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS GRADE-USE - EASEMENTS/PERMISSION Not Satisfied

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed. A notarized letter of permission and/or recorded easement from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan. In instances where the grading plan proposes drainage facilities on adjacent offsite property, the owner/applicant shall provide a copy of the recorded drainage easement or copy of Final Map.

060 - BS-Grade. 2 0060-BS GRADE-USE - IF WQMP IS REQUIRED Not Satisfied

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the Final Water Quality Management Plan (WQMP) site plan for comparison to the grading plan.

060 - BS-Grade. 3 0060-BS GRADE-USE - IMPROVEMENT SECURITIES Not Satisfied

Prior to issuance of a Grading Permit, the applicant may be required to post a Grading and/or Erosion Control Security. Please contact the Riverside County Transportation Department at (951) 955-6888 for additional information and requirements.

Plan: TPM37537

Parcel: 321130053

60. Prior To Grading Permit Issuance

Flood

060 - Flood. 6 **Off-site Easement or Redesign (cont.)** **Not Satisfied**

submitted to the District prior to recordation of the final map or issuance of any grading/building permits. If the Applicant cannot obtain such rights, the map shall be redesigned to eliminate the need for the easement.

060 - Flood. 7 **Written Permission for Grading** **Not Satisfied**

Written permission shall be obtained from the affected property owner(s) allowing the proposed grading and/or facilities to be installed outside of the project boundaries. A copy of the written authorization shall be submitted to the District for review and approval.

Planning

060 - Planning. 1 **0060-Planning-USE - FEE STATUS** **Not Satisfied**

Prior to the issuance of grading permits for Tentative Parcel Map 37537 and Conditional Use Permit No. 3775, 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 - 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 9.79 acres (gross) in accordance with APPROVED EXHIBIT NO. A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount.

Planning-EPD

060 - Planning-EPD. 1 **0060-Planning-EPD-EPD - 30 DAY BURROWING OWL SUR** **Not Satisfied**

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

If the grading permit is not obtained within 30 days of the survey a new survey shall be required.

Plan: TPM37537

Parcel: 321130053

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 2 0060-Planning-EPD-EPD - NESTING BIRD SURVEY Not Satisfied

Breeding birds are protected under the Migratory Bird Treaty Act (MBTA) and the California Department of Fish and Game (CDFG) Code Regulation 3500 and 3800. Potential impacts to the breeding birds are significant under the California Environmental Quality Act (CEQA). In order to comply with these regulations, any future clearing, grading, or tree trimmings and tree removals occurring during the bird breeding season (February 1 to August 31) shall require a qualified biologist to conduct a nesting bird survey no more than one week prior to disturbance. All trees on the project site, whether or not they will be removed, shall be surveyed for nesting birds. A Nesting Bird Survey Report shall be submitted to the Environmental Programs Department (EPD) for review and approval.

Planning-PAL

060 - Planning-PAL. 1 PALEO PRIMP/MONITOR Not Satisfied

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1. The applicant shall retain a qualified paleontologist approved by the County to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).
2. The project paleontologist retained shall review the approved development plan and grading plan and conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for approval prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:

1. Description of the proposed site and planned grading operations.
2. Description of the level of monitoring required for all earth-moving activities in the project area.
3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
8. Procedures and protocol for collecting and processing of samples and specimens.
9. Fossil identification and curation procedures to be employed.
10. Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County "SABER Policy", paleontological fossils found in the County should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
11. All pertinent exhibits, maps and references.
12. Procedures for reporting of findings.
13. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees.

Plan: TPM37537

Parcel: 321130053

60. Prior To Grading Permit Issuance

Planning-PAL

060 - Planning-PAL. 1 PALEO PRIMP/MONITOR (cont.) Not Satisfied

The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution. All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. PG), as appropriate. One original signed copy of the report(s) shall be submitted to the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, Plan Check staff, Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP. Safeguard Artifacts Being Excavated in Riverside County (SABER)

Transportation

060 - Transportation. 1 CREDIT/REIMBURSEMENT 4 IMP Not Satisfied

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be preapproved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

For more information regarding the public work bidding requirements please visit the following link:
<http://rctlma.org/trans/Land-Development/Funding-Programs/Road-and-Bridge-Benefit-District-RBBD/Public-Works-Bidding-Requirements>.

060 - Transportation. 2 FILE L&LMD APPLICATION Not Satisfied

File an application with the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, for required annexation per 80 Trans. and 90 Trans. condition of approvals.

060 - Transportation. 3 PRIOR TO ROAD CONSTRUCT Not Satisfied

Prior to road construction, survey monuments including centerline monuments, tie points, property corners and benchmarks shall be located and tied out and corner records filed with the County Surveyor pursuant to Section 8771 of the Business & Professions Code. Survey points destroyed during construction shall be reset, and a second corner record filed for those points prior to completion and acceptance of the improvements.

060 - Transportation. 4 SUBMIT GRADING PLANS Not Satisfied

In addition to submitting grading plans to the Department of Building and Safety, the project proponent shall submit two sets of grading plans (24" x 36") to the Transportation Department for review and approval. If road right-of-way improvements are required, the project proponent shall submit street improvement plans for review and approval, open an IP account, and pay for all associated fees in order to clear this condition. The Standard plan check turnaround time is 10 working days. Approval is required prior to issuance of a grading permit.

Plan: TPM37537

Parcel: 321130053

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS GRADE-USE - NO BUILDING PERMIT WITHOUT Not Satisfied

Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department.

080 - BS-Grade. 2 0080-BS GRADE-USE - ROUGH GRADE APPROVAL Not Satisfied

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following: 1. Submitting a "Wet Signed" copy of the Grading Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project. 2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan. 3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector. 4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final. Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

E Health

080 - E Health. 1 Food Plans Not Satisfied

A total of three complete set of plans for each food establishment are needed including a fixture schedule, a finish schedule, and a plumbing schedule in order to ensure compliance with applicable California Health and Safety Code. Please contact (951)358-5172 for additional questions.

080 - E Health. 2 Hazmat Tanks Not Satisfied

Construction plans must be reviewed and approved by the Hazardous Materials Division prior to the installation of the underground storage tank (UST) system. There is a construction fee based on the number of UST's installed. Permits from the Hazardous Materials Division must be obtained for the operation of the UST's prior to occupancy.

Fire

080 - Fire. 1 Prior to permit Not Satisfied

1. Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance 787, and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

Plan: TPM37537

Parcel: 321130053

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 2 ACCESS RESTRICTION Not Satisfied

By the project's design, access on Cajalco Road shall be restricted. The project proponent shall apply under a separate application with the County Surveyor to restrict access on Cajalco Road.

080 - Transportation. 3 ANNEX L&LMD/OTHER DIST Not Satisfied

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951)955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division. Said annexation should include the following:

1. Street-lights on Cajalco Road and Wood Road.
2. Street sweeping on Cajalco Road and Wood Road.
3. Trails.

080 - Transportation. 4 ANNEX L&LMD/OTHER DIST Not Satisfied

Prior to map recordation, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89 1 Consolidated, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division for continuous maintenance within public road rights of way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

1. Landscaping along Cajalco Road and Wood Road.
2. Street lights on Cajalco Road and Wood Road.
3. Street sweeping on Cajalco Road and Wood Road.
4. Traffic signal per traffic Trans 80. and Trans 90. conditions of approval.
5. No Bio swales, fossil filters and/or open drainage ditch shall be allowed within the road right of way.
6. All sign boards shall be moved outside the road right of way.

For street lighting, the project proponent shall contact the County Service Area (CSA) Project Manager who determines whether the development is within an existing CSA or will require annexation into the CSA.

If the project is outside boundaries of a CSA, the project proponent shall contact the Transportation Department L&LMD 89 1 C Administrator and submit the following:

- (1) Completed Transportation Department application.
- (2) Appropriate fees for annexation.

Plan: TPM37537

Parcel: 321130053

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 4 ANNEX L&LMD/OTHER DIST (cont.) Not Satisfied

(3) Two (2) sets of street lighting plans approved by Transportation Department. (4) "Streetlight Authorization" form from SCE or other electric provider.

080 - Transportation. 5 CORNER CUT BACK I Not Satisfied

All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit ' C ' of the Countywide Design Guidelines.

080 - Transportation. 6 LANDSCAPING/TRAIL COM/IND Not Satisfied

Landscaping (and/or trails) within public road right of-way shall comply with Transportation Department standards, Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859 and shall require approval by the Transportation Department. Landscaping plans shall be designed within Cajalco Road and Wood Road and submitted to the Transportation Department. Plans shall be submitted on standard County format (24" x 36"). Landscaping plans shall with the street improvement plans.

080 - Transportation. 7 LIGHTING PLAN Not Satisfied

A separate street light plan is required for this project. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No . 1001.

080 - Transportation. 8 LSP - LANDSCAPE INSPECTION DEPOSIT Not Satisfied

Prior to building permit issuance, all landscape inspection deposits and plan check fees shall be paid.

080 - Transportation. 9 LSP - LANDSCAPE MINOR PLOT PLAN/PERMIT REQUIRED Not Satisfied

Prior to issuance of building permits, the developer/permit holder shall apply for a Landscape Permit (LSP) or Landscape Plot Plan (LPP) from TLMA Land Use along with applicable deposit (plan check and inspection are DBF fees).

Provide construction level landscape plans in PDF (all sheet compiled in 1 PDF file), along with an electronic transmittal memo in PDF (include Owner contact, Developer, if not the same as the owner, Project manager, person or persons most likely to inquire about the status of the plans, Landscape Architect, Principal or LA signing the plans, Landscape Architect, Project Manager, person responsible for making the corrections, if different from above), and a current set of grading plans in PDF, and submit all three PDF files on a CD (compact Disc) with application.

Drawings shall be completed on standard County Transportation Department plan sheet format (24" x 36"), 1:20 scale, with title block, north arrow, limit of work lines, hardscape features, graphic scale, and street names, etc. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

1) Landscape and irrigation working drawings "stamped" by a California certified/registered landscape architect;

Plan: TPM37537

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 9 LSP - LANDSCAPE MINOR PLOT PLAN/PERMIT REQUIRED Not Satisfied

2) Weather-based controllers and necessary components to eliminate water waste; 3) A copy of the "stamped" approved grading plans; and, 4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

- 1) Identification of all common/open space areas; 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP; 3) Shading plans for projects that include parking lots/areas; 4) The use of canopy trees (24" box or greater) within the parking areas; 5) Landscaping plans for slopes exceeding 3 feet in height; 6) Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or, 7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

Please reference Landscape Plan Checklists available online at RCTLMA.org.

NOTE: When the Landscaping Plot Plan is located within a special district such as LMD/CSA/CFD or Valleywide, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department, Landscape Section that the subject district has approved said plans. As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The Transportation Department, Landscape Section shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department, Landscape Section shall clear this condition.

080 - Transportation. 10 LSP - LANDSCAPE Within the County ROW Not Satisfied

Landscaping shall be improved for offsite/road right-of-way areas or easements adjacent to the public right-of-way areas. Irrigation cross-overs in the road shall be shown on road improvement plans. Contact the County Transportation Department, Landscape Division for further details.

080 - Transportation. 11 LSP - LANDSCAPING PROJECT SPECIFIC COA Not Satisfied

In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific conditions shall be imposed:

080 - Transportation. 12 R-O-W DEDICATION 1 Not Satisfied

Sufficient public street right of way along Wood Road shall be conveyed for public use to provide for a 50 foot half width right of way per County Standard No. 94, Ordinance 461.

080 - Transportation. 13 ST DESIGN/IMP CONCEPT Not Satisfied

The street design and improvement concept of this project shall be coordinated with TPM37537.

Plan: TPM37537

Parcel: 321130053

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 14 TS/Geometrics

Not Satisfied

The intersection of Wood Road (NS) at Cajalco Road (EW) shall be improved to provide the following geometrics:

Northbound: N/A Southbound: one left-turn lane, one right-turn lane Eastbound: one left-turn lane, one through lane Westbound: one through lane, one right-turn lane

The intersection of Wood Road (NS) at Project North Access (EW) shall be signalized and improved to provide the following geometrics:

Northbound: one through lane Southbound: one left-turn lane, one through lane Eastbound: N/A Westbound: one left-turn lane, one right-turn lane

The intersection of Wood Road (NS) at Project South Access (EW) shall be improved to provide the following geometrics:

Northbound: one shared through/right-turn lane Southbound: one through lane Eastbound: N/A Westbound: one right-turn lane NOTE: The access shall be restricted to right-in/right-out only. Left-turns are prohibited. The project proponent shall provide channelization acceptable to the Transportation Department in order to enforce this turn restriction.

or as approved by the Transportation Department.

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided.

Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

080 - Transportation. 15 TS/Signal Design

Not Satisfied

The project proponent shall be responsible for the design of traffic signal(s) at the intersections of:

Signals not eligible for fee credit: Wood Road (NS) at Cajalco Road (EW) (signal modification) Wood Road (NS) at Project North Access (EW)

or as approved by the Transportation Department.

Plan: TPM37537

Parcel: 321130053

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 15 TS/Signal Design (cont.) Not Satisfied

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal. All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

080 - Transportation. 16 TUMF CREDIT AGREEMENT Not Satisfied

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation. Please contact (951) 955-6800 for additional information.

080 - Transportation. 17 UTILITY PLAN Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles off-site in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

Waste Resources

080 - Waste Resources. 1 0080-Waste Resources-USE - RECYCLNG COLLECTION Not Satisfied

Prior to issuance of a building permit, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Department of Waste Resources for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of Waste Resources, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/façade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.

080 - Waste Resources. 2 0080-Waste Resources-USE - WASTE RECYCLE PLAN Not Satisfied

Prior to building permit issuance, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

Plan: TPM37537

Parcel: 321130053

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-BS GRADE-USE - PRECISE GRADE APPROVAL Not Satisfied

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following: 1. Requesting and obtaining approval of all required grading inspections. 2. Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas. 3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan. 4. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan. Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

E Health

090 - E Health. 1 Hazmat Clearance Not Satisfied

Obtain clearance from the Hazardous Materials Management Division. Any and all permits must be obtained prior to final.

Flood

090 - Flood. 1 0090-Flood-USE BMP - EDUCATION Not Satisfied

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial users. The developer may obtain NPDES Public Educational Program materials from the District's website: www.rcwatershed.org/about/materials-library.

The developer must provide to the District's Plan Check Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

If conditioned for a Water Quality Management Report (WQMP), a copy of the notarized affidavit must be placed in the report. The District MUST also receive the original notarized affidavit with the plan check submittal, by mail or in person in order to clear the appropriate condition. Placing a copy of the affidavit in the WQMP without submitting the original will not guarantee clearance of the condition.

090 - Flood. 2 0090-Flood-USE IMPLEMENT WQMP Not Satisfied

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the project area prior to the completion of these tasks.

Plan: TPM37537

Parcel: 321130053

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 1 ANNEX L&LMD/OTHER DIST

Not Satisfied

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights of way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89 1 Consolidated by contacting the Transportation Department at (951)955 6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division. Said annexation should include the following:

1. Landscaping along Cajalco Road and Wood Road.
2. Street lights on Cajalco Road and Wood Road.
3. Street sweeping on Cajalco Road and Wood Road.
4. Traffic signal per traffic Trans 80. and Trans 90. conditions of approval.
5. No Bio-swales, fossil filters and/or open drainage ditch shall be allowed within the road right-of-way.
6. All sign boards shall be moved outside the road right of way.

090 - Transportation. 2 CONSTRUCT RAMP

Not Satisfied

Ramps shall be constructed at 4-way intersections per Standard No. 403, sheets 1 through 7 of Ordinance 461.

090 - Transportation. 3 Existing Curb & Gutter

Not Satisfied

On existing curb and gutter, new driveway, sidewalks, and/or drainage devices within the County right-of-way, including sewer and water laterals, on Wood Road shall be constructed within the 50' half-width dedicated right-of-way in accordance with County standards, Ordinance 461. Such construction shall be shown on existing street improvement plans and approved and permitted by the Transportation Department. Process a plan revision through the Plan Check Section per Section I, Part E, page 10 of the "Policies and Guidelines" available on the Internet at: <http://rctima.org/trans/General-Information/Pamphlets-Brochures>

If you have questions, please call the Plan Check Section at (951) 955-6527.

NOTE:

1. The driveways shall be constructed in accordance with County Standard No. 207A.
2. The southerly driveway shall be a right in/right out access only. The project proponent shall provide channelization acceptable to the Transportation Department in order to enforce this turn restriction.
3. All sign boards shall be moved outside the road right of way.
4. The northerly driveway shall be a shared full access with the parcels to the north (APN: 321 130 056 & 321 130 059)
5. No Bio swales, fossil filters and/or open drainage ditch shall be allowed within the road right of way.

Plan: TPM37537

Parcel: 321130053

90. Prior to Building Final Inspection
Transportation

090 - Transportation. 4 Existing Maintained Not Satisfied

Cajalco Road is a paved County maintained road designated Expressway and shall be improved with 80' half width AC pavement, concrete curb and gutter (project side), 8" concrete curbed raised median, and match up asphalt concrete paving; reconstruction or resurfacing of existing paving as determined by the Director of Transportation within the existing 220' full width (153' project side and 67' on the opposite side of centerline) dedicated right of way in accordance with modified County Standard No. 82, page (1 of 2) and (2 of 2), Ordinance 461.

NOTE:

1. A 6' sidewalk (project side) shall be constructed within the 30' parkway or as approved by director of Transportation.
2. No access shall be allowed from Cajalco Road.
3. No Bio-swales, fossil filters, and/or open drainage ditch shall be allowed within the road right of way.
4. All sign boards shall be moved outside the road right-of-way.
5. Cash-in-lieu of construction may be allowed and contribute towards the ultimate improvements of Cajalco Road.

090 - Transportation. 5 IMP PLANS Not Satisfied

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site:
<http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

090 - Transportation. 6 LANDSCAPING COMM/IND Not Satisfied

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within Cajalco Road and Wood Road.

Assurance of continuous maintenance is ,required by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division; or if desired the developer may file an application for annexation into Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767.

Plan: TPM37537

Parcel: 321130053

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 7 LANDSCAPING Not Satisfied

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Landscaping will be improved within Cajalco Road and Wood Road.

090 - Transportation. 8 LSP - LANDSCAPE INSPECTION DEPOSIT Not Satisfied

Prior to building permit final inspection, all landscape inspection deposits and plan check fees shall be paid.

090 - Transportation. 9 LSP - LANDSCAPE INSPECTION REQUIRED Not Satisfied

The project's Licensed/Registered Landscape Architect or On-site Representative shall schedule the Landscape PRE-INSTALLATION INSPECTION (irrigation/soils reports), the Landscape INSTALLATION INSPECTION (planting/mulch/Ord 859 compliance), and ensure an acceptable Landscape Security and Inspection Deposit is posted with the Department. The PRE-INSTALLATION INSPECTION shall occur prior to the installation of any landscape or irrigation. An INSTALLATION INSPECTION shall be at least 5 working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first. All landscape planting and irrigation systems shall be installed in accordance with Landscaping Concept Plans, Planning Exhibits, landscaping, irrigation, Ord 859 requirements, and shading plans. All landscaping shall be healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order.

Non-residential permits - After a successful landscape ONE-YEAR POST-ESTABLISHMENT INSPECTION, the Landscape Inspector and the Licensed/Registered Landscape Architect shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department, Landscape Section. Landscape Bonds may be released at that time.

090 - Transportation. 10 SIGNING & STRIPING Not Satisfied

A signing and striping plan is required for this project. The project proponent shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

090 - Transportation. 11 STREET LIGHT AUTHORIZATION Not Satisfied

Prior to OCCUPANCY, the project proponent shall submit to Transportation Department Permits the following:

1. "Streetlight Authorization form approved by L&LMD No. 89-1-C Administrator.
2. Letter establishing interim energy account from SCE, IID or other electric provider.

090 - Transportation. 12 STREET LIGHTS INSTALL Not Satisfied

Install street-lights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 460 and 461.

Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

Plan: TPM37537

Parcel: 321130053

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 12 STREET LIGHTS INSTALL (cont.) Not Satisfied

It shall be the responsibility of the developer to ensure that street-lights are energized along the streets associated with this development where the developer is seeking Building Final Inspection (Occupancy).

090 - Transportation. 13 TS/Signal Installation Not Satisfied

The project proponent shall be responsible for the design and construction of traffic signal(s) at the intersections of:

Signals not eligible for fee credit: Wood Road (NS) at Cajalco Road (EW) (signal modification) Wood Road (NS) at Project North Access (EW)

or as approved by the Transportation Department.

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal. All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

090 - Transportation. 14 UTILITY INSTALL Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles off-site in each direction of the project site.

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

090 - Transportation. 15 WRCOG TUMF Not Satisfied

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

Waste Resources

090 - Waste Resources. 1 0090-Waste Resources-USE - RECYCLNG COLLECTION Not Satisfied

Prior to issuance of a building permit, the applicant shall submit one electronic (1) copy of a Recyclables Collection and Loading Area plot plan to the Riverside County Department of Waste Resources for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of Waste Resources, and shall show the location of and access to the collection area for recyclable materials, shall demonstrate space allocation for trash and recyclable materials and have the adequate signage indicating the location of each bin in the trash enclosure.

Plan: TPM37537

Parcel: 321130053

90. Prior to Building Final Inspection

Waste Resources

090 - Waste Resources. 1 0090-Waste Resources-USE - RECYCLNG COLLECTION Not Satisfied

The project applicant is advised that clearance of the Recyclables Collection and Loading Area plot plan only satisfies the Waste Resources' conditions for Recyclables Collection and Loading Areas space allocation and other Recyclables Collection and Loading Area Guideline items. The construction of the Trash Enclosure and its particular construction details, e.g., building materials, location, construction methods etc., requires approval through the Riverside County Department of Building and Safety.



**COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY**

Juan C. Perez
Agency Director



04/22/20, 4:51 pm

CUP03775

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for CUP03775. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of these Plans (CUP03775) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Project Description & Operational Limits

Conditional Use Permit No. 3775 would consist of a commercial retail center on Parcels 1, 2, 3, and 4 ("the Project"), with uses such as a 3,200 square foot drive-thru fast food restaurant, a 19,097 square foot retail store with a fenced in outdoor area, a 4,395 square foot self-service gas station with eight (8) gas pump stations, a 3,800 square foot convenience store, a 2,080 square foot drive-thru carwash and associated vehicle vacuuming area, and an 8,586 sq. ft. multi-tenant retail building. The convenience store will include the sale of beer and wine for off-site consumption. The Project will include 263 parking spaces (including 7 ADA and 7 electric vehicle parking spaces). The Project will also include two (2) water quality basins, a pylon sign, two (2) tenant monument signs, and two (2) gas price monument signs.

Advisory Notification. 3 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED MAP and EXHIBIT(S):

- Exhibit A (Title Sheet/Site Plan/Detail Sheets), dated October 9, 2019.
- Exhibit B (Project Site Elevations), dated September 20, 2018.
- Exhibit C (Project Site Floor Plans), dated September 20, 2018.
- Exhibit G (Conceptual Grading Plan), dated September 20, 2018.
- Exhibit L (Conceptual Landscaping and Irrigation Plans), dated September 27, 2018.
- Exhibit M (Colors Materials & Renderings), dated November 2, 2018.
- Exhibit P (Project Phasing Plan), dated October 9, 2019.
- Exhibit S (Project Signage Plans), dated November 2, 2018.

ADVISORY NOTIFICATION DOCUMENT**Advisory Notification****Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance**

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)

2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)
 - Current California Building Code (CBC)
 - California Alcoholic Beverage Control License

3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - Ord. No. 413 (Regulating Vehicle Parking)
 - Ord. No. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
 - Ord. No. 460 (Division of Land)
 - Ord. No. 461 (Road Improvement Standards)
 - Ord. No. 655 (Regulating Light Pollution) • Ord. No. 671 (Consolidated Fees)
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise)
 - Ord. No. 857 (Business Licensing)
 - Ord. No. 859 (Water Efficient Landscape Requirements)
 - Ord. No. 915 (Regulating Outdoor Lighting)
 - Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)
 - County Design Guidelines

4. Mitigation Fee Ordinances:
 - Ord. No. 659 Development Impact Fees (DIF)
 - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
 - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
 - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WRTUMF)

ADVISORY NOTIFICATION DOCUMENT**E Health****E Health. 1 ECP COMMENTS**

Based on the information provided in the environmental assessment documents submitted for this project and a site visit conducted by RCDEH-ECP (Riverside County Department of Environmental Health – Environmental Cleanup Program) staff and with the provision that the information was accurate and representative of site conditions, RCDEH-ECP concludes no further environmental assessment is required for this project. If previously unidentified contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

E Health. 2 WMWD Water and Sewer

CUP3775 is proposing to receive potable water service and sanitary sewer service from Western Municipal Water District (WMWD). It is the responsibility of the developer to ensure that all requirements to obtain water and sewer service are met with EMWD as well as all other applicable agencies.

Fire**Fire. 1 0010-Fire-USE - FIRE SPRINKLERS**

New buildings 3,600 square feet and larger shall have fire sprinkler systems installed in accordance with Riverside County Ordinance 787. This includes the proposed storage buildings.

Fire. 2 0010-Fire-USE - FIRE FLOW AND HYDRANTS

Prior to building permit issuance, provide or show there exists a water system that meets the required fire flow in accordance with the California Fire Code and Riverside County Fire Department requirements. Fire hydrants shall be spaced in accordance with the California Fire Code system.

Flood**Flood. 1 0010-Flood-USE FLOOD HAZARD REPORT**

Tentative Parcel Map (TPM) 37537 is a proposal to subdivide the existing 9.8 acres into four (4) parcels in the Lake Mathews area. The site is located on the northeast corner of Cajalco Road and Wood Road. This project is located within Boulder Springs Specific Plan (SP 229). This project is being reviewed alongside CUP 3775.

The District's Boulder Springs - Wood Road Storm Drain (project no. 2-0-00292/drawing no. 2-0366) conveys the bulk of the tributary stormwater runoff from the residential tract development to the northeast (Tract Map 33465) to Cajalco Creek located south of the site. This storm drain provides the site with protection from ordinary storm flood hazard, however a storm of unusual magnitude may cause damage.

ADVISORY NOTIFICATION DOCUMENT**Flood****Flood. 1****0010-Flood-USE FLOOD HAZARD REPORT (cont.)**

There is still runoff from a tributary area of approximately 8 acres of vacant land to the immediate north of the site. The tentative exhibit shows a proposed riser connecting to the 84-inch storm drain to collect these tributary flows.

It shall be noted that existing grading cannot be altered within the drainage easement for the 84-inch storm drain that traverses the site. The D-Load for the pipe was designed for only the amount of cover over the pipe as shown on the as-built plans. This grading restriction may be applicable to the smaller lateral storm drains that are maintained by the Transportation Department. If additional fill over the pipe is approved by the District, then a wider easement width over the pipe may result. Additionally, no inlets were constructed for the storm drain within this site. On-site runoff can be discharged into the storm drain, but the exact location where flows will be conveyed to the storm drain will be determined by the development's grading/drainage plan. An encroachment permit from the District will be required prior to the construction of any connections to any District facility.

This project is associated with an existing District maintained facility, therefore the District will have the responsibility to process the review and approval of any hydrology or drainage studies including the preliminary and final Water Quality Management Plan (WQMP). The development of this site would generate an incremental increase in peak flow rates that could adversely impact the downstream property owners. No additional mitigation for increased runoff should be required if compliance with the Hydrological Conditions of Concern (HCOC) requirements in the WQMP are met.

The developer has submitted a preliminary Water Quality Management Plan (WQMP) dated February 2018 with the land-use application to address the impacts to water quality that the development of this site would generate. The WQMP proposes two bio-retention basins to mitigate for water quality. The tentative exhibit shows all BMPs are to be located outside the District's right-of-way. Conceptually the water quality mitigation is acceptable to the District, but may need additional work at the final plan check stage.

The site is located within the bounds of the Lake Mathews Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$3,815 per acre, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks. The drainage fee is required to be paid prior to the issuance of the grading permits or issuance of the building permits if grading permits are not issued.

Planning**Planning. 1****0010-Planning-USE - MAINTAIN LICENSING**

At all times during the conduct of the permitted use the permittee shall maintain and keep in effect valid licensing approval from Federal, State, Local, and Regulatory agencies or equivalent agency as provided by law. Should such licensing be denied, expire or lapse at any time in the future, this permit shall become null and void.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 2

0010-Planning-USE - BASIS FOR PARKING

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b.c.(1).2(f.2e.1)

The proposed project (a shopping center) will consist of 263 parking spaces; including 7 ADA parking spaces and 7 electric vehicle parking spaces.

Planning. 3

0010-Planning-USE - BEER & WINE RESTRICTIONS

The following development standards shall apply to the concurrent sale of motor vehicle fuels and beer and wine for off-premises consumption:

- a. Only beer and wine may be sold.
- b. The owner and the management shall educate the public regarding driving under the influence of intoxicating beverages, minimum age for purchase and consumption of alcoholic beverages, driving with open containers and the penalty associated with violation of these laws. In addition, the owner and management shall provide health warnings about the consumption of alcoholic beverages. This educational requirement may be met by posting prominent signs, decals or brochures at points of purchase. In addition, the owner and management shall provide adequate training for all employees at the location as to these matters.
- c. No displays of beer, wine or other alcoholic beverages shall be located within five feet of any building entrance or checkout counter.
- d. Cold beer or wine shall be sold from, or displayed in, the main, permanently affixed electrical coolers only.
- e. No beer, wine or other alcoholic beverage advertising shall be located on gasoline islands; and, no lighted advertising for beer, wine or other alcoholic beverages shall be located on the exterior of buildings or within window areas.
- f. Employees selling beer and wine between the hours of 10:00 p.m. and 2:00 a.m. shall be at least 21 years of age.
- g. No sale of alcoholic beverages shall be made from a drive-in window.

Planning. 4

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 at www.rctlma.org.buslic.

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 1

0010-Planning-All-USE - 90 DAYS TO PROTEST

The project developer has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of this approval or conditional approval of this project.

Planning-All. 2

0010-Planning-All-USE - HOLD HARMLESS

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following: (a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the Conditional Use Permit and Tentative Parcel Map; and, (b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the Conditional Use Permit and Tentative Parcel Map, including, but not limited to, decisions made in response to California Public Records Act requests. The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY. The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel. Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

Planning-CUL

Planning-CUL. 1

If Human Remains are found

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.

ADVISORY NOTIFICATION DOCUMENT**Planning-CUL****Planning-CUL. 2****Unanticipated Resources**

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit. If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed: All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis. Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished. * A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to sacred or cultural importance. ** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

Planning-GEO**Planning-GEO. 1****GEO 180009 ACCEPTED**

County Geologic Report GEO No. 180009, submitted for the project CUP03775, was prepared by GeoTek, Inc., and is titled; "Updated Geotechnical Report, Proposed Retail Development, Assessor's Parcel Numbers (APNs) 321-130-053, -054, -055, and -060, Northeast Corner of Cajalco Road and Wood road, Woodcrest Area of Riverside County, California," dated March 16, 2018. GEO180009 concluded:

1. No active or potentially active fault is presently known to exist at the site nor is it situated within an "Alquist-Priolo" Earthquake Fault Zone or County of Riverside fault hazard zone.
2. The area of the proposed development is underlain by engineered fill ranging in depths from approximately 13 to 37 feet and that the near finish grade soils have a "very low" expansion potential based on laboratory testing.
3. Liquefaction is not considered to be a hazard at the subject site due to the depth of the engineered fill below the site and underlying dense material.
4. The potential for landslides is considered negligible for design purposes.
5. The potential for secondary seismic hazards such as seiche or tsunami is considered negligible due to site elevation and distance to an open body of water.

GEO180009 recommended:

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1 GEO 180009 ACCEPTED (cont.)

1. In areas of planned grading and improvements, the site should be cleared of vegetation, roots, and any trash and debris, and these materials should be disposed of offsite.
2. In the areas of the proposed buildings, the lot reprocessing should minimally consist of moisture conditioning the upper 12 inches of soil to at least optimum moisture content and then spinning off the pad.
3. In areas where removals may be required, a representative from this firm should observe and approve the bottom of all excavations prior to placement of additional engineered fill.

GEO No. 180009 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 180009 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

Transportation

Transportation. 1 0015 - Transportation - USE - Landscaping Required

The developer/ permit holder shall: 1) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS; 2) Ensure all landscaping is provided with California Friendly landscaping and a weather-based irrigation controller(s) as defined by County Ordinance No. 859; 3) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and, 4) Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

To ensure ongoing maintenance, the developer/ permit holder or any successor-in-interest shall: 1) Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available. 2) Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859. 3) Ensure that all landscaping is healthy, free of weeds, disease and pests.

Transportation. 2 COUNTY WEB SITE

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site: <http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955 6527.

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 3 CREDIT/REIMBURSEMENT 4 IMP

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

For more information regarding the public work bidding requirements please visit the following link:

[http://rctlma.org/trans/Land-Development/Funding-Programs/Road-and-Bridge-Benefit -District-RBBD/Public-Works-Bidding-Requirements](http://rctlma.org/trans/Land-Development/Funding-Programs/Road-and-Bridge-Benefit-District-RBBD/Public-Works-Bidding-Requirements).

Transportation. 4 STD INTRO (ORD 460/461)

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

Transportation. 5 TS/General Condition

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

The General Plan circulation policies require development proposals to maintain a Level of Service 'C', except that Level of Service 'D' shall apply to all development proposals located within any of the following Area Plans: Eastvale, Jurupa, Highgrove, Reche Canyon/Badlands, Lakeview/Nuevo, Sun City/Menifee Valley, Harvest Valley/Winchester, Southwest Area, The Pass, San Jacinto Valley, Western Coachella Valley and those Community Development Areas of the Elsinore, Lake Mathews/Woodcrest, Mead Valley and Temescal Canyon Area Plans.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

Harley John Road-Smith Road (NS) at: Cajalco Road (EW)

Wood Road (NS) at: Mariposa Avenue (EW) Markham Street (EW) Carpinus Drive (EW)

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 5 TS/General Condition (cont.)

Project North Access (EW) Project South Access (EW) Cajalco Road (EW)

Alexander Street (NS) at: Cajalco Road (EW)

As such, the proposed project is consistent with this General Plan policy.

The associated conditions of approval incorporate mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service.

Transportation. 6 TUMF CREDIT AGREEMENT

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation Please contact (951) 955 6800 for additional information.

Waste Resources

Waste Resources. 1 0010-Waste Resources-USE - AB 1826

AB 1826 (effective April 1, 2016) requires businesses that generate 8 cubic yards or more of organic waste per week to arrange for organic waste recycling services. The threshold amount of organic waste generated requiring compliance by businesses is reduced in subsequent years. Businesses subject to AB 1826 shall take at least one of the following actions in order to divert organic waste from disposal:

- Source separate organic material from all other recyclables and donate or self-haul to a permitted organic waste processing facility.
- Enter into a contract or work agreement with gardening or landscaping service provider or refuse hauler to ensure the waste generated from those services meet the requirements of AB 1826.

ADVISORY NOTIFICATION DOCUMENT**Waste Resources****Waste Resources. 2 0010-Waste Resources-USE - HAZARDOUS MATERIALS**

Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division.

Waste Resources. 3 0010-Waste Resources-USE - LANDSCAPE PRACTICES

Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries.

Reduce the amount of green waste generated in common landscaped areas through grass recycling (where lawn clippings from a mulching type mower are left on lawn), or through on-site composting of green waste, or through the separation of green waste from other waste types to send to a composting facility.

Xeriscape and/or use drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Waste Resources. 4 0010-Waste Resources-USE - AB 341

AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:

-Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.

-Subscribe to a recycling service with waste hauler.

-Provide recycling service to tenants (if commercial or multi-family complex).

Demonstrate compliance with the requirements of California Code of Regulations Title 14.

For more information, please visit:

www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory

Plan: CUP03775

Parcel: 321130053

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS GRADE-USE - EASEMENTS/PERMISSION Not Satisfied

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed. A notarized letter of permission and/or recorded easement from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan. In instances where the grading plan proposes drainage facilities on adjacent offsite property, the owner/applicant shall provide a copy of the recorded drainage easement or copy of Final Map.

060 - BS-Grade. 2 0060-BS GRADE-USE - IF WQMP IS REQUIRED Not Satisfied

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the Final Water Quality Management Plan (WQMP) site plan for comparison to the grading plan.

060 - BS-Grade. 3 0060-BS GRADE-USE - IMPROVEMENT SECURITIES Not Satisfied

Prior to issuance of a Grading Permit, the applicant may be required to post a Grading and/or Erosion Control Security. Please contact the Riverside County Transportation Department at (951) 955-6888 for additional information and requirements.

Flood

060 - Flood. 1 0060-Flood-USE ENCROACHMENT PERMIT REQ Not Satisfied

An encroachment permit shall be obtained for any work within the District right of way or with District facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans.

060 - Flood. 2 0060-Flood-USE MITCHARGE Not Satisfied

The County Board of Supervisors has adopted the Lake Mathews Area Drainage Plan (ADP) for the purpose of collecting drainage fees. This project may require earlier construction of downstream ADP facilities. To mitigate this effect, the District recommends that this project be required to pay a flood mitigation fee. The mitigation fee should be based upon the fee structures set for land divisions having comparable anticipated impermeable surface areas.

Conditional Use Permit 3775 is located within the limits of the Lake Mathews Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 7.2 acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

060 - Flood. 3 0060-Flood-USE SUBMIT FINAL WQMP Not Satisfied

A copy of the project specific WQMP shall be submitted to the District for review and approval.

Plan: CUP03775

Parcel: 321130053

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 1 0060-Planning-EPD-EPD - 30 DAY BURROWING OWL SUR Not Satisfied

be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

If the grading permit is not obtained within 30 days of the survey a new survey shall be required.

060 - Planning-EPD. 2 0060-Planning-EPD-EPD - NESTING BIRD SURVEY Not Satisfied

Breeding birds are protected under the Migratory Bird Treaty Act (MBTA) and the California Department of Fish and Game (CDFG) Code Regulation 3500 and 3800. Potential impacts to the breeding birds are significant under the California Environmental Quality Act (CEQA). In order to comply with these regulations, any future clearing, grading, or tree trimmings and tree removals occurring during the bird breeding season (February 1 to August 31) shall require a qualified biologist to conduct a nesting bird survey no more than one week prior to disturbance. All trees on the project site, whether or not they will be removed, shall be surveyed for nesting birds. A Nesting Bird Survey Report shall be submitted to the Environmental Programs Department (EPD) for review and approval.

Planning-PAL

060 - Planning-PAL. 1 PALEO PRIMP/MONITOR Not Satisfied

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1. The applicant shall retain a qualified paleontologist approved by the County to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).
2. The project paleontologist retained shall review the approved development plan and grading plan and conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for approval prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:

1. Description of the proposed site and planned grading operations.
2. Description of the level of monitoring required for all earth-moving activities in the project area.
3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.

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60. Prior To Grading Permit Issuance

Planning-PAL

060 - Planning-PAL. 1 PALEO PRIMP/MONITOR (cont.) Not Satisfied

6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
8. Procedures and protocol for collecting and processing of samples and specimens.
9. Fossil identification and curation procedures to be employed.
10. Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County "SABER Policy", paleontological fossils found in the County should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
11. All pertinent exhibits, maps and references.
12. Procedures for reporting of findings.
13. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees.

The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution. All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. PG), as appropriate. One original signed copy of the report(s) shall be submitted to the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, Plan Check staff, Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP. Safeguard Artifacts Being Excavated in Riverside County (SABER)

Transportation

060 - Transportation. 1 CREDIT/REIMBURSEMENT 4 IMP Not Satisfied

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement, please contact our Funding Programs group at (951) 955 1667.

For more information regarding the public work bidding requirements please visit the following link:
http://rctlma.org/trans/Land_Development/Funding_Programs/Road_and_Bridge_Benefit_District_RBBB/Public_Works-Bidding_Requirements.

060 - Transportation. 2 FILE L&LMD APPLICATION Not Satisfied

File an application with the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, for required annexation per 80 Trans. and 90 Trans. condition of approvals.

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60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 3 PRIOR TO ROAD CONSTRUCT Not Satisfied

Prior to road construction, survey monuments including centerline monuments, tie points, property corners and benchmarks shall be located and tied out and corner records filed with the County Surveyor pursuant to Section 8771 of the Business & Professions Code. Survey points destroyed during construction shall be reset, and a second corner record filed for those points prior to completion and acceptance of the improvements.

060 - Transportation. 4 SUBMIT GRADING PLANS Not Satisfied

In addition to submitting grading plans to the Department of Building and Safety, the project proponent shall submit two sets of grading plans (24" x 36") to the Transportation Department for review and approval. If road right-of-way improvements are required, the project proponent shall submit street improvement plans for review and approval, open an IP account, and pay for all associated fees in order to clear this condition. The Standard plan check turnaround time is 10 working days. Approval is required prior to issuance of a grading permit.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS GRADE-USE - NO BUILDING PERMIT WITHOUT Not Satisfied

Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department.

080 - BS-Grade. 2 0080-BS GRADE-USE - ROUGH GRADE APPROVAL Not Satisfied

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following: 1. Submitting a "Wet Signed" copy of the Grading Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project. 2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan. 3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector. 4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final. Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

E Health

080 - E Health. 1 Food Plans Not Satisfied

A total of three complete set of plans for each food establishment are needed including a fixture schedule, a finish schedule, and a plumbing schedule in order to ensure compliance with applicable California Health and Safety Code. Please contact (951)358-5172 for additional questions.

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80. Prior To Building Permit Issuance

E Health

080 - E Health. 2 Hazmat Tanks Not Satisfied

Construction plans must be reviewed and approved by the Hazardous Materials Division prior to the installation of the underground storage tank (UST) system. There is a construction fee based on the number of UST's installed. Permits from the Hazardous Materials Division must be obtained for the operation of the UST's prior to occupancy.

Fire

080 - Fire. 1 Prior to permit Not Satisfied

1. Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance 787, and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance. 2. Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code, Riverside County Ordinance 787 and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

Flood

080 - Flood. 1 0080-Flood-USE MITCHARGE Not Satisfied

The County Board of Supervisors has adopted the Lake Mathews Area Drainage Plan (ADP) for the purpose of collecting drainage fees. This project may require earlier construction of downstream ADP facilities. to mitigate this effect, the District recommends that this project be required to pay a flood mitigation fee. The mitigation fee should be based upon the fee structures set for land divisions having comparable anticipated impermeable surface areas.

Conditional Use Permit 3775 is located within the limits of the Lake Mathews Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 7.2 acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

080 - Flood. 2 0080-Flood-USE SUBMIT FINAL WQMP Not Satisfied

A copy of the project specific WQMP shall be submitted to the District for review and approval.

080 - Flood. 3 Off-site Easement or Redesign Not Satisfied

Offsite drainage improvements require the facilities to be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to recordation of the final map or issuance of any grading/building permits. If the Applicant cannot obtain such rights, the map shall be redesigned to eliminate the need for the easement.

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 1 0080-Planning-USE - CONFORM TO ELEVATIONS Not Satisfied

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT(s).

080 - Planning. 2 0080-Planning-USE - CONFORM TO FLOOR PLANS Not Satisfied

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT(s).

080 - Planning. 3 0080-Planning-USE - FEE STATUS Not Satisfied

Prior to issuance of building permits for Conditional Use Permit No. 3775, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

080 - Planning. 4 0080-Planning-USE - LIGHTING PLANS Not Satisfied

All parking lot lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

080 - Planning. 5 0080-Planning-USE - PLANS SHOWING BIKE RACKS Not Satisfied

Bike rack spaces or bike lockers shall be shown on the project's parking and landscaping plan submitted.

080 - Planning. 6 0080-Planning-USE - REC & PARK DIST MITIG. Not Satisfied

The permit holder shall enter into an agreement with the County Service Area No. 117 (CSA# 117-Mead Valley street lighting) to provide for the payment of park and recreation mitigation fees and/or dedication of land as identified in the District's Master Plan, and shall submit sufficient written evidence to the Riverside County Department of Building and Safety that the park and recreation mitigation fees and/or dedication for land have been provided to the District.

080 - Planning. 7 0080-Planning-USE - ROOF EQUIPMENT SHIELDING Not Satisfied

Roof mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

080 - Planning. 8 0080-Planning-USE - SCHOOL MITIGATION Not Satisfied

Impacts to the Val Verde Unified School District shall be mitigated in accordance with California State law.

Transportation

080 - Transportation. 1 Access CC&R Not Satisfied

The project proponent shall provide a recorded legal access to Parcel No. 4 by a Covenants, Conditions & Restrictions (CC&Rs) or by other means as approved by County Survey and Transportation Department.

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 2 ACCESS RESTRICTION Not Satisfied

By the project's design, access on Cajalco Road shall be restricted. The project proponent shall apply under a separate application with the County Surveyor to restrict access on Cajalco Road.

080 - Transportation. 3 ANNEX L&LMD/OTHER DIST Not Satisfied

Prior to map recordation, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89 1 Consolidated, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division for continuous maintenance within public road rights of way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

1. Landscaping along Cajalco Road and Wood Road.
2. Street lights on Cajalco Road and Wood Road.
3. Street sweeping on Cajalco Road and Wood Road.
4. Traffic signal per traffic Trans 80. and Trans 90. conditions of approval.
5. No Bio swales, fossil filters and/or open drainage ditch shall be allowed within the road right of way.
6. All sign boards shall be moved outside the road right of way.

For street lighting, the project proponent shall contact the County Service Area (CSA) Project Manager who determines whether the development is within an existing CSA or will require annexation into the CSA.

If the project is outside boundaries of a CSA, the project proponent shall contact the Transportation Department L&LMD 89 1 C Administrator and submit the following:

(1) Completed Transportation Department application. (2) Appropriate fees for annexation. (3) Two (2) sets of street lighting plans approved by Transportation Department. (4) "Streetlight Authorization" form from SCE or other electric provider.

080 - Transportation. 4 CORNER CUT BACK I Not Satisfied

All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit 'C' of the Countywide Design Guidelines.

080 - Transportation. 5 LANDSCAPING/TRAIL COM/IND Not Satisfied

Landscaping (and/or trails) within public road right of-way shall comply with Transportation Department standards, Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859 and shall require approval by the Transportation Department. Landscaping plans shall be designed within Cajalco Road and Wood Road and submitted to the Transportation Department. Plans shall be submitted on standard County format (24" x 36"). Landscaping plans shall with the street improvement plans.

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 6 LIGHTING PLAN Not Satisfied

A separate street light plan is required for this project. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

080 - Transportation. 7 LSP - LANDSCAPE INSPECTION DEPOSIT Not Satisfied

Prior to building permit issuance, all landscape inspection deposits and plan check fees shall be paid.

080 - Transportation. 8 LSP - LANDSCAPE MINOR PLOT PLAN/PERMIT REQUIRED Not Satisfied

Prior to issuance of building permits, the developer/permit holder shall apply for a Landscape Permit (LSP) or Landscape Plot Plan (LPP) from TLMA Land Use along with applicable deposit (plan check and inspection are DBF fees).

Provide construction level landscape plans in PDF (all sheet compiled in 1 PDF file), along with an electronic transmittal memo in PDF (include Owner contact, Developer, if not the same as the owner, Project manager, person or persons most likely to inquire about the status of the plans, Landscape Architect, Principal or LA signing the plans, Landscape Architect, Project Manager, person responsible for making the corrections, if different from above), and a current set of grading plans in PDF, and submit all three PDF files on a CD (compact Disc) with application.

Drawings shall be completed on standard County Transportation Department plan sheet format (24" x 36"), 1:20 scale, with title block, north arrow, limit of work lines, hardscape features, graphic scale, and street names, etc. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

1) Landscape and irrigation working drawings "stamped" by a California certified/registered landscape architect; 2) Weather-based controllers and necessary components to eliminate water waste; 3) A copy of the "stamped" approved grading plans; and, 4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

1) Identification of all common/open space areas; 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP; 3) Shading plans for projects that include parking lots/areas; 4) The use of canopy trees (24" box or greater) within the parking areas; 5) Landscaping plans for slopes exceeding 3 feet in height; 6) Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or, 7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 8 LSP - LANDSCAPE MINOR PLOT PLAN/PERMIT REQUIRED Not Satisfied
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. As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The Transportation Department, Landscape Section shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department, Landscape Section shall clear this condition.

080 - Transportation. 9 LSP - LANDSCAPE Within the County ROW Not Satisfied

Landscaping shall be improved for the following offsite/road right-of-way areas or easements adjacent to the public right-of-way areas: (contact the Transportation Department-Landscape Division for further details). Irrigation cross-overs in the road shall be shown on road improvement plans.

080 - Transportation. 10 LSP - LANDSCAPING PROJECT SPECIFIC COA Not Satisfied

In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific conditions shall be imposed:

080 - Transportation. 11 R-O-W DEDICATION 1 Not Satisfied

Sufficient public street right of way along Wood Road shall be conveyed for public use to provide for a 50 foot half width right of way per County Standard No. 94, Ordinance 461.

080 - Transportation. 12 ST DESIGN/IMP CONCEPT Not Satisfied

The street design and improvement concept of this project shall be coordinated with TPM37537.

080 - Transportation. 13 TS/Geometrics Not Satisfied

The intersection of Wood Road (NS) at Cajalco Road (EW) shall be improved to provide the following geometrics:

Northbound: N/A Southbound: one left-turn lane, one right-turn lane Eastbound: one left-turn lane, one through lane Westbound: one through lane, one right-turn lane

The intersection of Wood Road (NS) at Project North Access (EW) shall be signalized and improved to provide the following geometrics:

Northbound: one shared through/right-turn lane Southbound: one left-turn lane, one through lane

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 13 TS/Geometrics (cont.)

Not Satisfied

Eastbound: N/A Westbound: one left-turn lane, one right-turn lane

The intersection of Wood Road (NS) at Project South Access (EW) shall be improved to provide the following geometrics:

Northbound: one shared through/right-turn lane Southbound: one through lane Eastbound: N/A Westbound: one right-turn lane - stop controlled NOTE: The access shall be restricted to right-in/right-out only. Left-turns are prohibited. The project proponent shall provide channelization acceptable to the Transportation Department in order to enforce this turn restriction.

The intersection of Alexander Street (NS) at Cajalco Road (EW) shall be improved to provide the following geometrics:

Northbound: one shared left-turn/through/right-turn lane Southbound: one shared left-turn/through lane, one right-turn lane with overlap phasing Eastbound: one left-turn lane, one shared through/right-turn lane Westbound: one left-turn lane, one shared through/right-turn lane NOTE: The design of the intersection shall accommodate the turning path for a conventional school bus.

or as approved by the Transportation Department.

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided.

Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

080 - Transportation. 14 TS/Signal Design

Not Satisfied

The project proponent shall be responsible for the design of traffic signal(s) at the intersections of:

Signals not eligible for fee credit: Wood Road (NS) at Project North Access (EW)

or as approved by the Transportation Department.

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal. All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 15 TUMF CREDIT AGREEMENT Not Satisfied

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation. Please contact (951) 955-6800 for additional information.

080 - Transportation. 16 UTILITY PLAN Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles off-site in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

Waste Resources

080 - Waste Resources. 1 0080-Waste Resources-USE - RECYCLNG COLLECTION Not Satisfied

Prior to issuance of a building permit, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Department of Waste Resources for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of Waste Resources, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/façade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.

080 - Waste Resources. 2 0080-Waste Resources-USE - WASTE RECYCLE PLAN Not Satisfied

Prior to building permit issuance, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-BS GRADE-USE - PRECISE GRADE APPROVAL Not Satisfied

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be

Plan: CUP03775

Parcel: 321130053

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-BS GRADE-USE - PRECISE GRADE APPROVAL Not Satisfied

accomplished by complying with the following: 1. Requesting and obtaining approval of all required grading inspections. 2. Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas. 3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan. 4. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan. Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

E Health

090 - E Health. 1 Hazmat Clearance Not Satisfied

Obtain clearance from the Hazardous Materials Management Division. Any and all permits must be obtained prior to final.

Flood

090 - Flood. 1 0090-Flood-USE BMP - EDUCATION Not Satisfied

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial users. The developer may obtain NPDES Public Educational Program materials from the District's website: www.rcwatershed.org/about/materials-library.

The developer must provide to the District's Plan Check Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

If conditioned for a Water Quality Management Report (WQMP), a copy of the notarized affidavit must be placed in the report. The District MUST also receive the original notarized affidavit with the plan check submittal, by mail or in person in order to clear the appropriate condition. Placing a copy of the affidavit in the WQMP without submitting the original will not guarantee clearance of the condition.

090 - Flood. 2 0090-Flood-USE IMPLEMENT WQMP Not Satisfied

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the project area prior to the completion of these tasks.

Plan: CUP03775

Parcel: 321130053

90. Prior to Building Final Inspection

Planning

090 - Planning. 1 0090-Planning-ELECTRICAL VEHICLE PARKING Not Satisfied

A minimum of seven (7) electrical vehicle parking spaces for shall be provided for the project per Ordinance 348, Section 18.12.A2.c1 and 2: Requirements: All development projects that require fifty (50) or more parking spaces shall designate three (3) spaces for electrical vehicles, and designate one (1) additional space for electrical vehicles for each additional fifty (50) parking spaces. All electrical vehicle parking spaces shall be serviced by an electrical vehicle charging station. If capable, a charging station may service more than one electrical vehicle parking space. Signage and Charging Station Location Signage shall be installed designating spaces for electric vehicles only. Charging stations shall be installed in locations easily accessible to service an electrical vehicle. Charging stations and associated equipment or materials shall not encroach into the minimum required areas for driveways, parking spaces, garages or vehicle maneuvering.

090 - Planning. 2 0090-Planning-USE - LOADING SPACES Not Satisfied

A minimum of two (2) loading spaces shall be provided in accordance with Section 18.12.a.(2)f(3).b. of Ordinance 348, and as shown on APPROVED EXHIBIT(s). The loading spaces shall be surfaced with six (6) inches of concrete over a suitable base and shall not be less than 10 feet wide by 35 feet long, with 14 feet vertical clearance. These loading spaces will be to the east of the project site behind the Retail #1 and #2 Buildings.

090 - Planning. 3 0090-Planning-USE - WALL/BERM REQUIRED Not Satisfied

A minimum three (3) foot high decorative block wall or combination landscaped earthen berm and decorative block wall shall be constructed along Wood Road for the Drive-Thru lanes. There will be three (3) decorative walls for the Drive-Thru lanes. The exterior side of all masonry walls shall be surfaced with a protective coating that will facilitate the removal of graffiti. The required wall and/or berm shall be subject to the approval of the Director of the Department of Building and Safety and the Planning Director and the appropriate flood control agency, and shall be shown on all grading and landscaping plans.

090 - Planning. 4 0090-Planning-USE - ACCESSIBLE PARKING Not Satisfied

A minimum of seven (7) accessible parking spaces for persons with disabilities shall be provided as shown on APPROVED EXHIBIT(s). Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed at ___ or by telephoning ___."

In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

Plan: CUP03775

Parcel: 321130053

90. Prior to Building Final Inspection

Planning

090 - Planning. 5 0090-Planning-USE - CONDITION COMPLIANCE Not Satisfied

The Department of Building and Safety shall verify that the Development Standards of this approval and all other preceding conditions have been complied with prior to any use allowed by this permit.

090 - Planning. 6 0090-Planning-USE - INSTALL BIKE RACKS Not Satisfied

Three (3) bicycle racks with a minimum of five (5) bike lock spaces shall be provided in convenient locations to facilitate bicycle access to the project area as shown on APPROVED EXHIBIT(s). The bicycle racks shall be shown on project landscaping and improvement plans submitted for Planning Department approval, and shall be installed in accordance with those plans.

090 - Planning. 7 0090-Planning-USE - ORD 810 O S FEE Not Satisfied

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP), whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Conditional Use Permit No. 3775 is calculated to be at a total of 6.96 net acres.

090 - Planning. 8 0090-Planning-USE - ORD NO. 659 (DIF) Not Satisfied

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Conditional Use Permit No. 3775 has been calculated to be at a total of 6.96 net acres.

090 - Planning. 9 0090-Planning-USE - PARKING PAVING MATERIAL Not Satisfied

A minimum of two hundred sixty-three (263) parking spaces shall be provided as shown on the APPROVED EXHIBIT(s), unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

090 - Planning. 10 0090-Planning-USE - ROOF EQUIPMENT SHIELDING Not Satisfied

Roof-mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

Plan: CUP03775

Parcel: 321130053

90. Prior to Building Final Inspection

Planning

090 - Planning. 11 0090-Planning-USE - SKR FEE CONDITION Not Satisfied

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance.

The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 9.79 acres (gross) in accordance with APPROVED EXHIBIT(s). If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount.

090 - Planning. 12 0090-Planning-USE - TRASH ENCLOSURES Not Satisfied

Four (4) trash enclosures which are adequate to enclose a minimum of two (2) bins shall be located as shown on the APPROVED EXHIBIT(s), and shall be constructed prior to the issuance of occupancy permits. The enclosures shall be a minimum of six (6) feet in height and shall be made with masonry block, landscape screening, and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosures or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

090 - Planning. 13 0090-Planning-USE - UTILITIES UNDERGROUND Not Satisfied

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

090 - Planning. 14 0090-Planning-USE - WALL & FENCE LOCATIONS Not Satisfied

Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT(s).

090 - Planning. 15 0090-Planning-USE - CURBS ALONG PLANTERS Not Satisfied

A six inch high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

Transportation

090 - Transportation. 1 ANNEX L&LMD/OTHER DIST Not Satisfied

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights of way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89 1 Consolidated by contacting the Transportation Department at (951)955 6767, and/or any other maintenance district approved by the Transportation Department or by processing and

Plan: CUP03775

Parcel: 321130053

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 1 ANNEX L&LMD/OTHER DIST (cont.) Not Satisfied

filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division. Said annexation should include the following:

1. Landscaping along Cajalco Road and Wood Road.
2. Street lights on Cajalco Road and Wood Road.
3. Street sweeping on Cajalco Road and Wood Road.
4. Traffic signal per traffic Trans 80. and Trans 90. conditions of approval.
5. No Bio-swales, fossil filters and/or open drainage ditch shall be allowed within the road right-of-way.
6. All sign boards shall be moved outside the road right of way.

090 - Transportation. 2 CONSTRUCT RAMP Not Satisfied

Ramps shall be constructed at 4-way intersections per Standard No. 403, sheets 1 through 7 of Ordinance 461.

090 - Transportation. 3 Existing Curb & Gutter Not Satisfied

On existing curb and gutter, new driveway, sidewalks, and/or drainage devices within the County right of way, including sewer and water laterals, on Wood Road shall be constructed within the 50' half-width dedicated right of way in accordance with County standards, Ordinance 461. Such construction shall be shown on existing street improvement plans and approved and permitted by the Transportation Department. Process a plan revision through the Plan Check Section per Section I, Part E, page 10 of the "Policies and Guidelines" available on the Internet at:

[http://rctlma.org/trans/General Information/Pamphlets Brochures](http://rctlma.org/trans/General%20Information/Pamphlets%20Brochures)

If you have questions, please call the Plan Check Section at (951) 955 6527.

NOTE:

1. The driveways shall be constructed in accordance with County Standard No. 207A.
2. The southerly driveway shall be a right in/right out access only. The project proponent shall provide channelization acceptable to the Transportation Department in order to enforce this turn restriction.
3. All sign boards shall be moved outside the road right of way.
4. The northerly driveway shall be a shared full access with the parcels to the north (APN: 321 130 056 & 321 130 059)
5. No Bio-swales, fossil filters and/or open drainage ditch shall be allowed within the road right-of-way.

Plan: CUP03775

Parcel: 321130053

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 4 Existing Maintained Not Satisfied

Cajalco Road is a paved County maintained road designated Expressway and shall be improved with 80' half width AC pavement, concrete curb and gutter (project side), 8" concrete curbed raised median, and match up asphalt concrete paving; reconstruction or resurfacing of existing paving as determined by the Director of Transportation within the existing 220' full width (153' project side and 67' on the opposite side of centerline) dedicated right of way in accordance with modified County Standard No. 82, page (1 of 2) and (2 of 2), Ordinance 461.

NOTE:

1. A 6' sidewalk (project side) shall be constructed within the 30' parkway or as approved by director of Transportation.
2. No access shall be allowed from Cajalco Road.
3. No Bio-swales, fossil filters, and/or open drainage ditch shall be allowed within the road right of way.
4. All sign boards shall be moved outside the road right-of-way.
5. Cash-in-lieu of construction may be allowed and contribute towards the ultimate improvements of Cajalco Road.

090 - Transportation. 5 IMP PLANS Not Satisfied

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site:
<http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

090 - Transportation. 6 LANDSCAPING COMM/IND Not Satisfied

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within Cajalco Road and Wood Road.

Assurance of continuous maintenance is required by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division; or if desired the developer may file an application for annexation into Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767.

090 - Transportation. 7 LANDSCAPING Not Satisfied

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Landscaping will be improved within Cajalco Road and Wood Road.

Plan: CUP03775

Parcel: 321130053

90. Prior to Building Final Inspection Transportation

090 - Transportation. 8 LSP - LANDSCAPE INSPECTION DEPOSIT Not Satisfied

Prior to building permit final inspection, all landscape inspection deposits and plan check fees shall be paid.

090 - Transportation. 9 LSP - LANDSCAPE INSPECTION REQUIRED Not Satisfied

The project's Licensed/Registered Landscape Architect or On-site Representative shall schedule the Landscape PRE-INSTALLATION INSPECTION (irrigation/soils reports), the Landscape INSTALLATION INSPECTION (planting/mulch/Ord 859 compliance), and ensure an acceptable Landscape Security and Inspection Deposit is posted with the Department. The PRE-INSTALLATION INSPECTION shall occur prior to the installation of any landscape or irrigation. An INSTALLATION INSPECTION shall be at least 5 working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first. All landscape planting and irrigation systems shall be installed in accordance with Landscaping Concept Plans, Planning Exhibits, landscaping, irrigation, Ord 859 requirements, and shading plans. All landscaping shall be healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order.

Non-residential permits - After a successful landscape ONE-YEAR POST-ESTABLISHMENT INSPECTION, the Landscape Inspector and the Licensed/Registered Landscape Architect shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department, Landscape Section. Landscape Bonds may be released at that time.

090 - Transportation. 10 SIGNING & STRIPING Not Satisfied

A signing and striping plan is required for this project. The project proponent shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

090 - Transportation. 11 STREET LIGHT AUTHORIZATION Not Satisfied

Prior to OCCUPANCY, the project proponent shall submit to Transportation Department Permits the following:

1. "Streetlight Authorization form approved by L&LMD No. 89 1 C Administrator.
2. Letter establishing interim energy account from SCE, IID or other electric provider.

090 - Transportation. 12 STREET LIGHTS INSTALL Not Satisfied

Install street lights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 460 and 461.

Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the developer to ensure that street lights are energized along the streets associated with this development where the developer is seeking Building Final Inspection (Occupancy).

Plan: CUP03775

Parcel: 321130053

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 13 TS/Signal Installation Not Satisfied

The project proponent shall be responsible for the design and construction of traffic signal(s) at the intersections of:

Signals not eligible for fee credit: Wood Road (NS) at Project North Access (EW)

or as approved by the Transportation Department.

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal. All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

090 - Transportation. 14 UTILITY INSTALL Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles off site in each direction of the project site.

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

090 - Transportation. 15 WRCOG TUMF Not Satisfied

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824. *Note: Fueling Stations have a specific TUMF calculation based on fueling positions.

Waste Resources

090 - Waste Resources. 1 0090-Waste Resources-USE - RECYCLNG COLLECTION Not Satisfied

Prior to issuance of a building permit, the applicant shall submit one electronic (1) copy of a Recyclables Collection and Loading Area plot plan to the Riverside County Department of Waste Resources for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of Waste Resources, and shall show the location of and access to the collection area for recyclable materials, shall demonstrate space allocation for trash and recyclable materials and have the adequate signage indicating the location of each bin in the trash enclosure. The project applicant is advised that clearance of the Recyclables Collection and Loading Area plot plan only satisfies the Waste Resources' conditions for Recyclables Collection and Loading Areas space allocation and other Recyclables Collection and Loading Area Guideline items. The construction of the Trash Enclosure and its particular construction details, e.g., building materials, location, construction methods etc., requires approval through the Riverside County Department of Building and Safety.

**LAND DEVELOPMENT COMMITTEE (LDC)
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE
PO Box 1409
Riverside, 92502-1409**

DATE: July 18, 2017

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Riv. Co. Regional Parks & Open Space
P.D. Environmental Programs Division

P.D. Geology Section
Riv. Co. Trans. Dept. – Landscape Section
P.D. Archaeology Section
Riv. Co. Surveyor
Riv. Co. Waste Resources Management Dept.
Riv. Co. Airport Land Use Commission

Board of Supervisors - Supervisor: 1st District-
Jeffries
Planning Commissioner: 1st District- Shaffer
City of Riverside Sphere of Influence

CONDITIONAL USE PERMIT NO. 3775 – EA43037 – Applicant: Cajalco Square, LP – Engineer/Representative: Cajalco Square, LP c/o Xerxes Coyco – First Supervisorial District – Mead Valley Zoning District – Lake Mathews/Woodcrest Area Plan: Community Development: Commercial Retail (CD: CR) – Location: North of Cajalco Road, east of Wood Road, south of Carpinus Drive – 7.18 Acres - Zoning: Specific Plan No. 229, Amendment No. 1 (SP229A1) Boulder Springs-Planning Area 1 - **REQUEST: The proposed shopping center to include a self-service gas station (both gas and diesel pumps) with a convenience store and carwash. The convenience store will include beer and wine sales for off-site consumption. The carwash is connected to the convenience store. The shopping center will also include two (2) drive-thru fast food restaurants and a self-storage unit facility. The shopping center will consist of four (4) parcels. – APN(s): 321-130-053 thru 055, and 060. Related Cases: PM36124. **BBID: 003-537-338, UPROJ: CUP03775****

LDC staff members and other listed Riverside County Agencies, Departments and Districts staff:
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the LMS routing on or before the above date. This case is scheduled for a **LDC meeting on August 17, 2017**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Other listed entities/individuals:
Please note that the Planning Department has gone paperless and is no longer providing physical copies of the submitted map(s) and/or exhibit(s) for review. However, we still want your comments. You can view the project maps and exhibits by going to the following webpage and selecting the LDC date listed above. <http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2016LDCAgendas.aspx> by clicking the appropriate LDC date, you will download a copy of the LDC agenda with the exhibits attached. Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

DEVELOPMENT ADVISORY COMMITTEE (“DAC”) SECOND CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE PO Box 1409 Riverside, 92502-1409

DATE: March 14, 2018

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check

P.D. Geology Section
Riv. Co. Trans. Dept. – Landscape Section
P.D. Archaeology Section
Riv. Co. Waste Resources Management Dept.

Board of Supervisors - Supervisor: 1st District-
Jeffries
Planning Commissioner: 1st District- Shaffer
Riverside Sphere of Influence
Western Municipal Water District (WMWD)

CONDITIONAL USE PERMIT NO. 3775, 2nd Submittal – EA43037 – Applicant: Cajalco Square, LP – Engineer/Representative: Cajalco Square, LP c/o Xerxes Coyco - First Supervisorial District – Mead Valley Zoning District – Lake Mathews/Woodcrest Area Plan: Community Development: Commercial Retail (CD: CR) – Location: North of Cajalco Road, east of Wood Road, south of Carpinus Drive – 7.18 Acres - Zoning: Specific Plan No. 229, Amendment No. 1 (SP229A1) Boulder Springs-Planning Area 1 - **REQUEST:** The proposed shopping center to include a self-service gas station with a convenience store and carwash. The convenience store will include beer and wine sales for off-site consumption. The carwash is separate from the convenience store. The shopping center will also include one (1) drive-thru fast food restaurants, a three (3) suite shell retail building, and a large retail building for a possible tractor and supply store; with a fenced-off outdoor display area and permanent outdoor trailer & equipment display area fronting along Wood Road. The shopping center will consist of four (4) parcels. – APN(s): 321-130-053 thru 055, and 060. Related Cases: PM36124. **BBID: 003-537-338**

DAC staff members and other listed Riverside County Agencies, Departments and Districts staff: A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Public Land Use System (PLUS) on or before the indicated DAC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the PLUS routing on or before the above date. This case is scheduled for a **DAC internal review on April 5, 2018**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

DEVELOPMENT ADVISORY COMMITTEE (“DAC”) INITIAL CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE PO Box 1409 Riverside, 92502-1409

DATE: May 30, 2018

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Grading
P.D. Environmental Programs Division

P.D. Geology Section
P.D. Archaeology Section
Riv. Co. Surveyor
Board of Supervisors - Supervisor: 1st District-
Jeffries

Planning Commissioner: 1st District- Shaffer
City of Riverside Sphere of Influence
Western Municipal Water District (WMWD)

TENTATIVE PARCEL MAP NO. 37537, 1st Submittal and CONDITIONAL USE PERMIT NO. 3775, 3rd Submittal – EA43037 – Applicant: Cajalco Square, LP – Engineer/Representative: Cajalco Square, LP c/o Xerxes Coyco with J&T Management - First Supervisorial District – Mead Valley Zoning District – Lake Mathews/Woodcrest Area Plan: Community Development: Commercial Retail (CD: CR) – Location: North of Cajalco Road, east of Wood Road, south of Carpinus Drive – 9.79 Gross Acres / 7.18 Net Acres - Zoning: Specific Plan No. 229, Amendment No. 1 (SP229A1) Boulder Springs-Planning Area 1 - **REQUEST:** Tentative Parcel Map proposes to subdivide the existing 9.79 gross acres into four (4) parcels. Parcel 1 will be 0.98 acres gross; Parcel 2 will be 3.62 acres gross, Parcel 3 will be 1.29 acres gross, and Parcel 4 will be 1.29 acres gross. The Conditional Use Permit will be over all four (4) Parcels for a shopping center that will include: Parcel 1 will consist of a drive-thru fast food restaurant. Parcel 2 will consist of a large retail building for a possible tractor and supply store; with a fenced-off outdoor display area and permanent outdoor trailer & equipment display area fronting along Wood Road. Parcel 3 will consist of a self-service gas station with a convenience store and carwash. The convenience store will include the sale of beer and wine for off-site consumption. The carwash is separate from the convenience store with a canopy for vacuuming the vehicles. Parcel 4 will consist of a single-three (3) suite shell retail building. The shopping center will also provide two (2) bio-retention/infiltration basins – APN(s): 321-130-053 thru 055, and 060. Related Case: PM36124. **BBID: 003-537-338**

DATE: _____

SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY



April 26, 2018

CHAIR
Steve Manos
Lake Elsinore

VICE CHAIR
Glen Holmes
Hemet

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Russell Betts
Desert Hot Springs

Steven Stewart
Palm Springs

Richard Stewart
Moreno Valley

STAFF

Director
Simon A. Housman

John Guerin
Paul Rull
Barbara Santos

County Administrative Center
4080 Lemon St., 14th Floor
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

Mr. Tim Wheeler, Project Planner
County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside CA 92501
(VIA HAND DELIVERY)

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW –
DIRECTOR’S DETERMINATION**

File No.: ZAP1311MA18
Related File No.: CUP3775 (Conditional Use Permit)
APNs: 321-130-053 through -055, -060

Dear Mr. Wheeler:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed County of Riverside Case No. CUP3775 (Conditional Use Permit), a proposal to develop a commercial retail center including two retail buildings with 19,097 square feet and 8,586 square feet, respectively, a 3,200 square foot quick service restaurant with a drive-thru, and a gas station with a 3,800 square foot convenience store, 2,080 square foot carwash tunnel and 8 fuel pumps (16 fueling stations) on 7.18 acres located on the northeast corner of Cajalco Road and Wood Road (to be accessed from Wood Road).

The site is located within Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). Within Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, non-residential intensity is not restricted.

The elevation of Runway 14-32 at March Air Reserve Base/Inland Port Airport at its southerly terminus is approximately 1,488 feet above mean sea level (AMSL). At a distance of 26,000 feet from the runway to the project, Federal Aviation Administration Obstruction Evaluation Services (FAA OES) review could be required for any structures with a top of roof exceeding 1,748 feet AMSL. The project’s site elevations range from 1,580 to 1,604 feet AMSL. Therefore, review by the FAA OES was not required.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, provided that the County of Riverside applies the following recommended conditions:

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.

AIRPORT LAND USE COMMISSION

2. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note 1 on Table 4 of the Lake Mathews/Woodcrest Area Plan:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The attached notice shall be provided to all potential purchasers of the property and to tenants of the building(s) thereon.
4. Any new aboveground detention basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
5. The following uses are specifically prohibited at this location: trash transfer stations that are open on one or more sides; commercial composting operations; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; aquaculture; incinerators.

If you have any questions, please contact Paul Rull, ALUC Urban Regional Planner IV, at (951) 955-6893 or John Guerin, ALUC Principal Planner, at (951) 955-0982.

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Simon A. Housman, ALUC Director

Attachments: Notice of Airport in Vicinity

AIRPORT LAND USE COMMISSION

cc: Cajalco Square, LP, Xerxes Coyco (applicant/representative)
B&C Land Boulder (property owner)
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Daniel "Rock" Rockholt or Denise Hauser, March Air Reserve Base
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1311MA18\ZAP1311MA18.LTR.doc



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

August 3, 2017

Cahuilla Band of Indians
Anthony Madrigal
52701 Highway 371
Anza, CA 92539

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03775, EA43037)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by September 2, 2017 to hthomson@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

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- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

Project Description:

CONDITIONAL USE PERMIT NO. 3775 – EA43037 – Applicant: Cajalco Square, LP – **Engineer/Representative:** Cajalco Square, LP c/o Xerxes Coyco - First Supervisorial District – Mead Valley Zoning District – Lake Mathews/Woodcrest Area Plan: Community Development: Commercial Retail (CD: CR) – **Location:** North of Cajalco Road, east of Wood Road, south of Carpinus Drive – 7.18 Acres - **Zoning:** Specific Plan No. 229, Amendment No. 1 (SP229A1) Boulder Springs-Planning Area 1

REQUEST: The proposed shopping center to include a self-service gas station (both gas and diesel pumps) with a convenience store and carwash. The convenience store will include beer and wine sales for off-site consumption. The carwash is connected to the convenience store. The shopping center will also include two (2) drive-thru fast food restaurants and a self-storage unit facility. The shopping center will consist of four (4) parcels. – APN(s): 321-130-053 thru 055, and 060.



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

August 3, 2017

Colorado River Indian Tribes (CRIT)
David Harper, Director
26600 Mohave Road, Parker, Arizona 85344

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03775, EA43037)

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Sincerely,

Riverside Office • 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 • Fax (951) 955-3157

Desert Office • 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7040



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

August 3, 2017

Morongo Cultural Heritage Program
Ray Huante
12700 Pumarra Rd.
Banning, CA 92220

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03775, EA43037)

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RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

August 3, 2017

Pala Band of Mission Indians
Shasta C. Gaughen, THPO
PMB 50, 35008 Pala Temecula Rd.
Pala, CA 92059

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03775, EA43037)

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RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

August 3, 2017

Pechanga Cultural Resources Department
Ebru Ozdil, Planning Specialist
P.O. Box 2183
Temecula, CA 92593

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03775, EA43037)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by September 2, 2017 to hthomson@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

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PECHANGA CULTURAL RESOURCES
Temecula Band of Luiseño Mission Indians

Post Office, Box 2183 • Temecula, CA 92593
Telephone (951) 770-6300 • Fax (951) 506-9491

August 23, 2017

Chairperson:
Neal Ibanez

Vice Chairperson:
Bridgett Barcello

Committee Members:
Andrew Masiel, Sr.
Darlene Miranda
Evie Gerber
Richard B. Searce, III
Robert Villalobos

Director:
Gary DuBois

Coordinator:
Paul Macarro

Planning Specialist:
Tuba Ebru Ozdil

VIA E-MAIL and USPS

Heather Thomson, Archaeologist
Planning Department
County of Riverside
PO Box 1409
Riverside, CA 92502

**PECHANGA TRIBE REQUEST FOR CONSULTATION PURSUANT TO AB 52 FOR
CUP03775, EA43037 [APN'S 321-130-053 – 321-130-055 AND 321-130-060]**

Dear Ms. Thomson;

This letter is written on behalf of the Pechanga Band of Luiseño Indians (hereinafter, "the Tribe") a federally recognized Indian tribe and sovereign government in response to the AB 52 notice provided by the County of Riverside Planning Department

This letter serves as the Tribe's formal request to begin consultation under AB 52 for this Project. Per AB 52, we intend to assist the County in determining the type of environmental document that should be prepared for this Project (i.e. EIR, MND, ND); with identifying potential tribal cultural resources (TCRs); determining whether potential substantial adverse effects will occur to them; and to develop appropriate preservation, avoidance and/or mitigation measures, as appropriate. Preferred TCR mitigation is always avoidance and the Tribe requests that all efforts to preserve sensitive TCRs be made as early in the development process as possible.

Please add the Tribe to your distribution list(s) for public notices and circulation of all documents, including environmental review documents, archaeological reports, development plans, conceptual grading plans (if available), and all other applicable documents pertaining to this Project. The Tribe further requests to be directly notified of all public hearings and scheduled approvals concerning this Project, and that these comments be incorporated into the record of approval for this Project.

The Pechanga Tribe asserts that the Project area is part of 'Atáaxum (Luiseño), and therefore the Tribe's, aboriginal territory as evidenced by the existence of cultural resources, named places, *tóota yixélval* (rock art, pictographs, petroglyphs), and an extensive 'Atáaxum artifact record in the vicinity of the Project. This culturally sensitive area is affiliated with the

Pechanga Comment Letter to the County of Riverside
Re: Pechanga Tribe Request: AB 52 Re CUP03775, EA43037 Project
August 23, 2017
Page 2

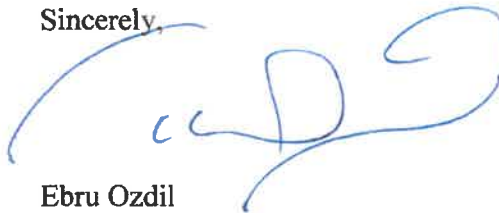
Pechanga Band of Luiseño Indians because of the Tribe's cultural ties to this area as well as our extensive history with the County and other projects within the area. During our consultation we will provide more specific, confidential information on potential TCRs that may be impacted by the proposed Project.

As you know, the AB 52 consultation process is ongoing and continues until appropriate mitigation has been agreed upon for the TCRs that may be impacted by the Project. As such, under both AB 52 and CEQA, we look forward to working closely with the County on ensuring that a full, comprehensive environmental review of the Project's impacts is completed, including addressing the culturally appropriate and respectful treatment of human remains and inadvertent discoveries. At this time, we are requesting archaeological, geotechnical, and conceptual grading plans.

In addition to those rights granted to the Tribe under AB 52, the Tribe reserves the right to fully participate in the environmental review process, as well as to provide further comment on the Project's impacts to cultural resources and potential mitigation for such impacts.

The Pechanga Tribe looks forward to working together with the County of Riverside Planning Department in protecting the invaluable Pechanga cultural resources found in the Project area. The formal contact person for this Project will be Ebru Ozdil. Please contact her at 951-770-6313 or at eozdil@pechanga-nsn.gov within 30 days of receiving these comments so that we can begin the consultation process. Thank you.

Sincerely,



Ebru Ozdil
Planning Specialist

Cc Pechanga Office of the General Counsel

Wheeler, Timothy

From: Thomson, Heather
Sent: Wednesday, September 6, 2017 4:11 PM
To: Ebru Ozdil - Pechanga (eozdil@pechanga-nsn.gov); Destiny Colocho; Joseph Ontiveros; JValdez@soboba-nsn.gov
Cc: Wheeler, Timothy
Subject: CUP03775

All-

An AB52 notice was sent to you dated August 3, 2017. You all have requested consultation on this project.

Apparently, this project area was graded back in 2008. At that time all but the extreme SW corner of the property was graded. I have attached a Google Earth image that clearly shows that the entire project has been disturbed. I have also included a link that will enable you to download the cultural monitoring report that was completed at that time.

Please let me know if you have any further comments or concerns.

<https://we.tl/mOU2WmQzgl>

Thank you.

Heather



Wheeler, Timothy

From: Thomson, Heather
Sent: Thursday, September 28, 2017 8:13 AM
To: Ebru Ozdil - Pechanga (eozdil@pechanga-nsn.gov); Analyst Intern
Cc: Jones, David; Wheeler, Timothy
Subject: CUP03775
Attachments: final conditions CUP03775.pdf

Hi Ebru-

I wanted to circle back around on this one from Monday. I have attached the final conditions of approval for the project. I believe that once received, you were going to send us a closure letter.

Thank you-

Heather



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

August 3, 2017

Quechan Indian Nation
Arlene Kingery, THPO
P.O. Box 1899
Yuma Ariz. 85366

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03775, EA43037)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by September 2, 2017 to hthomson@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

August 3, 2017

Ramona Band of Cahuilla
Joseph D. Hamilton, Chairman
56310 Highway 371, Suite B
Anza, California 92539

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03775, EA43037)

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RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

August 3, 2017

Rincon Band of Luiseño Indians
Destiny Colucho, Manager
1 West Tribal Road
Valley Center, CA 92082

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03775, EA43037)

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Wheeler, Timothy

From: Thomson, Heather
Sent: Wednesday, April 4, 2018 8:25 AM
To: Ebru Ozdil - Pechanga (eozdil@pechanga-nsn.gov); Nicole Cory (ncory@pechanga-nsn.gov); Destiny Colocho; Joseph Ontiveros; JValdez@soboba-nsn.gov
Cc: Wheeler, Timothy
Subject: CUP03775
Attachments: CUP03775 final conditions.pdf

All-

You all had requested AB52 consultation on this project. As you know, this area had been previously graded under Grading Permit No. BGR021291 in 2007. The subject property soils are now composed of engineered fill up to 37' in depth. I sent you all the monitoring report and am now providing the final conditions of approval that will dictate procedures to be followed in the event unanticipated resources or human remains are discovered during any future grading activities. Please don't hesitate to contact me if you have any questions. Thank you for assisting Planning with this project.

Sincerely,

Heather Thomson, County Archaeologist
4080 Lemon St., 12th Floor
Riverside, CA 92501
(951) 955-2873 office
(951) 955-1811 fax
hthomson@rivco.org

How are we doing? Click the link and tell us.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

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RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

August 3, 2017

Soboba Band of Luiseño Indians
Joseph Ontiveros, Cultural Resource Director
P.O. BOX 487
San Jacinto, CA 92581

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03775, EA43037)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by September 2, 2017 to hthomson@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

Project Description:

CONDITIONAL USE PERMIT NO. 3775 – EA43037 – Applicant: Cajalco Square, LP – **Engineer/Representative:** Cajalco Square, LP c/o Xerxes Coyco - First Supervisorial District – Mead Valley Zoning District – Lake Mathews/Woodcrest Area Plan: Community Development: Commercial Retail (CD: CR) – **Location:** North of Cajalco Road, east of Wood Road, south of Carpinus Drive – 7.18 Acres - **Zoning:** Specific Plan No. 229, Amendment No. 1 (SP229A1) Boulder Springs-Planning Area 1

REQUEST: The proposed shopping center to include a self-service gas station (both gas and diesel pumps) with a convenience store and carwash. The convenience store will include beer and wine sales for off-site consumption. The carwash is connected to the convenience store. The shopping center will also include two (2) drive-thru fast food restaurants and a self-storage unit facility. The shopping center will consist of four (4) parcels. – APN(s): 321-130-053 thru 055, and 060.

Sincerely,

PLANNING DEPARTMENT

A handwritten signature in blue ink that reads "Heather Thomson". The signature is written in a cursive, flowing style.

Heather Thomson, Archaeologist

Email CC: Tim Wheeler, Twheeler@rivco.org

Attachment: Project Vicinity Map and Project Aerial

August 22, 2017

Attn: Heather Thomson, Archaeologist
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92502-1409



RE: AB 52 Consultation; CUP03775, EA43037

The Soboba Band of Luiseno Indians has received your notification pursuant under Assembly Bill 52.

Soboba Band of Luiseno Indians is requesting to initiate formal consultation with the County of Riverside. A meeting can be scheduled by contacting me via email or phone. All contact information has been included in this letter.

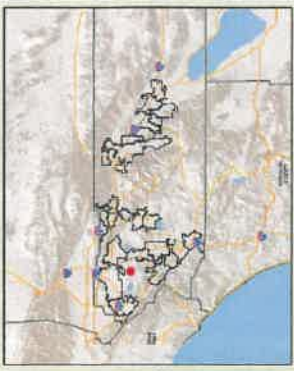
I look forward to hearing from and meeting with you soon.

Sincerely,

Joseph Ontiveros, Director of Cultural Resources
Soboba Band of Luiseno Indians
P.O. Box 487
San Jacinto, CA 92581
Phone (951) 654-5544 ext. 4137
Cell (951) 663-5279
jontiveros@soboba-nsn.gov

Confidentiality: The entirety of the contents of this letter shall remain confidential between Soboba and the County of Riverside. No part of the contents of this letter may be shared, copied, or utilized in any way with any other individual, entity, municipality, or tribe, whatsoever, without the expressed written permission of the Soboba Band of Luiseno Indians.


CUP03775





- Legend**
- City Boundaries
 - Cities
 - roads
 - highways
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - counties
 - cities
 - hydrographylines
 - waterbodies
 - Lakes
 - Rivers

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.



0 613 1,226 Feet



REPORT PRINTED ON... 8/3/2017 2:57:45 PM

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CUP03775



Legend

- City Boundaries
- Cities
- roads
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
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Notes

IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

0 2,000 4,000 Feet

REPORT PRINTED ON... 8/3/2017 2:59:44 PM

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN PUBLIC USE PERMIT VARIANCE
 CONDITIONAL USE PERMIT TEMPORARY USE PERMIT
- REVISED PERMIT Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Cajalco Square, LP

Contact Person: Xerxes Coyco E-Mail: xerxes@jntmgmt.com

Mailing Address: 139 Radio Road

<u>Corona</u>	<small>Street</small>	<u>CA</u>	<u>92879</u>
<small>City</small>		<small>State</small>	<small>ZIP</small>

Daytime Phone No: (951) 280-3833 ext. 10019 Fax No: (951) 280-3832

Engineer/Representative Name: Same

Contact Person: Same E-Mail: Same

Mailing Address: Same

<u>Same</u>	<small>Street</small>	<u>Same</u>	<u>Same</u>
<small>City</small>		<small>State</small>	<small>ZIP</small>

Daytime Phone No: () Same Fax No: () Same

Property Owner Name: B&C Land - Boulder Springs, LLC

Contact Person: Dennis Bushore E-Mail: dbccoussoulis@earthlink.net

Mailing Address: 341 West 2nd St., #1

<u>San Bernardino</u>	<small>Street</small>	<u>CA</u>	<u>92401</u>
<small>City</small>		<small>State</small>	<small>ZIP</small>

Daytime Phone No: (909) 381-0868 Fax No: (909) 381-9068

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(951) 955-3200 · Fax (951) 955-1811

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Palm Desert, California 92211
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APPLICATION FOR LAND USE AND DEVELOPMENT

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the use permit type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the use permit is ready for public hearing.)

B & C Land - Boulder Springs, LLC
PRINTED NAME OF PROPERTY OWNER(S)

Nicholas J. Coussoulis
SIGNATURE OF PROPERTY OWNER(S)
Nicholas J. Coussoulis, Managing Member
Nicholas J. Coussoulis
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of this application, the applicant will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be **NO** refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 321-130-053, 054, 055 & 060

Approximate Gross Acreage: 7.18

General location (nearby or cross streets): North of Cajalco Road, South of _____, East of Wood Road, West of _____.

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

See attached sheet for complete description.

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): Commercial / Retail

Number of existing lots: 4

EXISTING Buildings/Structures: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1					<input type="checkbox"/>	
2					<input type="checkbox"/>	
3					<input type="checkbox"/>	
4					<input type="checkbox"/>	
5					<input type="checkbox"/>	
6					<input type="checkbox"/>	
7					<input type="checkbox"/>	
8					<input type="checkbox"/>	
9					<input type="checkbox"/>	
10					<input type="checkbox"/>	

Place check in the applicable row, if building or structure is proposed to be removed.

PROPOSED Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
1	3,800	28'-0"	1	Convenience Store
2	2,080	18'-0"	1	Car Wash
3	4,425	28'-0"	1	Fast Food w/ Drive Thru #1
4	3,200	28'-0"	1	Fast Food w/ Drive Thru #2
5				
6				
7				
8				
9				
10				

PROPOSED Outdoor Uses/Areas: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
No.*	Square Feet	Use/Function
1	4,395	8-MPD Gasoline Canopy
2	2,893	5-MPD Diesel Canopy
3		
4		
5		

New construction of a Convenience Store selling groceries, snack items and beverages, including beer and wine for off-premises consumption with attached Carwash and detached Canopy for self-service gasoline sales; detached 4,425 sq. ft. Fast Food w/ drive thru restaurant #1; detached 3,200 sq. ft. Fast Food w/ drive thru restaurant #2 and detached 26,400 total sq. ft. Self-Storage Facility.

APPLICATION FOR LAND USE AND DEVELOPMENT

6		
7		
8		
9		
10		

* Match to Buildings/Structures/Outdoor Uses/Areas identified on Exhibit "A".

Check this box if additional buildings/structures exist or are proposed, and attach additional page(s) to identify them.)

Related cases filed in conjunction with this application:

None

Are there previous development applications filed on the subject property: Yes No

If yes, provide Application No(s). N/A
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) N/A EIR No. (if applicable): N/A

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide a signed copy(ies): Traffic, Acoustical, AQ & Biology

Is the project located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Government Code Section 65944? Yes No

Is this an application for a development permit? Yes No

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

If not known, please refer to [Riverside County's Map My County website](#) to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

[Santa Ana River/San Jacinto Valley](#)

[Santa Margarita River](#)

[Whitewater River](#)

APPLICATION FOR LAND USE AND DEVELOPMENT

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to [Section 65962.5](#) of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: Cajalco Square, LP

Address: 139 Radio Road

Phone number: (951) 280-3833

Address of site (street name and number if available, and ZIP Code): NEC Cajalco Road / Wood Road

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 321-130-053, 054, 055 & 060

Specify any list pursuant to Section 65962.5 of the Government Code: _____

Regulatory Identification number: _____

Date of list: _____

Applicant: _____ Date _____

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

[Government Code Section 65850.2](#) requires the owner or authorized agent for any development project to disclose whether:

- Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County. Yes No
- The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions. Yes No

I (we) certify that my (our) answers are true and correct.

Owner/Authorized Agent (1) _____ Date _____

Owner/Authorized Agent (2) _____ Date _____

APPLICATION FOR LAND USE AND DEVELOPMENT

This completed application form, together with all of the listed requirements provided on the Land Use and Development Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1010 Land Use and Development Condensed Application.docx
Created: 04/29/2015 Revised: 06/06/2016



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- TENTATIVE TRACT MAP
- REVERSION TO ACREAGE
- AMENDMENT TO FINAL MAP

- TENTATIVE PARCEL MAP
- EXPIRED RECORDABLE MAP
- VESTING MAP

- MINOR CHANGE Original Case No. _____
- REVISED MAP Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Cajalco Square, LP

Contact Person: Xerxes Coyco E-Mail: xerxes@jntmgmt.com

Mailing Address: 139 Radio Road
Corona Street 92879
City CA State ZIP

Daytime Phone No: (951) 280-3833 ext 10019 Fax No: (951) 280-3832

Engineer/Representative Name: K & A Engineering

Contact Person: Don Bergh E-Mail: donb@kaengineering.com

Mailing Address: 357 N. Sheridan St., Ste. 117
Corona Street 92880
City CA State ZIP

Daytime Phone No: (951) 279-1800 ext 155 Fax No: (951) 279-4380

Property Owner Name: B & C Land - Boulder, LLC

Contact Person: Dennis Bushore E-Mail: dbcoussoulis@earthlinik.net

Mailing Address: 341 2nd Street, Suite 1

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P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

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Palm Desert, California 92211
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APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of Cajalco Road, South of Capinus Drive, East of Wood Road, West of _____.

SUBDIVISION PROPOSAL:

Map Schedule: E Minimum Developable Lot Size: N/A
Number of existing lots: 4 Number of proposed developable lots: 4
Planned Unit Development (PUD): Yes No Vesting Map: Yes No
Number of proposed non-developable lots (excluding streets): none Subdivision Density: N/A dwelling units per acre.

If there previous development application(s) filed on the same site: Yes No

If yes, provide Application No(s). CUP 03775 (in process)
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) _____ EIR No. (if applicable): _____

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide signed copy(ies): Previously Submitted with CUP 03775

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

If not known, please refer to Riverside County's Map My County website to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

- Santa Ana River/San Jacinto Valley
- Santa Margarita River
- Whitewater River

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: Cajalco Square , LP

Address: 139 Radio Road, Corona, CA 92879

Phone number: (951)280-3833

Address of site (street name and number if available, and ZIP Code): NEC Cajalco Road & Wood Road

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 321-130-053, 321-130-054, 321-130-055, 321-130-060

Specify any list pursuant to Section 65962.5 of the Government Code: _____

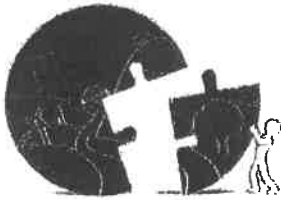
Regulatory Identification number: _____

Date of list: _____

Applicant: *Henry K. Ghanuli* Date 4-27-18

This completed application form, together with all of the listed requirements provided on the Subdivision Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1011 Subdivision Condensed Application.docx
Created: 04/08/15 Revised: 06/07/16



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any tentative map (tract or parcel), revised map, map minor change, reversion to acreage, conditional use permit, public use permit, surface mining permit, WECS permit, hazardous waste siting permit, temporary outdoor event permit, plot plan, substantial conformance, revised permit, variance, setback adjustment, general plan amendment, specific plan, specific plan amendment, specific plan substantial conformance, zoning amendments, and any associated environmental documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.

Bard C Land - Boulder Springs LLC Partner Nicholas J. Coussoulis
Property Owner(s) Signature(s) and Date

Nicholas J. Coussoulis 3/11/2020
PRINTED NAME of Property Owner(s)

Hasan Kofdarali 3/11/2020
Applicant-Permittee(s) Signature(s) and Date

Hasan Kofdarali
PRINTED NAME of Applicant-Permittee(s)

APPROVED TO FORM
BY: PRO

If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets, if necessary.

If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:

- x If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.
- x If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.
- x If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.
- x If the property owner is a trust, provide a copy of the trust certificate.

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INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION

- x *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.

In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.

ONLY FOR WIRELESS PROJECTS (SEE BELOW)

If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.

**AMENDED AND RESTATED
OPERATING AGREEMENT
FOR
B & C LAND - BOULDER SPRINGS LLC
A California limited liability company**

THIS OPERATING AGREEMENT (this "Agreement") is entered into this 31st day of October, 2002 by and among the signatories to this Agreement.

Explanatory Statement

The parties entered into that certain Operating Agreement for B & C Land - Boulder Springs, LLC on September 30, 1999, as amended on January 1, 2000. The parties wish to amend and restate the terms and conditions of the operating agreement for B & C Land - Boulder Springs, LLC as set forth in this Agreement.

NOW, THEREFORE, the parties agree as follows:

1. Defined Terms

The capitalized terms set forth in this Agreement shall have the meaning defined in Appendix 1 of this Agreement.

2. Formation and Name: Office; Purpose; Term

2.1. Organization. The parties hereby organize a limited liability company pursuant to the Act and the provisions of this Agreement. On July 23, 1999, Articles of Organization for B & C Land - Boulder Springs LLC, a limited liability company under the laws of the State of California, as amended on September 13, 1999, were filed with the California Secretary of State. The rights and liabilities of the Members shall be determined pursuant to the Act and this Agreement. To the extent that the rights or obligations of any Member are different by reason of any provision of this Agreement than they would be in absence of such provision, this Agreement shall control, to the extent permitted by the Act.

2.2. Name of the Company. The name of the Company is B & C Land - Boulder Springs LLC (hereinafter "Company").

2.3. Purpose. The Company is organized to engage in any lawful activity for which a limited liability company may be organized under the Act. Notwithstanding the foregoing, the Company shall be formed for the purposes of holding real property for investment purposes. The Company shall have the authority to do any and all things necessary, convenient or incidental to

this purpose. The Members intend the Company to be classified as a partnership for federal and, to the maximum extent possible, state income tax purposes.

2.4. Term. The Company shall continue in existence until December 31, 2030, unless sooner dissolved as provided by this Agreement or the Act.

2.5. Principal Place of Business. The Company's Principal Place of Business shall be located at 341 West 2nd Street, Suite 1, San Bernardino, California 92401, or at any other place in the State of California which the Members may determine.

2.6. Resident Agent. The name and address of the Company's resident agent in the State of California is Nicholas J. Coussoulis at 341 West 2nd Street, Suite 1, San Bernardino, California 92401.

2.7. Members. The Members of the Company shall be Brandenburg - Boulder Springs Limited Partnership ("Brandenburg") and Nicholas J. Coussoulis ("Coussoulis"). Brandenburg shall own sixty percent (60%) of the Company and shall have sixty (60) capital units. Coussoulis shall own forty percent (40%) of the Company and shall have forty (40) capital units. The present mailing address, taxpayer identification number, Contribution, Percentage, and Capital Units of each Member are summarized on Exhibit "A".

3. **Members; Capital; Capital Accounts**

3.1. Capital Units. The capital contributed, whether by way of money, property, services or an obligation to provide same, shall be represented by units of interest in the capital of the company ("Capital Units").

3.2 Required Capital Contributions. The Company anticipates that additional contributions shall be necessary for the conduct of the Company's business. Once the Company determines that additional contributions are necessary, each Member shall deliver a contribution in an amount equal to one-half ($\frac{1}{2}$) of the amount of such additional contribution required by the Company. If either Member fails to make any required capital contributions when required as provided herein, the other Member (the "Non-Delinquent Member") may give such Member (the "Delinquent Member") a ten (10) day notice (the "Cure Notice") to cure such default by payment of the total amount of the capital contributions required to be made by such Delinquent Member. If the Delinquent Member fails to comply with the Cure Notice within such time period, then the Non-Delinquent Member may (a) withdraw its capital contribution or (b) make an additional contribution on behalf of the Delinquent Member and treat such contribution as (i) a loan to the Company pursuant to this Section 3.2 herein or (ii) an additional contribution which shall effectively increase the Non-Delinquent Member's Capital Account, increase the Non-Delinquent Member's Percentage and Capital Units in the Company proportionate to the entire additional contribution made by the Non-Delinquent Member, and proportionately dilute the Delinquent Member's Percentage and Capital Units in the Company. If a Member elects to make a loan to

the Company, such loan shall bear interest at a rate of one percent (1%) above the prime rate as reported by the Bank of America, San Francisco.

3.3. No Interest on Contributions. Neither Members nor Interest Holders shall be paid interest with respect to Contributions.

3.4. Return of Contributions. Except as otherwise provided in this Agreement, no Member nor Interest Holder shall have the right to receive the return of any Contribution or withdraw from the Company, except upon the dissolution of the Company.

3.5. Form of Return of Capital. If a Member or an Interest Holder is entitled to receive the return of a Contribution, the Company may distribute in lieu of money, notes, or other property having a value equal to the amount of money distributable to such Person, unless otherwise provided hereunder.

3.6. Capital Accounts. A separate Capital Account shall be maintained for each Member and Interest Holder.

3.7. Other Business Transactions. Members may transact other business with the Company and, in doing so, they shall have the same rights and be subject to the same obligations arising out of any such business transaction as would be enjoyed by and imposed upon any Person, not a Member, engaged in a similar business transaction with the Company.

4. Profit, Loss, and Distribution

4.1. Allocations of Profit or Loss and Distributions of Cash.

4.1.1. Loss. After giving effect to the special allocations set forth in Appendix 2, for any taxable year of the Company, Loss shall be allocated as follows:

- (a) First, to the Members proportionately in accordance with any Profit previously allocated to them, less any Loss previously allocated to them;
- (b) Thereafter, the Members shall divide Loss equally.

4.1.2. Profit. After giving effect to the special allocation set forth in Appendix 2, for any taxable year of the Company, Profit shall be allocated as follows:

- (a) First, among the Members proportionately in accordance with any Loss previously allocated to them, less any Profit previously allocated to them;

(b) Thereafter, to the Members equally.

4.1.3. Cash Flow. Cash Flow for each taxable year of the Company shall be used first, to pay back any loans, advances and/or contributions made by any Member to the Company pursuant to Section 3.2 herein, including all accrued interest, if any, and thereafter, shall be distributed to the Members equally no later than seventy-five (75) days after the end of the taxable year.

4.2. Liquidation and Dissolution.

4.2.1. If the Company is liquidated, the assets of the Company shall be distributed to the Interest Holders in accordance with the balances in their respective Capital Accounts, after giving effect to all Contributions, Distributions, and allocations for all periods. Any Member who contributed intellectual property to the Company, has first right of refusal to receive a return of the intellectual property, at its fair market value. Intellectual property Distributions shall offset the Member's percentage Distributions set forth in this Section. Distributions to the Interest Holders pursuant to this Section 4.2.1 shall be made in accordance with Regulation Section 1.704-1(b)(2)(ii)(b)(2).

4.2.2. No Interest Holder shall be obligated to restore a Negative Capital Account.

4.3. General.

4.3.1. Except as otherwise provided in this Agreement, the timing and amount of all distributions shall be determined by the Members.

4.3.2. If any assets of the Company are distributed in kind to the Interest Holders, those assets shall be valued on the basis of their fair market value, and any Interest Holder entitled to any interest in those assets shall receive that interest as a tenant-in-common with all other Interest Holders so entitled, notwithstanding the first right of refusal on intellectual property as stated in Section 4.2.1. Unless the Members otherwise agree, the fair market value of the assets shall be determined by an independent appraiser who shall be selected by the Members. The Profit or Loss for each unsold asset shall be determined as if the asset had been sold at its fair market value, and the Profit or Loss shall be allocated as provided in Section 4.1 and shall be properly credited or charged to the Capital Accounts of the Interest Holders prior to the Distribution of the assets in liquidation pursuant to Section 4.2.

4.3.3. All Profit and Loss shall be allocated, and all distributions shall be made to the Persons shown on the records of the Company to have been Interest Holders as of the last day of the taxable year for which the allocation or Distribution is to be made. Notwithstanding the foregoing, unless the Company's taxable year is separated into segments, if there is a Transfer or an Involuntary Withdrawal during the taxable year, the Profit and Loss shall be allocated between the original Interest Holder and the successor on the basis of the number of days each was an

Interest Holder during the taxable year; provided, however, the Company's taxable year shall be segregated into two or more segments in order to account for Profit, Loss or proceeds attributable to a Capital Transaction or to any other extraordinary non-recurring items of the Company.

4.3.4. Members are hereby authorized, upon the advice of the Company's tax counsel, to amend this Article 4 to comply with the Code and the Regulations promulgated under IRC Section 704(b); provided, however, that no amendment shall materially affect Distributions to an Interest Holder without the Interest Holder's prior written consent.

5. Management; Rights, Powers, and Duties

5.1. Management. The Company shall be managed by the Members. Except as specifically provided otherwise in this Agreement, each Member shall have the right to act for and bind the Company in the ordinary course of its business; provided, however, Nicholas J. Coussoulis shall have the right, in his sole discretion, to designate or employ a project manager to conduct day-to-day operations of the Company, who may, but need not be, a Member, on terms and conditions mutually agreeable by the Members ("Project Manager").

5.1.1. Member Approval Rights. The Project Manager shall not take any of the following actions on behalf of the Company unless first approved the Members:

- (a) Obligate the Company for any single-contracted expenditure in excess of Two Hundred Fifty Thousand Dollars (\$250,000.00);
- (b) Borrow money in the name of the Company;
- (c) Confess any judgment against the Company;
- (d) Merge the Company with any other entity;
- (e) Dissolve the Company pursuant to this Agreement;
- (f) Loan the Company's money or other assets;
- (g) Admit a Member to the Company;
- (h) Cause the Company to engage in business in any jurisdiction which does not provide for the registration of limited liability companies; and
- (i) purchase or sell property other than the sale of subdivision lots at prices predetermined by the Members.

5.2 Meetings and Voting by Members.

5.2.1. A meeting of the Members may be called at any time by any Member. Meetings of Members shall be held at the Company's principal place of business or at any other place mutually agreed by the Members. Not less than ten (10) nor more than sixty (60) days before each meeting, the Person or Persons calling the meeting shall give written notice of the meeting to each Member entitled to vote at the meeting. The notice shall state the time, place, and purpose of the meeting. Notwithstanding the foregoing provisions, each Member who is entitled to notice may waive notice, either before or after the meeting, by executing a waiver of such notice, or by appearing at and participating, in person or by proxy, in the meeting. Unless this Agreement provides otherwise, at a meeting of Members, the unanimous presence in person or by Proxy of Members holding Capital Units constitutes a quorum. A Member may vote either in person or by written Proxy signed by the Member or by the Member's duly authorized agent.

5.2.2. Except as otherwise provided in the Agreement, the affirmative unanimous vote of Members holding Capital Units present at the meeting in person and by proxy shall be required to approve any matter coming before the Members.

5.2.3. In lieu of holding a meeting, the Members may take action by unanimous written consents specifying the action to be taken, which consents must be executed and delivered to the Company by all the Members. Any such approved action shall be effective immediately.

5.3. Personal Service. No Member shall be required to perform services for the Company solely by virtue of being a Member. Unless approved by the Members, no Member shall be entitled to compensation for services performed for the Company. However, upon substantiation of the amount and purpose thereof, the Members shall be entitled to reimbursement for expenses reasonably incurred, and advances of funds reasonably made, in furtherance of the business of the Company.

5.4. Duties of Parties.

5.4.1. Each Member shall devote such time to the business and affairs of the Company as is necessary to carry out the Member's duties set forth in this Agreement.

5.4.2. Except as otherwise expressly provided in Section 5.4.3, nothing in this Agreement shall be deemed to restrict in any way the rights of any Member, or of any Affiliate of any Member, to conduct any other business or activity whatsoever, and no Member shall be accountable to the Company or to any other Member with respect to that business or activity even if the business or activity competes with the Company's business. The organization of the Company shall be without prejudice to the Members' respective rights (or the rights of their respective Affiliates) to maintain, expand, or diversify such other interests and activities and to receive and enjoy profits or compensation therefrom. Each Member waives any rights the

Member might otherwise have to share or participate in such other interests or activities of any other Member or the Member's Affiliates.

5.4.3. The only fiduciary duties a Member owes to the Company and the other Members are the duty of loyalty and the duty of care set forth in subdivisions 5.4.3(a) and 5.4.3(b):

(a) A Member's duty of loyalty to the Company and the other Members is limited to the following:

(i) To account to the Company and hold as trustee for it any property, profit, or benefit derived by the Member in the conduct or winding up of the Company's business or derived from a use by the Member of a Company property, including the appropriation of a Company opportunity, without the consent of the other Members; and

(ii) To refrain from dealing with the Company in the conduct or winding up of the Company business as or on behalf of a party having an interest adverse to the Company without the consent of the other Members.

(b) A Member's duty of care to the Company and the other Members in the conduct and winding up of the Company business is limited to refraining from engaging in grossly negligent or reckless conduct, intentional misconduct, or a knowing violation of the law.

5.5. Indemnification of Each Member.

5.5.1. Each Member shall not be liable, responsible, or accountable, in damages or otherwise, to any Member or to the Company for any act performed by such Member within the scope of the authority conferred on such Member by this Agreement, and within the standard of care specified in Section 5.4.3.

5.5.2. The Company shall indemnify each Member for any act performed by such Member within the scope of the authority conferred on the Member by this Agreement, unless such act constitutes grossly negligent or reckless conduct, intentional misconduct, or a knowing violation of law.

6. **Transfer of Interests and Withdrawals of Members**

6.1. Transfers. Except as provided herein, no Member may Transfer all, or any portion of, or any interest or rights in, the Membership Interest owned by the Member, provided, however, Brandenburg shall have the right to transfer his interest to an entity in which Brandenburg or Eric Brandenburg shall have voting control and Coussoulis shall have the right to transfer his interest to an entity in which Coussoulis or Christina Coussoulis shall have voting control. Each Member hereby acknowledges the reasonableness of this prohibition in view of the purposes of the Company and relationship of the Members. The attempted Transfer of any portion or all of a

Membership Interest in violation of the prohibition contained in this Section 6.1 shall be deemed invalid, null and void, and of no force or effect, except any Transfer mandated by operation of law and then only to the extent necessary to give effect to such Transfer by operation of law.

6.2. Right of First Refusal.

6.2.1. Notice of Intention to Sell. No Member shall directly or indirectly sell, assign, transfer, or otherwise dispose of (collectively, a "Transfer") his Membership Interest, or any part thereof, at any time, without first giving written notice to the Company and the other Members of his intention to Transfer such Membership Interest. Any such notice may be given only following receipt by the Member desiring to Transfer his Membership Interest or any portion thereof (the "Selling Member") of a bona fide written offer for such Transfer, and shall specify the identity of the proposed transferee, the amount of the cash purchase price proposed to be paid for such Membership Interest, and all material terms of such transaction.

6.2.2. Right of First Refusal.

(a) Any Transfer of a Membership Interest requiring the giving of written notice under Section 6.2.1. shall be subject to a right of first refusal on the part of the Company exercisable within twenty (20) business days of receipt of such written notice referred to in Section 6.2.1. During such period, the Company, by a vote of its Members (but without taking into account the Selling Member), subject to any restrictions imposed by law, shall have the right to elect to purchase all (and not less than all) (subject to the condition set forth below) of the Membership Interest (the "Subject Membership Interest") proposed to be sold by the Selling Member on the same terms as proposed by the proposed transferee (including without limitation the cash purchase price proposed to be paid for the Subject Membership Interest by such transferee) or such terms and conditions are not amenable to exact duplication, upon substantially equivalent terms and conditions. If the Company does not elect to purchase all of the Subject Membership Interest within such twenty (20) business day period, then the Selling Member shall promptly notify all other Members and such right of first refusal shall pass to the non-Selling Members in accordance with Section 6.2.2(b) below with respect to the Subject Membership Interest.

(b) If the right of first refusal shall pass to the non-Selling Members as provided in Section 6.2.2(a), such non-Selling Members shall have the right to purchase at the purchase price and on the terms and conditions specified in the notice of transfer all of the Subject Membership Interest offered by the Selling Member by giving notice of acceptance to the Selling Member within ten (10) business days of receiving notice that the Company has not elected to purchase all of the Subject Membership Interest. The non-Selling Members shall have the right to purchase such Subject Membership Interest pro rata in accordance with their Proportionate Shares (calculated without taking into account the Selling Member's Membership Interest). To the extent any such non-Selling Member does not wish to purchase its pro rata portion of such Subject Membership Interest the remaining non-Selling Members shall have the right to purchase

the excess, again on a similar pro rata basis (calculated without taking into account the declining non-Selling Member's Membership Interest); provided, however, that the other non-Selling Members must purchase in the aggregate all the Subject Membership Interest offered by the Selling Member, and in the event that any non-Selling Member does not wish to purchase its pro rata portion, the remaining non-Selling Members shall have an additional ten (10) business days to elect (by giving notice to the Selling Member) to purchase the excess. If the operation of the foregoing provisions of this Subsection 6.2.1(b) does not result in the purchase of all of the Subject Membership Interest offered by the Selling Member, then the Selling Member may sell all of the offered Subject Membership Interest to the proposed transferee at the price and on the terms and conditions set forth in the notice of transfer referred to in Section 6.2.1 hereof during a period of forty-five (45) business days commencing upon expiration of the ten (10) business day refusal period referenced above. If the sale of such Subject Membership Interest is not completed within such forty-five (45) business day period or if the price or terms or conditions of sale are materially modified from those contained in the initial transfer notice, then the procedures specified in this Section 6.2 shall be repeated.

6.2.3. If the Conditions of Transfer are satisfied, the Member may Transfer all or any portion of the Member's Economic Interest. The Transfer of an Economic Interest pursuant to this Section 6.1 shall not result in the Transfer of any of the transferor's other Membership rights. The transferee of the Economic Interest shall have no right to: (i) become a Member; (ii) exercise any Membership rights other than those specifically pertaining to the ownership of an Economic Interest; or (iii) act as an agent of the Company.

6.3. Withdrawal of a Member.

6.3.1. Except as provided in Section 6.2, no Member shall have the right or power to effect a Voluntary Withdrawal from the Company. If a Member attempts to effect a Voluntary Withdrawal in violation of Section 6.2, the attempted Withdrawal shall be null and void and the terms and conditions of Section 6.3.2 herein shall apply.

6.3.2. Upon the attempted Withdrawal of any Member or Transfer in violation the terms of Section 6.2, the Withdrawn Member and the Company shall have the respective rights and obligations set forth in Section 6.4 of this Agreement provided, however, that the Withdrawn Member's Membership Interest shall be valued at Book Value and, provided further, that the Company shall have the right to pay the amount due the Withdrawing Member in four equal quarterly payments, the first of which shall be due on the thirtieth (30th) day following the date upon which such amount due shall be finally determined. "Book Value" shall mean the value of the Member's Membership Interest as reflected on the balance sheet of the Company for the reporting period immediately preceding the date of the attempted Withdrawal of a Member or Transfer in violation of the terms of Section 6.2.

6.3.3. Involuntary Withdrawal. Immediately upon the occurrence of an Involuntary Withdrawal, the successor of the Withdrawn Member shall thereupon become an

Interest Holder but shall not become a Member. If the Company is continued as provided in Section 6.4.1, the successor Interest Holder shall have all the rights of any Interest Holder but shall not have the right to exercise any other rights of a Member.

6.4. Optional Buy-out in Event of Involuntary Withdrawal.

6.4.1. If the Members elect to continue the Company after an Involuntary Withdrawal, the Withdrawn Member or the successor in interest to such Member (the "Withdrawn Member") shall be deemed to offer for sale to the Company (the "Withdrawal Offer") all of the Membership Interest of the Withdrawn Member (the "Withdrawal Interest").

6.4.2. The Withdrawal Offer shall be and remain irrevocable for a period (the "Withdrawal Offer Period") ending at 11:59 P.M. local time at the Company's principal office on the sixtieth (60th) day following the date the Members elect to continue the Company. At any time during the Withdrawal Offer Period, the Company may accept the Withdrawal Offer by notifying the Withdrawn Member of its acceptance (the "Withdrawal Notice"). The Withdrawn Member shall not be deemed a Member for the purpose of the vote on whether the Company shall accept the Withdrawal Offer.

6.4.3. If the Company accepts the Withdrawal Offer, the Withdrawal Notice shall fix a closing date (the "Withdrawal Closing Date") for the purchase which shall be not earlier than ten (10) or later than ninety (90) days after the expiration of the Withdrawal Period.

6.4.4. If the Company accepts the Withdrawal Offer, the Company shall purchase the Withdrawal Interest for the price equal to the amount the Withdrawn Member would receive if the Company were liquidated and the amount equal to the Appraised Value were available for distribution to the Members pursuant to Section 4.2 (the "Withdrawal Purchase Price"). The Withdrawal Purchase Price shall be paid in cash on the Withdrawal Closing Date.

6.4.5. If the Company fails to accept the Withdrawal Offer, then the Withdrawn Member, upon the expiration of the Withdrawal Offer Period, thereafter shall be treated as an Assignee.

6.5. Appraised Value.

6.5.1. The term "Appraised Value" means the appraised value of the Company as hereinafter provided. Within fifteen (15) days after demand by either one to the other, the Company and the Withdrawn Member shall each appoint an appraiser to determine the value of the Company. If the two appraisers agree upon such value, they shall jointly render a single written report stating that value. If the two appraisers cannot agree upon the value of the Company, they shall each render a separate written report and shall appoint a third appraiser, who shall appraise the Company, determine its value, and render a written report of his or her opinion

thereon. Each party shall pay the fees and other costs of the appraiser appointed by such party, and the fees and other costs of the third appraiser shall be shared equally by both parties.

6.5.2. The value contained in the aforesaid joint written report or written report of the third appraiser, as the case may be, shall be the Appraised Value; provided, however, that if the value of the equity contained in the appraisal report of the third appraiser is more than the higher of the first two appraisals, the higher of the first two appraisals shall govern; and provided, further, that if the value of the equity contained in the appraisal report of the third appraiser is less than the lower of the first two appraisals, the lower of the first two appraisals shall govern.

6.6 Dissolution of Member's Marriage. In the event of dissolution of marriage between a Member and his spouse, the divorcing Member shall use his reasonable efforts to buy out his spouse's community property interest in the Company in any property settlement or court order for division of property following entry of the final decree of dissolution. In the event that the Member is not able to buy out his spouse's community property interest in the Membership Interest, then there shall be an allocation of the divorcing Member's Membership Interest between the divorcing Member and his spouse, the spouse shall be an Assignee only and shall be entitled to allocations and distributions of Company property under the terms of this Agreement attributable to the Economic Interest held by such spouse and to transfer such interest in accordance with and subject to the terms of this Agreement, but shall not be a Member and shall not be entitled to vote or participate in management or exercise any other rights of a Member. Such allocation shall not, however, result in the release of the spouse from any liability to the Company as a Member, including, without limitation, any obligation to contribute additional capital to the Company pursuant to the terms of this Agreement. Further, (a) as between the divorcing Member and his spouse, the divorcing Member shall continue to have the exclusive right and authority to act as a Member as specified in this Agreement, and (b) any action, consent or approval taken or given or any document or instrument executed by such Member on his own behalf (and on behalf of the spouse as an Assignee hereunder) shall be binding upon the divorcing Member and his spouse, and the Manager, if any, and/or the other Member and any third party shall be entitled to rely on any action so taken by such Member in accordance herewith.

7. Dissolution, Liquidation, and Termination of the Company

7.1. Events of Dissolution. The Company shall be dissolved upon the happening of the first to occur of an event specified in Section 17350 of the Act or on the date fixed for its termination in Section 2.4.

7.2. Procedure for Winding Up and Dissolution. If the Company is dissolved, the Members shall wind up or cause the wind up of its affairs. On winding up of the Company, the assets of the Company shall be distributed, first to creditors of the Company, including Interest Holders who are creditors, in satisfaction of the liabilities of the Company, and then, to the Interest Holders in accordance with Section 4.2 of this Agreement.

7.3. Filing of Certificate of Cancellation. Upon completion of the affairs of the Company, the Members shall promptly file, or cause to be filed, the Certificate of Cancellation of Articles of Organization with the Secretary of State. If there are no remaining Members, the Certificate shall be filed by the last Person to be a Member; if there is no remaining Members, or a Person who last was a Member, the Certificate shall be filed by the legal or personal representatives of the Person who last was a Member.

8. Tax Elections

8.1. Tax Matters Partner. Each Member shall be the Tax Matters Partner for purposes of IRC Section 6231(a)(7), and shall have all the authority granted by the Code to the Tax Matters Partner, provided that the Member shall not have the authority without first obtaining the consent of the other Members to do any of the following:

8.1.1. Enter into a settlement agreement with the Internal Revenue Service that purports to bind the Members.

8.1.2. File a petition as contemplated in IRC Section 6226(a) or IRC Section 6228.

8.1.3. Intervene in any action as contemplated in IRC Section 6226(b)(5).

8.1.4. File any request contemplated in IRC Section 6227(b).

8.1.5. Enter into an agreement extending the period of limitations as contemplated in IRC Section 6229(b)(1)(B).

8.2. Tax Elections. Each Member shall have the authority to make all Company elections permitted under the Code, including, without limitation, elections of methods of depreciation and elections under IRC Section 754.

9. General Provisions

9.1. Assurances. Each Member shall execute all certificates and other documents and shall do all such filing, recording, publishing, and other acts as the Members deems appropriate to comply with the requirements of law for the formation and operation of the Company and to comply with any laws, rules, and regulations relating to the acquisition, operation, or holding of the property of the Company.

9.2. Notifications. Any notice, demand, consent, election, offer, approval, request, or other communication (collectively a "notice") required or permitted under this Agreement must be in writing and either delivered personally or sent by certified or registered mail, postage prepaid, return receipt requested. A notice must be addressed to an Interest Holder at the Interest Holder's last known address on the records of the Company. A notice to the Company must be

addressed to the Company's principal office. A notice delivered personally will be deemed given only when acknowledged in writing by the Person to whom it is delivered. A notice that is sent by Mail will be deemed given three (3) business days after it is Mailed. Any party may designate, by notice to all of the others, substitute addresses or addressees for notices; and, therefore, notices are to be directed to those substitute addresses or addressees.

9.3. Specific Performance. The parties recognize that irreparable injury will result from a breach of any provision of this Agreement and that money damages will be inadequate fully to remedy the injury. Accordingly, in the event of a breach or threatened breach of one or more of the provisions of this Agreement, any party who may be injured (in addition to any other remedies which may be available to that party) shall be entitled to one or more preliminary or permanent orders (i) restraining and enjoining any act which would constitute a breach or (ii) compelling the performance of any obligation which, if not performed, would constitute a breach.

9.4. Complete Agreement. This Agreement constitutes the complete and exclusive statement of the agreement among the Members. It supersedes all prior written and oral statements, including any prior representation, statement, condition, or warranty. Except as expressly provided otherwise herein, this Agreement may not be amended without the written consent of all of the Members.

9.5. Applicable Law. All questions concerning the construction, validity, and interpretation of this Agreement and the performance of the obligations imposed by this Agreement shall be governed by the internal law, not the law of conflicts, of the State of California.

9.6. Article and Section Titles. The headings herein are inserted as a matter of convenience only and do not define, limit, or describe the scope of this Agreement or the intent of the provisions hereof.

9.7. Binding Provisions. This Agreement is binding upon, and to the limited extent specifically provided herein, inures to the benefit of, the parties hereto and their respective heirs, executors, administrators, personal and legal representatives, successors, and assigns.

9.8. Jurisdiction and Venue. Any suit involving any dispute or matter arising under this Agreement may only be brought in the appropriate United States District Court in California or any California State Court having jurisdiction over the subject matter of the dispute or matter. All Members hereby consent to the exercise of personal jurisdiction by any such court with respect to any such proceeding.

9.9. Terms. Common nouns and pronouns shall be deemed to refer to the masculine, feminine, neuter, singular, and plural, as the identity of the Person may in the context require.

9.10. Separability of Provisions. Each provision of this Agreement shall be considered separable; and if, for any reason, any provision or provisions herein are determined to be invalid and contrary to any existing or future law, such invalidity shall not impair the operation of or affect those portions of this Agreement which are valid.

9.11. Counterparts. This Agreement may be executed simultaneously in two or more counterparts, each of which shall be deemed an original and all of which, when taken together, constitute one and the same document. The signature of any party to any counterpart shall be deemed a signature to, and may be appended to, any other counterpart.


9.12. Estoppel Certificate. Each Member shall, within ten (10) days after written request by the Members, deliver to the requesting Person a certificate stating, to the Member's knowledge, that: (a) this Agreement is in full force and effect; (b) this Agreement has not been modified except by any instrument or instruments identified in the certificate; and (c) there is no default hereunder by the requesting Person, or if there is a default, the nature and extent thereof.

9.13. No Partnership. The Members do not intend that the Company be a partnership (including without limitation a limited partnership) or joint venture, and that no Member be an agent, partner or joint venturer of any other Member, for any purposes other than federal and state tax purposes, and this Agreement shall not be construed to suggest otherwise.

IN WITNESS WHEREOF, the parties have executed, or caused this Agreement to be executed, as of the date set forth hereinabove.

Brandenburg - Boulder Springs Limited Partnership

Lee H. Brandenburg, General Partner



Nicholas F. Coussoulis

9.10. Separability of Provisions. Each provision of this Agreement shall be considered separable; and if, for any reason, any provision or provisions herein are determined to be invalid and contrary to any existing or future law, such invalidity shall not impair the operation of or affect those portions of this Agreement which are valid.

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Brandenburg - Boulder Springs Limited Partnership



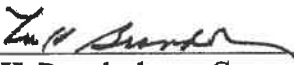
Lee H. Brandenburg, General Partner

Nicholas J. Coussoulis

Exhibit A

Member:
Brandenburg - Boulder Springs
Limited Partnership
1122 Willow Street, Suite 200
San Jose, CA 95125

Capital Units:
60



Lee H. Brandenburg, General Partner

Percentage: 60%

556-42-6207
Social Security or other Tax Identification Number

Member:
Nicholas J. Coussoulis
341 W. 2nd Street, Suite 1
San Bernardino, CA 92401

Capital Units:
40

Nicholas J. Coussoulis

Percentage: 40%

555-50-1653
Social Security or other Tax Identification Number

Exhibit A

Member:
Brandenburg - Boulder Springs
Limited Partnership
1122 Willow Street, Suite 200
San Jose, CA 95125

Capital Units:
60

Lee H. Brandenburg, General Partner

Percentage: 60%

556-42-6207
Social Security or other Tax Identification Number

Member:
Nicholas J. Coussoulis
341 W. 2nd Street, Suite 1
San Bernardino, CA 92401

Capital Units:
40



Nicholas J. Coussoulis

Percentage: 40%

555-50-1653
Social Security or other Tax Identification Number

LIMITED PARTNERSHIP AGREEMENT

OF

CAJALCO SQUARE, LP

THIS LIMITED PARTNERSHIP AGREEMENT ("Agreement") is made as of June 2, 2017, by and between RKJK A Nevada Co., LLC, a Nevada limited liability company ("General Partner"), and those persons who have signed this Agreement at the end hereof under the heading "Limited Partner(s)" (collectively the "Limited Partners"). The General Partner and the Limited Partners shall sometimes hereinafter be collectively called the "Partners." The Partners agree as follows:

1. THE PARTNERSHIP

1.1 Formation. The Partners have agreed to form a limited partnership, referred to as the "Partnership," pursuant to the provisions of the California Revised Limited Partnership Act (the "Act").

1.2 Name. The name of the Partnership is "CAJALCO SQUARE, LP." The business of the Partnership will be conducted under that name.

1.3 Purpose. The purpose of the Partnership (the "Business") will be to acquire, own, entitle, develop and sell, and otherwise realize the economic benefit from the real property situated at the NEC Cajalco Rd & Wood Rd., Perris, California and such other real properties that the Partnership may acquire from time to time (individually and collectively, the "Property"). In furtherance of the purposes of this Partnership, but subject to all the provisions of this Agreement, the Partnership shall have the authority and power to carry out the following:

1.3.1 Title to Property. To acquire by purchase, lease or otherwise, any real or personal property which may be necessary, convenient or incidental to the accomplishment of the purposes of the Partnership;

1.3.2 Development. To develop, finance, own, sell, convey, assign, mortgage and lease the Property or personal property necessary, convenient or incidental to the accomplishment of the purposes of the Partnership;

1.3.3 Financing. To borrow money and issue evidences of indebtedness in furtherance of the purposes of the Partnership, and to secure the same by mortgage, pledge or other lien on all or portions of the Property and/or any other assets of the Partnership, to borrow money on the general credit of the Partnership for use in the Partnership business and to execute documents in connection therewith;

1.3.4 Contract. To enter into, perform and carry out contracts of every kind, necessary to, in connection with or incidental to, the accomplishment of the purposes of the Partnership;

1.3.5 Extension of Financings. To prepay in whole or in part, refinance, recast, increase, modify or extend any deed of trust or mortgage affecting the Property or other indebtedness of the Property and, in connection therewith, execute any extensions, renewals or modifications of such deeds of trust, mortgages and indebtedness;

1.3.6 Advisors. To retain engineers, consultants, accountants, counsel, financial advisers and other professional personnel; and

1.3.7 Other Activities. To engage in such other activities and incur such other expenses as may be necessary or appropriate for furtherance of the Partnership's purposes, and execute, acknowledge and deliver any and all instruments necessary to implement the foregoing.

1.4 Principal Place of Business. The principal place of business of the Partnership is located at 139 Radio Road, Corona, CA 92879, or at any other place as may be determined from time to time by the General Partner. If the General Partner changes the principal place of business of the Partnership, it will give written notice of the change of address to each Limited Partner at least ten (10) days before that change.

1.5 Partnership Term. The Partnership shall commence as of the date of filing of the Certificate of Limited Partnership with the California Secretary of State and shall continue until the first to occur of the following events:

1.5.1 The Partnership's sale of substantially all of its assets; or

1.5.2 The termination of the Partnership by written consent of the General Partner and a majority in interest of the Limited Partners; or

1.5.3 The termination of the Partnership when the General Partner has determined that the business objectives of the Partnership have been substantially completed; or

1.5.4 The termination of the Partnership upon any other ground as permitted in this Agreement..

1.6 Certificate of Limited Partnership. The General Partner shall execute a Certificate of Limited Partnership and file the Certificate in the office of the Secretary of State of California. Thereafter, the General Partner shall execute and file certificates of amendment of the Certificate of Limited Partnership whenever required by the Act or this Agreement. The General Partner will execute and file original or amended certificates evidencing the information and operation of the Partnership whenever required under the laws of any other states in which the Partnership determines to do business. The General Partner shall also record a certified copy of the Certificate and any amendment thereto in the office of the county recorder in every county in which the Partnership owns real property.

1.7 Definitions. Except as otherwise stated in this Agreement or as the context of this Agreement requires, the terms defined in this Section shall for the purposes of this Agreement have the meanings specified in this Section.

1.7.1 "Affiliate" shall refer to: (a) Any natural person, corporation, partnership, trust or unincorporated association (person) directly or indirectly controlling, controlled by or in control with another person; (b) a person owning or controlling ten percent (10%) or more of the outstanding voting securities of such other person; (c) any officer, director or partner of such other person; and (d) if such other person is an officer, director or partner, any company for which such person acts in any capacity.

1.7.2 "Agreement" means this Limited Partnership Agreement, as amended from time to time.

1.7.3 "Assignee" means a person who has acquired a beneficial interest in the limited partnership interests of a Limited Partner but who is not a "Substituted Limited Partner."

1.7.4 "Assigning Limited Partner" means a Limited Partner who has assigned a beneficial interest in that Partner's limited partnership interest but the Assignee of which has not become a "Substituted Limited Partner."

1.7.5 "Capital Account" shall be as set forth in Section 6.7 of this Agreement.

1.7.6 "Cash available for distribution" means total cash income from operations during any given accounting period plus the cash proceeds of any from the sale or other disposition, refinancing, or liquidation of Partnership property, less cash expenses as well as any allowances or reserves for contingencies or for repair to and maintenance of properties, and anticipated obligations that the General Partner, in its sole discretion, deems necessary during the same accounting period.

1.7.7 "Code" shall mean the Internal Revenue Code of 1986, as amended, or corresponding provisions of subsequent federal revenue laws.

1.7.8 "Distribution" means any cash distributed to the Partners from cash available for distribution.

1.7.9 "General Partner" refers to RKJK A Nevada Co., LLC or any successor thereto.

1.7.10 "Limited Partner" refers to any person who is admitted to the Partnership, either as original Limited Partners or as Substituted Limited Partners, and who executes this Agreement. A "New Limited Partner" is a Limited Partner other than an original or Substituted Limited Partner who has purchased a limited partnership interest from the Partnership by making the required contribution to the Partnership.

1.7.11 "Majority in interest of the Limited Partners" means greater than fifty percent (50%) of the interests of the Limited Partners based on relative share of profits and losses.

1.7.12 "Net income" and "net loss" means the net income or net loss of the Partnership as determined for the purposes of computing federal income taxes pursuant to the Internal Revenue Code in accordance with generally accepted accounting principles.

1.7.13 "Partners" or refers collectively to the General Partner and the Limited Partners. Reference to "Partner" shall be a reference to any one of the Partners.

1.7.14 "Partnership" refers to the Limited Partnership created under this Agreement and the Certificate of Limited Partnership to be filed with the Office of the Secretary of State pursuant to the Act.

1.7.15 "Vote" includes written consent.

2. PARTNERS OF PARTNERSHIP

2.1 The name, present mailing address, the aggregate capital contributions of each Partner, type of Partnership interest (ie – General Partner or Limited Partner) and their respective share of profits and losses as of the Effective Date are as set forth next to each Partner's respective name on Exhibit A attached hereto, which may be amended from time to time by the General Partner to reflect any changes in the interests owned by the Partners or the addition or substitution of any new Partner in accordance with this Agreement.

2.2 Admission of Additional General Partner(s). Subject to any other provisions of this Agreement, a person may be admitted as a General Partner after the Certificate of Limited Partnership is filed only with the written consent of the General Partner and the vote or written consent of a majority in interest of the Limited Partners.

2.3 Replacement of Sole Remaining General Partner. If a General Partner ceases to be a General Partner through any cause set forth in the Act, and there is no remaining General Partner, one or more new General Partners may be admitted to the Partnership on the affirmative vote of a majority in interest of the Limited Partners and their election in writing to continue the business of the Partnership.

2.4 Admission of Additional Limited Partners. Subject to the provisions of Article 9 of this Agreement governing transfers of Partnership interests, a person may acquire an interest in the Partnership directly from the Partnership and be admitted as an additional Limited Partner on approval of the General Partner.

2.5 Admission of Substituted Limited Partner. The assignee of a Partnership interest may be admitted as a substituted Limited Partner upon approval of the General Partner.

2.6 No Creditor Partners. No creditor of any person who has an ownership interest in the Limited Partnership may become a Partner (General or Limited), through admission, substitution or otherwise, regardless of whether such creditor is also an assignee of a Partnership interest.

2.7 Amendment of Partnership Records. On admission of a General Partner or Limited Partner, the General Partner shall add the name, address, contribution, and that Partner's share in Partnership profits or losses to the list of Partners kept in the principal executive office of the Partnership.

2.8 Bound by Agreement. Before any person is admitted to the Partnership as a General or Limited Partner, that person must agree in writing to be bound by all of the provisions of this Agreement.

2.9 Certificate of Interest. The interest of a Partner or assignee shall not be evidenced by a certificate of interest in the Partnership.

3. FINANCING

3.1 Capitalization. The Partnership will have an initial capitalization as set forth in Exhibit A, attached hereto and incorporated herein.

3.2 General Partner Capital Contribution.

3.2.1 The General Partner shall contribute to the capital of the Partnership the amount set forth on Exhibit A.

3.2.2 Each new or replacement General Partner admitted after the execution of this Agreement must contribute, prior to admission to the Partnership, a sum that is determined by the General Partner. In the alternative, or in addition to the contribution provided for herein, the remaining General Partner may require a General Partner who is being admitted to replace a former General Partner to purchase the interest of the former General Partner pursuant to Sections 9.4 and 9.5. The foregoing provisions are subject, however, to any requirements for approval by the Limited Partners specified elsewhere in this Agreement. If there are no remaining General Partners, the contribution and interest of a new or replacement General Partner shall be determined by the Limited Partners in accordance with Section 2.3.

3.3 Limited Partner Capital Contribution. Each Limited Partner shall contribute to the capital of the Partnership in cash or property the amount set forth on Exhibit A.

3.4 Initial Capital Contributions From New Limited Partners. Each new Limited Partner shall contribute to the capital of the Partnership an amount determined by the General Partner.

3.5 Additional Capital Contributions. If the General Partner determines that additional capital is required, it will request all Limited Partners to make pro rata additional capital contributions in a total amount determined by the General Partner. The Limited Partners may make the additional capital contributions which, if made, shall be pro rata in accordance with their previous contributions to capital, and shall be made within fifteen (15) days following the date the General Partner gives written notice to each Partner of the requirement for such additional capital contributions. To the extent that

any Partner declines to make its pro rata additional capital contribution, the General Partner may, but shall not be required to, do any of the following:

- 3.5.1 Make a loan to the Partnership in such amount;
- 3.5.2 Make a contribution to capital in such amount either as a General Partner or as a Limited Partner, in the General Partner's sole discretion;
- 3.5.3 Solicit capital contributions from the other Limited Partners, or any of them;
- 3.5.4 Solicit capital contributions from other third parties as limited partners and admit them as Additional Limited Partners; or
- 3.5.5 Any combination of the foregoing, at the sole discretion of the General Partner.

Additional capital contributions shall change the allocation of cash, income, gain and loss, as set forth in Section 4.1 of this Agreement, from the date of the additional contribution as determined by the General Partner.

Nothing in this Section 3.5 shall be interpreted to require a Partner to make any additional capital contribution pursuant to a request of the General Partner. The purpose of this Section 3.5 is to permit Partners to maintain their pro rata interest in the Partnership if additional capital is required. A Partner who declines to make an additional capital contribution shall not be liable to the Partnership, the other Partners, or any third party for the amount of the additional capital contribution requested by the General Partner.

3.6 Interest on Contributions. No interest is paid on the initial contributions to the Partnership capital.

3.7 Withdrawal and Return of Capital.

3.7.1 No Partner may withdraw any portion of the capital of the Partnership and no Partner, General or Limited, is entitled to the return of that Partner's contribution to the capital of the Partnership except on dissolution of the Partnership.

3.7.2 No Partner is entitled to demand the distribution of Partnership property other than cash as part of the return of that Partner's capital contribution to the Partnership.

4. ALLOCATION AND DISTRIBUTION OF PROFITS AND LOSSES

4.1 Distribution of Cash. Cash available for distribution for each fiscal year shall be distributed and applied in the following order of priority:

4.1.1 First, to creditors (including Partners in their capacities as creditors) in the amount of any accrued but unpaid indebtedness of the Company due at the time of distribution or in an amount that the General Partner determines is necessary or advisable to pay.

4.1.2 Second, to the Partners proportionately in accordance with any unreturned capital contributions until such time as all capital contributions have been returned to the Partners.

4.1.3 Third, once invested capital has been repaid in full, cash available for distribution shall be distributed to the Partners based on their relative interests in the profits and losses of the Partnership as set forth on Exhibit A.

4.2 Allocation Among Partners. All allocations to the Partners shall be in accordance with distributions made per Section 4.1 and, in all other events, in the ratio of their relative interests in the profits and losses of the Partnership as set forth on Exhibit A attached hereto.

4.3 Valuation and Distribution of Non-Cash Distributions. To the extent that non-cash consideration shall be available for distribution, such distribution and valuation shall be made pursuant to the applicable provisions of this Agreement.

4.4 Special Allocation to General Partner. To the extent compensation paid to the General Partner under of this Agreement is determined not to be a guaranteed payment under Section 707(c) of the Code, and is not paid to the General Partner other than in its capacity as a Limited Partner within the meaning of Section 707(c) of the Code, the General Partner shall be specially allocated gross income of the Partnership at a time and in an amount equal to the amount of such compensation, and the General Partner's capital account shall be adjusted to reflect the payment of such compensation.

4.5 Allocation of Partnership Items. Except as otherwise provided in this Agreement, whenever a proportionate part of net income or net loss is allocated to a Partner, every item of income, gain, loss or deduction entering into the computation of such net income or net loss shall be considered allocated, and every item of credit or tax preference related to such net income or net loss and applicable to the period during which such net income or net loss was realized shall be allocated to the Partner in the same proportions.

4.6 Assignment. In the event of the assignment of an interest whereby the assignee is not admitted as a Limited Partner, the net income or net loss and distributions during the period commencing with the last allocation date before the assignment shall be apportioned as between the Limited Partner and his assignee based upon the number of days of their respective ownership during such period before and after the date of such assignment, without regard to the results of the Partnership's operations during the period before or after such assignment. Net income or net loss and distributions of cash and investment credits shall be allocated to the person who was the Limited Partner or assignee, as the case may be, at the time of such sale or disposition or investment.

4.7 Distributions. The Partnership intends to make periodic distributions of substantially all cash available for distributions, as determined solely by the General Partner, subject to the following: (a) distributions may be restricted or suspended for periods when the General Partner determines in its absolute discretion that it is in the best interests of the Partnership to do so; and (b) all distributions are subject to the payment of Partnership expenses and to the maintenance of reasonable reserves for payment of Partnership expenses, including, but not limited to, debt service, alterations, repairs, improvements, maintenance and replacement of furniture and fixtures.

4.8 Power of General Partner to Vary Allocations of Net Income and Net Loss. It is the intent of the Partners that each Partner's distributive share of net income, net loss, gain or loss upon the sale or disposition of the Partnership assets and tax credits shall be determined and allocated in accordance with this Section 4 to the fullest extent permitted by Section 704(b) of the Code. Specifically, the Partners intend that the allocations provided by this Section 4 satisfy the requirements of the Regulations under Section 704(b) of the Code with respect to special allocations of deductions and losses attributable to non-recourse indebtedness and for which a Partner has the obligation to satisfy a deficit capital account upon liquidation. Therefore, if the Partnership is advised by legal counsel that the allocations provided in this Section 4 are unlikely to be respected for federal income tax purposes, the General Partner is granted the power to amend the allocation provisions of this Agreement, on advice of legal counsel, to the minimum extent necessary to effect the plan of allocations and distributions provided in this Agreement.

4.9 Consent of Limited Partners. The methods set forth above by which the distributions and allocations of net income, net loss and gain or loss upon sale or disposition of the Partnership assets are made and apportioned are hereby expressly consented to by each Limited Partner as a condition to becoming a Partner.

5. MANAGEMENT OF PARTNERSHIP AFFAIRS

5.1 Control and Management. The General Partner has sole and exclusive control of the Partnership. Subject to any limitations expressly set forth in this Agreement, the General Partner has the power and authority to take any action it may deem to be necessary, appropriate, or convenient in connection with the management and conduct of the business and affairs of the Partnership, including, without limitation, the power to:

5.1.1 Make all decisions concerning the operation of the Business, including, but not limited to, production of a Partnership budget, the engagement of all attorneys, consultants, and other professionals necessary for the proper operation of the Business,

5.1.2 Borrow money and, if security is required therefor, to subject the Business and the assets thereof to any security device, to obtain replacements of any security device and to prepay, in whole or in part, refinance, increase, modify, consolidate, or extend any security device, all of the foregoing on such terms and in such amounts as the General Partner, in its sole discretion, deems to be in the best interests of the Partnership;

5.1.3 Acquire and enter into any contract of insurance which the General Partner deems necessary or appropriate for the protection of the business of the Partnership and the General Partner, including errors and omissions insurance, for the conservation of the Partnership assets, or for any purpose convenient or beneficial to the Partnership;

5.1.4 Employ persons at the expense of the Partnership in the operation and management of the business of the Partnership, who may be affiliates of the General Partner, including, but not limited to, general manager, supervisory managing agents, advertising agents, insurance brokers, sales manager, salesmen, brokers, loan brokers, attorneys and accountants, on such terms and, subject to limitations otherwise imposed by this Agreement, for such compensation as the General Partner shall determine to be appropriate and in the best interests of the Partnership;

5.1.5 Prepare or cause to be prepared reports, statements, and other relevant information for distribution to Limited Partners and assignees;

5.1.6 Open accounts and deposit and maintain funds in the name of the Partnership in banks, savings and loan associations, "money market" mutual funds and in such other entities or institutions as the General Partner may deem in its discretion to be necessary or desirable;

5.1.7 Deposit all Partnership cash contributions and receipts in a Partnership account and make disbursements by check or other customary means from such Partnership account;

5.1.8 Cause the Partnership to make or revoke any of the elections referred to in the Code;

5.1.9 Select as its accounting year a calendar year or such fiscal year as may be approved by the Internal Revenue Service (the Partnership initially intends to adopt the calendar year as its accounting year);

5.1.10 Determine the appropriate accounting method or methods to be used by the Partnership;

5.1.11 In addition to any amendments otherwise authorized herein, amend this Agreement without any action on the part of the Limited Partners or acting on behalf of the Limited Partners by special or general power of attorney or otherwise for the following purposes:

(a) To add to the duties, services or obligations of the General Partner or any Affiliates of the General Partner herein, for the benefit of the Limited Partners;

(b) To cure any ambiguity, to correct or supplement any provision herein which may be inconsistent with any other provision herein, or to make any other provision with respect to matters or questions arising under this Agreement which will not be inconsistent with the provisions of this Agreement;

(c) To amend this Agreement to reflect the addition or substitution of Limited Partners or the reduction of the Capital Accounts upon the return of capital to the Partners;

(d) In the event that the State of California amends the Act in any manner and, as a result of such amendment, tax counsel to the Partnership is unable to give the Partnership an opinion to the effect that the Partnership will be treated as a partnership for federal income tax purposes and not as an association taxable as a corporation, then in the sole discretion of the General Partner, to reconstitute the Partnership under the laws of another state; and

(e) Execute, acknowledge and deliver any and all instruments to effectuate the foregoing, including the execution, acknowledgment and delivery of any such instrument by the attorney-in-fact for the General Partner under a special or limited power of attorney, and to take all such action in connection therewith as the General Partner shall deem necessary or appropriate with the signature of the General Partner acting alone.

5.1.12 Require in any Partnership contracts that the General Partner shall not have any personal liability thereon, but that the person or entity contracting with the Partnership is to look solely to the Partnership and its assets for satisfaction;

5.1.13 Establish reserves from income in such amounts as the General Partner deems appropriate;

5.1.14 Initiate legal actions, settle legal actions and defend legal actions on behalf of the Partnership;

5.1.15 Represent the Partnership and Partners as "Tax Matters Partner" within the meaning of the Code in discussions with the Internal Revenue Service regarding the tax treatment of items of Partnership income, losses, deductions or credits, or any other matter reflected in the Partnership's information returns, and, if deemed appropriate and in the best interests of the Partners, to agree to final Partnership administrative adjustments or file a petition for a readjustment of the Partnership items in question with the United States Tax Court, the appropriate United States District Court or the United States Claims Court

5.1.16 Admit itself as a Limited Partner;

5.1.17 Execute, acknowledge and deliver any and all instruments to effectuate the foregoing, including, but not limited to, any lease, employment agreement, management agreement, distributing agreement, and to take all such action in connection therewith as the General Partner shall deem necessary or appropriate. Any and all documents or instruments may be executed on behalf and in the name of the Partnership by the duly authorized signature of any of the officers of the General Partner; and

5.1.18 Accept in purchase of interest in the Partnership trades and/or exchanges of property of a value equal to the value of the interest being purchased, the value of which property is to be determined by the General Partner in its reasonable discretion.

5.1.19 The foregoing authority may be relied upon by any person or entity which may deal with the Partnership.

5.2 Obligations of the General Partner. The General Partner shall:

5.2.1 Have a fiduciary responsibility for the safekeeping and use of all the funds and assets of the Partnership whether or not in its immediate possession or control;

5.2.2 Devote such of its time to the business of the Partnership as it shall determine to be necessary to conduct the business of the Partnership in conformity with Section 5.6 of this Agreement;

5.2.3 File and publish all certificates, statements, or other instruments required by law for formation, qualification and operation of the Partnership and for the conduct of its business in all appropriate jurisdictions;

5.2.4 Cause the Partnership to be protected by public liability, property damage and other insurance determined by the General Partner in its discretion to be appropriate to the business of the Partnership and available at a reasonable cost;

5.2.5 At all times use its best efforts to meet applicable requirements for the Partnership to be taxed as a partnership and not as an association taxable as a corporation;

5.2.6 Amend this Agreement and, if necessary, any separate Certificate of Limited Partnership filed for record to reflect the admission of Additional Limited Partners to the Partnership and thereafter amend this Agreement, if necessary, and any separate Certificate of Limited Partnership filed for record to reflect the substitution of Limited Partners.

5.3 Restrictions on General Partner's Rights and Authority. Notwithstanding the preceding, the General Partner shall not have the authority to, without the written approval of a majority in interest of the Limited Partners:

5.3.1 Commingle Partnership funds with those of any other person or entity, except as permitted in paragraph 5.1.6. of this Agreement;

5.3.2 Use or permit any other person to use Partnership funds or assets in any manner except for the exclusive benefit of the Partnership;

5.3.3 Alter the primary purpose of the Partnership as set forth in Section 2.3 of this Agreement;

5.3.4 Admit another person or entity as a General Partner;

5.3.5 Cause the Partnership to lend Partnership assets to the General Partner or its Affiliates or employ, or permit to employ, the funds or assets of the Partnership in any manner except for the exclusive benefit of the Partnership;

5.3.6 Do any act which would make it impossible to carry on the ordinary business of the Partnership;

5.3.7 Confess a judgment against the Partnership; or

5.3.8 Do any act in contravention of this Agreement.

5.4 Administration of Partnership. So long as it is General Partner and the provisions of this Agreement for compensation and reimbursement of expenses of the General Partner are observed, the

General Partner shall have the responsibility of providing continuing administrative and executive support, advice, consultation, analysis and supervision with respect to the functions of the Partnership as an owner and operator of the Business. In this regard, the General Partner may retain the services of such Affiliates or unaffiliated parties as the General Partner may deem appropriate to provide management and financial consultation and advice, and may enter into agreements for the management and operation of Partnership assets, including the Business.

5.5 Tax Matters Partner. The Partners do hereby appoint the General Partner to act as the "Tax Matters Partner" as described in the Tax Equity and Fiscal Responsibility Act of 1982.

5.6 Devotion of Time. The General Partner shall not be required to devote all of its time or business efforts to the affairs of the Partnership, but shall devote so much of its time and attention to the Partnership as it deems necessary and advisable and it may, during the continuance of this Agreement, engage in any activity for its own profit and advantage without the consent of the Limited Partners.

5.7 Outside Activities. In addition to the business of the Partnership, the General Partner may engage in one (1) or more businesses, including those which directly compete with the Partnership. Neither the Partnership, nor any other Partner, shall have any right to any income or profit derived by the General Partner from any business activity permitted under this numbered paragraph.

5.8 Reserve. The General Partner intends to establish and maintain a Partnership cash reserve for unexpected expenses, development of the Business, and contingent liabilities. The actual amount of the cash reserve shall be in the sole discretion of the General Partner.

5.9 Indemnification of the General Partner. The General Partner shall not be responsible for losses incurred as a result of the General Partner's negligence, gross negligence, or other acts, activities, errors, or omissions that do not constitute willful misconduct. The Partnership shall and does hereby indemnify and hold harmless the General Partner and the General Partner's representatives, successors, assigns, agents, attorneys, officers, directors, parent corporations, subsidiaries, affiliates, employees, partners, co-venturers, and each of them, from and against any and all claims, demands, liability, actions, causes of action, losses, costs, expenses, attorneys' fees, and obligations arising out of or in any way connected with the General Partner's discharge of its duties and obligations under this Agreement, with the exception of acts, activities, errors, or omissions that constitute willful misconduct.

5.10 Restrictions on Limited Partners. The Limited Partners do not have either the obligation or the right to take part, directly or indirectly, in the active management or control of the business of the Partnership, except as otherwise expressly permitted in this Agreement or by law.

5.11 Standard of Care of General Partner. The General Partner shall exercise ordinary business judgment in managing the affairs of the Partnership. Unless fraud, deceit, or a wrongful taking is involved, the General Partner is not liable or obligated to the Limited Partners for any mistake of fact or judgment made by the General Partner in operating the business of the Partnership that results in any loss to the Partnership or its Partners. The General Partner does not, in any way, guarantee the return of the Limited Partners' capital or a profit from the operations of the Partnership. The General Partner is not responsible to any Limited Partner because of a loss of that Partner's investment or a loss in operations, unless it has been occasioned by fraud, deceit, or a wrongful taking by the General Partner.

5.12 Authority for Use of Nominees. All Partners recognize that there are sometimes practical difficulties in doing business as a limited partnership, occasioned by third parties seeking to determine the capacity of the General Partner to act for an on behalf of the Partnership, or for other reasons. Therefore, the Limited Partners authorize the General Partner to acquire all real and personal property, arrange all financing, enter contracts, and complete all other arrangements needed to effectuate the purpose of this Partnership, either in its own name or in the name of a nominee, without having to disclose the existence of this Partnership. If the General Partner decides to transact the Partnership business in its own names or in the name of a nominee, it must place a written declaration of trust in the

Partnership books and records that acknowledges the capacity in which the nominee acts and the name of the Partnership as the true or equitable owner.

5.13 Removal of General Partner. The General Partner may be removed only for cause by the affirmative vote of all Limited Partners. Written notice of the General Partner's removal must be served on that Partner by certified mail. The notice must set forth the day on which the removal is to be effective, and that date may not be less than 30 days after the service of notice on the General Partner. If there is no other remaining General Partner, and the Limited Partners fail to elect a new General Partner pursuant to Section 2.2 of this Agreement within six (6) months after the removal becomes effective, the Partnership will be dissolved and its business will be wound up and terminated. If the removal of the General Partner does not cause the dissolution of the Partnership, the General Partner's interest may be purchased pursuant to Sections 9.6 and 9.7 of this Agreement. Otherwise, that removal will cause that Partner's interest in the Partnership to be converted to that of a Limited Partner. A former General Partner whose interest has been converted to that of a Limited Partner has the same rights and obligations under this Agreement as any other Limited Partner.

6. BOOKS, RECORDS, AND ACCOUNTS

6.1 Partnership Accounting Practices.

6.1.1 The Partnership books will be kept on a cash basis. The Partnership books will be closed and balanced at the end of each fiscal year of the Partnership.

6.1.2 The fiscal year of the Partnership shall end on the last day of each calendar year.

6.2 Maintenance of Records and Accounts. At all times, the General Partner shall maintain books, records, reports, and accounts in which all transactions of the Partnership are entered.

6.3 Required Records. The General Partner shall maintain at the principal executive office of the Partnership within California all of the following records:

6.3.1 A current list in alphabetical order of the full name and last known business or residence address of each Partner together with the contribution and the share in profits and losses of each Partner.

6.3.2 A copy of the Certificate of Limited Partnership and all certificates of amendment thereto, together with executed copies of any powers of attorney pursuant to which any certificate has been executed.

6.3.3 Copies of the Partnership's federal, state, and local income tax or information returns and reports, if any, for the six most recent taxable years.

6.3.4 Copies of this Agreement and all amendments thereto.

6.3.5 Financial statements of the Partnership for the six (6) most recent fiscal years.

6.3.6 The Partnership's books and records for at least the current and past three fiscal years.

6.4 Delivery of Records to Limited Partners. On the request of any Limited Partner, or his or her agent or attorney, the General Partner shall promptly deliver to that Partner, or to his or her agent or attorney, at the expense of the Partnership, a copy of:

6.4.1 The current list of each Partner's name, address, contribution, and share in profits and losses.

6.4.2 The Certificate of Limited Partnership, as amended, and any powers of attorney pursuant to which any certificate was executed.

6.4.3 This Agreement, as amended.

6.5 Access to Records by Limited Partners. Each Limited Partner and/or each Limited Partner's duly authorized representative, attorney, or attorney in fact has the right, on reasonable request, to:

6.5.1 Inspect and copy, during normal business hours, any Partnership record the Partnership is required to maintain, pursuant to Section 6.3 of this Agreement.

6.5.2 Obtain from the General Partner, promptly after becoming available, a copy of the Partnership's federal, state, and local income tax or information returns for each year.

6.6 Income Tax Date. The General Partner shall send to each Partner, within ninety (90) days after the end of each taxable year, such information as is necessary for them to complete their federal and state income tax or information returns.

6.7 Capital and Income Accounts. The Partnership shall establish an individual capital and income account for each Partner. The Partnership shall determine and maintain each capital and income account in accordance with Treasury Regulation § 1.704-1(b)(2)(iv). The following additional provisions shall apply to capital accounts:

6.7.1 A Partner's capital account shall be increased by that Partner's capital contributions, that Partner's share of profits, and any items in the nature of income or gain that are specially allocated to that Partner.

6.7.2 A Partner's capital account shall be increased by the amount of any partnership liabilities assumed by that Partner subject to and in accordance with the provisions of Reg. § 1.704-1(b)(2)(iv)(c).

6.7.3 A Partner's capital account shall be decreased by (a) the amount of cash distributed to that Partner; (b) the fair market value of any property of the Partnership so distributed, net of liabilities secured by such distributed property that the distributee Partner is considered to assume or to be subject to under IRC § 752; (c) the amount of partnership liabilities from which the partner is released; and (d) the amount of any items in the nature of expenses or losses that are specially allocated to that Partner pursuant to this Agreement.

6.7.4 A Partner's capital account shall be reduced by the Partner's share of any expenditures of the Partnership described in IRC § 705(a)(2)(B) or which are treated as IRC § 705(a)(2)(B) expenditures pursuant to Reg. § 1.704-(b)(2)(iv)(i) (including syndication expenses and losses not deductible under IRC §§ 267(a)(1) or 707(b)).

6.7.5 If any interest (or portion thereof) is transferred, the transferee of such interest or portion shall succeed to the transferor's capital account attributable to such interest or portion.

6.7.6 The principal amount of a promissory note that is not readily traded on an established securities market and that is contributed to the Partnership by the maker of the note shall not be included in the capital account of any person until the Partnership makes a taxable disposition of the note or until (and to the extent) principal payments are made on the note, all in accordance with Reg. § 1.704-1(b)(2)(iv)(d)(2).

6.7.7 Each Partner's capital account shall be increased or decreased as necessary to reflect a revaluation of the Partnership's property assets in accordance with the requirements of Reg. §§ 1.704-1(b)(2)(iv)(f) and 1.704-1(b)(2)(iv)(g), including the special rules under Reg. § 1.701-1(b)(4), as applicable.

6.7.8 "Adjusted capital account deficit" shall mean the deficit balance, if any, in a Partner's adjusted capital account as of the end of the taxable year. This definition is intended to comply with and shall be interpreted to be consistent with Treasury Regulation § 1.704-1(b)(2)(ii)(d). If any Partner unexpectedly receives any adjustments, allocations, or distributions described in Treasury Regulation § 1.704-1(b)(2)(ii)(d)(4), (5), or (6), then items of net income shall be specifically allocated to that Partner in an amount and manner sufficient to eliminate, to the extent required by the Regulation, the adjusted capital account deficit of that Partner as quickly as possible. This section is intended to comply with and shall be interpreted to be consistent with the provisions of Treasury Regulation § 1.704-1(b)(2)(ii)(d).

6.7.9 If there is a net decrease in Partnership minimum gain during any Partnership year, then each Partner who would otherwise have an adjusted capital account deficit at the end of that year shall be specially allocated items of net income for that year (and, if necessary, subsequent years) in an amount and manner sufficient to eliminate the adjusted capital account deficit as quickly as possible. This Section is intended to comply with and shall be interpreted to be consistent with the minimum gain charge-back, requirements of Treasury Regulation § 1.704-1(b)(4)(iv)(e).

6.7.10 To the extent an allocation of loss to a Partner would cause the Partner to have an adjusted capital account deficit, the loss shall not be allocated to that Partner and instead shall be allocated to other Partners.

6.7.11 It is the intent of the Partnership that the Agreement comply with the terms and requirements of Treasury Regulation § 1.704-1(b)(2)(ii)(d), including its provisions for the safe harbor test and the qualified income offset. Treasury Regulation § 1.704-1(b)(2)(ii)(d) is incorporated by reference in the Agreement. If the Partnership determines that the allocation provisions of the Agreement are unlikely to be respected for federal income tax purposes, the General Partner shall have the authority to amend the allocation provisions of the Agreement to the minimum extent necessary to effect the allocations and distribution plan of the Agreement. The General Partner shall have the authority, at its sole discretion, to adopt and revise rules, conventions, and procedures for admitting Partners to reflect their interest in the Partnership at the close of the year.

6.8 Banking The General Partner shall open and maintain a separate bank account in the name of the Partnership at a depository as chosen by the General Partner in which all Partnership funds will be deposited. No other funds will be deposited in the account. The funds in that account will be used solely for the business of the Partnership, and all withdrawals are to be made only on checks signed by the General Partner.

7. RIGHTS, POWERS, DUTIES, AND RESTRICTIONS OF PARTNERS

7.1 General Partner's Exclusive Right to Manage. The General Partner has exclusive charge and control of the management, conduct, and operation of the Partnership in all matters.

7.2 Devotion of Time by General Partner. The General Partner shall devote only such care, attention, and business capacity to the affairs of the Partnership as may be reasonably necessary. In this connection, the Partners acknowledge that any General Partner may be the General Partner of other partnerships and may continue to manage other partnerships, and may continue to engage in other businesses.

7.3 Restrictions on General Partner. Except as otherwise expressly provided in this Agreement, the General Partner is subject to all the restrictions imposed on general partners by the Act and has all the rights and powers granted to general partners under those statutes.

7.4 Compensation of General Partner. The General Partner shall be entitled to receive compensation for acting as such, as the General Partner shall from time to time determine, in its reasonable discretion, but in no event shall such amount be in excess of that which the Partnership could pay to a third party in an arm's length transaction for providing such services. In addition, the General Partner shall be reimbursed for all amounts expended to or for the benefit of the Partnership, whether incurred before or after formation.

7.5 Voting Rights of Limited Partners.

7.5.1 In addition to any other voting rights granted the Limited Partners under this Agreement, the Limited Partners have the right to vote on the following matters: (a) The dissolution and winding up of the Partnership, pursuant to Section 12.2; (b) the merger of the Partnership; (c) the incurrence of indebtedness by the Partnership other than in the ordinary course of its business; (d) a change in the nature of the Partnership's business; and (e) transactions in which the General Partner has an actual or potential conflict of interest either with the Limited Partners or the Partnership. An election to continue the business of the Partnership when the General Partner ceases to be the General Partner and at least one General Partner remains.

7.5.2 All of the actions specified in Section 7.5.1 may be taken following the vote of a majority in interest of the Limited Partner.

7.5.3 The Limited Partners have the right to vote on the admission of an additional General Partner. Except as specifically provided in Sections 7.5.4 and 7.5.5 of this Section 7.5 or any other provision of this Agreement, the admission of an additional General Partner may be accomplished on the affirmative vote of a majority in interest of the Limited Partners.

7.5.4 The Limited Partners have the right to vote on an election to continue the business of the Partnership and the admission of one or more General Partners after the General Partner has ceased to be a General Partner other than by removal and there is no remaining General Partner. These actions shall be taken only on approval by all of the Limited Partners.

7.5.5 The Limited Partners have the right to vote on an election to continue the business of the Partnership and the admission of one or more General Partners after a General Partner has been removed as a General Partner and there is no remaining General Partner. These actions shall be taken only on approval by all of the Limited Partners.

7.5.6 The Limited Partners have the right to vote on any other matters related to the business of the Partnership that are made subject to the approval or disapproval of the Limited Partners by this Agreement. These actions shall be taken only on approval of a majority in interest of the Limited Partners.

7.6 Loans to the Partnership. Nothing in this Agreement prevents a Partner from loaning money to the Partnership on a promissory note or similar evidence of indebtedness for a reasonable rate of interest, as determined by the lending Partner and the General Partner. Any Partner loaning money to the Partnership has the same rights and risks regarding the loan as would any person or entity making the loan who was not a member of the Partnership.

7.7 Transaction of Business With Partnership. Except as otherwise provided in this Agreement, a Partner may transact other business with the Partnership. If any Partner transacts business with the Partnership, that Partner has the same rights and obligations with respect thereto as a person who is not a Partner.

7.8 Partners Engaging in Other Business. Any of the Partners may engage in or possess an interest in other business ventures of every nature and description independently or with others, and neither the Partnership nor the Partners shall have any right by virtue of this Agreement in and to any such independent ventures or to the income or profits derived from them.

7.9 Special Power of Attorney.

7.9.1 In General. Each Limited Partner hereby irrevocably constitutes and appoints the General Partner as his attorney-in-fact, in his name, place, and stead, with power and authority to execute, acknowledge, and swear to in the execution, acknowledgment, and filing of all of the following documents:

(a) The Certificate of Limited Partnership, which, under the laws of the State of California or the laws of any other state where the Partnership does business, is required to be filed or which the General Partner elects to file;

(b) Any other instrument or document required to be filed by the Partnership under the laws of any state or by any governmental agency, or which the General Partner elects to file; and

(c) Any instrument or document that may be required to effect the continuation of the Partnership, the admission of an additional or substitute Limited Partner, or the dissolution and termination of the Partnership; provided, however, that the continuation, admission, or dissolution and termination are in accordance with the terms of this Agreement.

7.9.2 Special Provisions. The special power of attorney being granted by each Limited Partner (a) is a special power of attorney coupled with an interest, (b) is irrevocable, (c) shall survive the incapacity of the granting Limited Partner, and (d) is limited to matters set forth in this Section 7.9.

7.9.3 Signatures. The General Partner may exercise the special power of attorney on behalf of each Limited Partner by a facsimile signature of the General Partner or one of its general partners, or by the signature of the General Partner or one of its general partners acting as an attorney-in-fact for all the Limited Partners.

7.9.4 Amendments to Agreement. The General Partner shall promptly furnish the Limited Partners with a copy of any amendment to this Agreement executed by the General Partner pursuant to this power of attorney.

7.10 Limited Partner Representations and Acknowledgements. Each Limited Partner makes the following representations to and for the benefit of the General Partner and the Partnership:

7.10.1 The Limited Partner has a preexisting personal or business relationship with the General Partner or any of its offices, directors or controlling persons, or by reason of such Limited Partner's business or financial experience, the Limited Partner has the capacity to protect its own interest in connection with the transaction.

7.10.2 The Limited Partner is purchasing for its own account (or a trust account if a trustee) and not with a view to or for sale in connection with any distribution of the interest in the Partnership.

8. PARTNERSHIP MEETINGS

8.1 In General. The call, noticing and holding of meetings (including quorum, voting rights, proxies, etc.) and activity without meetings (e.g. written consents), and the like shall be handled in accordance with the Act, as it may be amended from time to time.

9. TRANSFER OF PARTNERSHIP INTERESTS

9.1 Transfer and Assignment of Interests. No Limited Partner shall be entitled to transfer, assign, convey, sell, encumber or in any way alienate all or any part of his or her interest in the Partnership (collectively, "Transfer") except with the prior written consent of the General Partner, which consent may be given or withheld, conditioned or delayed, as the General Partner may determine in its sole and absolute discretion, including conditioning such transfer on first affording the Company (and the other Limited Partners, if so elected by the General Partner) a right of first refusal to acquire said interest. After the consummation of any Transfer of any interest, the interest so transferred shall continue to be subject to the terms and provisions of this Agreement and any further Transfers shall be required to comply with all the terms and provisions of this Agreement.

9.1.1 Substitution of Limited Partners. An assignee of an interest shall have the right to become a Limited Partner only if (i) the requirements of this Section are met, (ii) the assignee executes an instrument satisfactory to the General Partner accepting and adopting the terms and provisions of this Agreement, and (iii) the assignee pays any reasonable expenses in connection with his or her admission as a new Limited Partner. The admission of an assignee as a substitute Limited Partner shall not result in the release of the Limited Partner who assigned the interest from any liability that such Limited Partner may have to the Company.

9.1.2 Permitted Transfers. The interest of any Limited Partner may be transferred to any Limited Partner's spouse, child or grandchild (so long as such child or grandchild is not then less than eighteen (18) years of age), or to a trust for the benefit of such Limited Partner or such Limited Partner's spouse, child or grandchild, or other estate planning entity controlled or directed by the Limited Partner, subject to compliance with this Section, and without the prior written consent of the General Partner, but with written notice to the General Partner, by inter vivos gift or by testamentary transfer. Any such transferee may become a substitute Limited Partner in accordance with Section 9.1.1 above.

9.1.3 Rights of Legal Representatives. If a Limited Partner who is an individual dies or is adjudged by a court of competent jurisdiction to be incompetent to manage the Limited Partner's person or property, the Limited Partner's executor, administrator, guardian, conservator, or other legal representative may exercise all of the Limited Partner's rights for the purpose of settling the Limited Partner's estate or administering the Limited Partner's property, including any power the Limited Partner has under the Articles or this Agreement to give an assignee the right to become a Limited Partner. If a Limited Partner is a corporation, trust, or other entity and is dissolved or terminated, the powers of that Limited Partner may be exercised by its legal representative or successor.

9.2 Assignment of Fifty Percent (50%) or More. Except as provided in this Section 9.2, no assignment of any interest may be made if the interest to be assigned, when added to the total of all other interest assigned within the twelve (12) immediately preceding months, would, in the opinion of counsel for the Company, result in the termination of the Company under the Code, unless the Limited Partner desiring to make such assignment shall, at his own expense, procure a private ruling from the Internal Revenue Service that the proposed assignment will not cause such termination.

9.3 Transfer Subject to Law. No assignment, sale, transfer, exchange or other disposition of any interest in the Company may be made except in compliance with the then applicable laws and rules of any governmental authority, including state and federal securities laws.

9.4 Transfer in Violation not Recognized. Any assignment, sale, transfer or exchange in contravention of any of the provisions of this Section 9 shall be void and ineffectual, and shall not bind or be recognized by the Company.

9.5 Option to Buy Terminated Interest of General Partner. When a General Partner ceases to be a General Partner pursuant to Section 15642 of the Act, the remaining Limited Partners have an option, exercisable by them, or by anyone they have designated as the replacement General Partner, at

any time within ninety (90) days after the date on which the withdrawing General Partner ceases to be a General Partner, to purchase the withdrawing General Partner's interest by paying the value of that interest determined as provided in Section 9.5 to the person legally entitled.

9.6 Purchase Price for General Partner's Interest. The value of the interest of a withdrawing General Partner, for the purposes of Section 9.6 of this Agreement, is the value of that interest as shown on the last regular accounting of the Partnership preceding the date on which the General Partner ceased to be a General Partner of the Partnership, together with the full unwithdrawn portion of the withdrawing General Partner's distributive share of any net profits earned by the Partnership between the date of that accounting and the date on which the withdrawing General Partner ceased to be a General Partner of the Partnership.

9.7 Duties of New General Partner. On the purchase and sale of a withdrawing General Partner's interest, the new General Partner shall assume all obligations of the Partnership and hold the withdrawing General Partner, the personal representative and estate of the withdrawing General Partner, and the property of the withdrawing General Partner free and harmless from all liability for those obligations. Further, the new General Partner shall immediately amend the Certificate of Limited Partnership as required by the Act and prepare, file, serve, and publish all other notices required by law to protect the withdrawing General Partner or the personal representative and estate of the withdrawing General Partner from all liability for the future obligations of the Partnership business.

10. LIABILITIES OF PARTNERS

10.1 Liability of General Partners. Except as otherwise provided in this Agreement, the liability of the General Partner arising from the conduct of the business affairs or operations of the Partnership or for the debts of the Partnership is unrestricted.

10.2 Liability of Limited Partners. The liability of the Limited Partners is restricted and limited to the amount of the actual capital contributions that each Limited Partner makes or agrees to make to the Partnership.

11. PROHIBITED TRANSACTIONS

11.1 Specified Acts. During the time of the organization or continuance of this Partnership, the General and Limited Partners specifically promise not to do any of the following:

11.1.1 Use the name of the Partnership (or any substantially similar name) or any trade name adopted by the Partnership, except in the ordinary course of the Partnership business.

11.1.2 Disclose to any non-partner any of the Partnership business practices, trade secrets, or any other information not generally known to the business community.

11.1.3 Do any other act or deed with the intention of harming the business operations of the Partnership.

11.1.4 Do any act contrary to this Agreement, except with the prior express written approval of all Partners.

11.1.5 Do any act that would make it impossible to carry on the intended or ordinary business of the Partnership.

11.2 Use of Partnership Assets. The General Partner shall not use, directly or indirectly, the assets of this Partnership for any purpose other than conducting the business of the Partnership for the full and exclusive benefit of all its Partners.

12. DISSOLUTION OF THE PARTNERSHIP

12.1 Dissolution and Winding Up. The Partnership is dissolved and its affairs will be wound up on the expiration of the term provided for the existence of the Partnership in Section 1.5 or on the occurrence of any of the events specified in Sections 12.2 through 12.5, whichever is the first to occur.

12.2 Dissolution on Consent. The Partnership is dissolved on any date specified in a consent to dissolution signed by the General Partner and by a majority in interest of the Limited Partners.

12.3 Dissolution on Loss of a General Partner. If a General Partner ceases to be a General Partner for any cause set forth in the Act, and there is no remaining General Partner, the Partnership shall dissolve and its affairs shall be wound up unless a majority in interest of the Limited Partners agree in writing to continue the business of the Partnership and to the admission of one (1) or more new General Partners in accordance with Section 2.2 of this Agreement within ninety (90) days of the General Partner ceasing to be the General Partner.

12.4 Dissolution on Sale or Disposition of Assets. The Partnership will be dissolved and its affairs will be wound up when its assets are sold or otherwise disposed of and the only property of the Partnership consists of cash available for distribution to the Partners.

12.5 Dissolution on Judicial Decree. The Partnership shall be dissolved and its affairs shall be wound up when required by a decree of judicial dissolution entered in accordance with the Act.

12.6 Responsibility for Winding Up. On dissolution of the Partnership, the affairs of the Partnership will be wound up by the General Partner if it has not wrongfully caused the dissolution, or if there is no General Partner remaining, the Partnership's affairs will be wound up by the Limited Partners. If the Limited Partners wind up the Partnership's affairs, they shall not be entitled to reasonable expenses.

12.7 Liquidation and Distribution. The person or persons responsible for winding up the affairs of the Partnership pursuant to Section 12.6 will take full account of the Partnership assets and liabilities, liquidate the assets of the Partnership as promptly as is consistent with obtaining the fair value thereof, and apply and distribute the proceeds in the following order:

12.7.1 To creditors of the Partnership, including Partners who are creditors to the extent permitted by law, in satisfaction of liabilities of the Partnership other than liabilities for any of the following:

(a) Distributions owing to Partners prior to their withdrawal from the Partnership and prior to dissolution and winding up of the Partnership.

(b) Distributions owing to Partners on their withdrawal from the

12.7.2 Except as otherwise provided in this Agreement, then to Partners and former Partners in satisfaction of liabilities for distributions owing to them prior to their withdrawal from the Partnership and prior to dissolution and winding up of the Partnership and on their withdrawal from the Partnership.

12.7.3 Then to the Partners in accordance with the provisions set forth in Section 4.1 of this Agreement for the distribution of the assets of the Partnership.

12.8 Filing Certificate of Dissolution. On dissolution of the Partnership, the General Partner will execute and file in the office of the Secretary of State of the State of California a certificate of dissolution. If dissolution occurs after a sole General Partner ceases to be a General Partner and pursuant to Section 12.3, the Limited Partners conducting the winding up of the Partnership's affairs will file the certificate of dissolution.

12.9 Cancellation of Certificate of Limited Partnership. On completion of the winding up of the Partnership's affairs, the Partners conducting the winding up of the Partnership's affairs will execute and file in the office of the Secretary of State of the State of California a certificate of cancellation of the Certificate of Limited Partnership. If dissolution occurs after a sole General Partner ceases to be a General Partner and pursuant to Section 12.3, the Limited Partners conducting the winding up of the Partnership's affairs will file the certificate of cancellation.

13. RECORD DATE

13.1 Automatic Record Date. In the absence of any action setting a record date, the record date is determined as follows:

13.1.1 The record date for determining the Partners entitled to notice of or to vote at meetings is at the close of business on the business day preceding the day on which notice is given or, if notice is waived, at the close of business on business day preceding day on which meeting is held.

13.1.2 The record date for determining Partners entitled to give consent to Partnership action in writing without meeting is the day on which the first written consent is given.

13.1.3 The record date for determining Partners for any other purpose is the close of business on the day on which the General Partner adopts the record date or the sixtieth (60th) day prior to the date of action relating to that other purpose, whichever is later.

13.1.4 The record date for adjourned meetings is the record date set in determining the Partners entitled to notice of or to vote at the original meeting; however, the Partners who called that meeting may fix a new record date for the adjourned meeting and must fix a new record date if the meeting is adjourned for more than forty-five (45) days from the date set for the original meeting.

14. MISCELLANEOUS PROVISIONS

14.1 Entire Agreement. This Agreement contains the entire understanding among the Partners and supersedes any prior written or oral agreements between them respecting the subject matter contained herein. There are no representations, agreements, arrangements, or understandings, oral or written, between and among the Partners relating to the subject matter of this Agreement that are not fully expressed herein.

14.2 Amendments.

14.2.1 Conflicts. Subject to Section 14.2.2, the provisions of this Agreement may be amended upon approval of the General Partner along with a vote of a majority-in-interest of the Limited Partners. Any amendment of this Agreement must be in writing, dated, and executed by all approving Partners. If any conflict arises between the provisions of any amendment and the original Agreement as previously amended, the most recent provisions control. No amendment may, without the unanimous consent of all Partners, modify the Partnership interests of the Partners or the allocation of profits or losses or distributions, or amend this Section.

14.2.2 Right of Limited Partners to Vote. The provisions of this Agreement governing the right of the Limited Partners to vote on the admission of a General Partner when there is a remaining or surviving General Partner, and the right of the Limited Partners to vote on the admission of a General Partner or an election to continue the business of the Partnership after a General Partner ceases to be a General Partner other than by removal and there is no remaining or surviving General Partner, may not be amended.

14.2.3 Attorneys' Fees. If any action or law or in the equity, including an action for declaratory or injunctive relief, is brought to enforce or interpret the provisions of this Agreement, the prevailing party is entitled to reasonable attorneys' fees.

14.2.4 Governing Law. All questions with respect to the construction of this Agreement and the rights and liabilities of the parties hereto are governed by the laws of the State of California.

14.2.5 Notices. All notices must be in writing and sent by first class United States mail. All notices to the Partners must be sent to them at the addresses shown for them in the records of the Partnership. All notices to the Partnership must be sent to it at its principal executive office in California. Notices are deemed to have been delivered when deposited in the United States mail.

14.2.6 Successors. Subject to the restrictions against assignment of limited partnership interests contained herein, this Agreement inures to the benefit of and is binding on the assigns, successors in interest, personal representatives, estates, heirs, and legatees of each of the parties hereto.

14.2.7 Severability. If any provisions of this Agreement are declared by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions continue in full force and effect.

14.2.8 Election of Adjusted Basis. In the event of a transfer of all or part of the interest of a Limited Partner, the General Partner may elect, on behalf of the Partnership, to adjust the basis of the Partnership property pursuant to Section 754 of the federal Internal Revenue Code. All other elections required or permitted to be made by the Partnership under the federal Internal Revenue Code must be made by the General Partner in such manner as will, in their opinion, be most advantageous to a majority in interest of the Limited Partners.

14.2.9 Counterparts. This Agreement may be executed in several counterparts, and all counterparts so executed will be one agreement that is binding on all of the parties hereto, notwithstanding that all of the parties are not signatory to the original or the same counterpart.

14.2.10 Headings. The headings preceding the paragraphs of this Agreement are for convenience of reference only, are not a part of this Agreement, and are disregarding in the interpretation of any portion of this Agreement.

14.2.11 Other Instruments. The parties hereto covenant and agree that they will execute all other instruments and documents that are or may become necessary or convenient to effectuate and carry out the Partnership created by this Agreement.

/// Signature page follows. ///

IN WITNESS WHEREOF, the Partners have executed this Agreement as of the date first written above.

General Partner:

RKJK A NEVADA CO., LLC,
a Nevada limited liability company

By: Hagop Kofdarali
Hagop Kofdarali, Manager

Limited Partner(s):

HAGOP AND TALINE KOFDARALI FAMILY
LIVING TRUST under Declaration of Trust
dated May 17, 2006

By: Hagop Kofdarali
Hagop Kofdarali, Trustee

By: Taline Kofdarali
Taline Kofdarali, Trustee

Cajalco Square, LP
a California limited partnership

PARTNER NAME AND ADDRESS		CAPITAL CONTRIBUTION	PERCENTAGE INTEREST IN PROFITS & LOSSES
General Partner			
RKJK A Nevada Co., LLC	139 Radio Road Corona, CA 92878	\$100	1%
Limited Partner(s)			
Hagop and Taline Kofdarali Family Living Trust	139 Radio Road Corona, CA 92878	\$ _____	99%
		\$ _____	100%

LEGAL DESCRIPTION

The land referred to in this Commitment is situated in the unincorporated area of the County of Riverside, State of California, and is described as follows:

PARCELS 1, 2, 3 AND 8, AS SHOWN ON THAT CERTAIN PARCEL MAP NO. 36124 FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA ON NOVEMBER 29, 2011, IN BOOK 233 OF MAPS PAGE(S) 30 THROUGH 35.

APN:

321-130-053-6 (Affects Parcel 1)
321-130-054-7 (Affects Parcel 2)
321-130-055-8 (Affects Parcel 3)
321-130-060-2 (Affects Parcel 8)

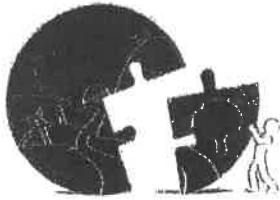
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APN:

321-130-053-6 (Affects Parcel 1)
321-130-054-7 (Affects Parcel 2)
321-130-055-8 (Affects Parcel 3)
321-130-060-2 (Affects Parcel 8)



RIVERSIDE COUNTY PLANNING DEPARTMENT

Chavissa Leach, P.E.
Assistant TLMA Director

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any tentative map (tract or parcel), revised map, map minor change, reversion to acreage, conditional use permit, public use permit, surface mining permit, WECS permit, hazardous waste siting permit, temporary outdoor event permit, plot plan, substantial conformance, revised permit, variance, setback adjustment, general plan amendment, specific plan, specific plan amendment, specific plan substantial conformance, zoning amendments, and any associated environmental documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.

Bend C Land - Boulder Springs LLC Partner, Nicholas J. Coussoulis
Property Owner(s) Signature(s) and Date

Nicholas J. Coussoulis 3/11/2020
PRINTED NAME of Property Owner(s)

Hasop Kofdarali 3/11/2020
Applicant-Permittee(s) Signature(s) and Date

Hasop Kofdarali
PRINTED NAME of Applicant-Permittee(s)

APPROVED BY: [Signature]

If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets, if necessary.

If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:

- x *If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.*
- x *If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.*
- x *If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.*
- x *If the property owner is a trust, provide a copy of the trust certificate.*

Riverside Office • 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 • Fax (951) 955-1811

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

- x *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.

In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.

ONLY FOR WIRELESS PROJECTS (SEE BELOW)

If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.

NOTICE OF PUBLIC HEARING
and
**INTENT TO CONSIDER AN ADDENDUM TO AN
ENVIRONMENTAL IMPACT REPORT (EIR)**

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

TENTATIVE PARCEL MAP NO. 37537 and CONDITIONAL USE PERMIT NO. 3775 – Intent to Consider an Addendum No. 1 to Environmental Impact Report No. 255 (EIR255) – EA3037 – Applicant: Cajalco Square, LP – Engineer/Representative: J&T Management c/o C. Grajeda & M. Bojorquez – First Supervisorial District – Mead Valley Zoning District – Lake Mathews/Woodcrest Area Plan: Community Development: Commercial Retail (CD-CR) – Location: Northerly of Cajalco Road, easterly of Wood Road, and southerly of Carpinus Drive – 9.79 Gross Acres/7.18 Net Acres – Zoning: Specific Plan No. 229, Amendment No. 1 (SP229A1) Boulder Springs-Planning Area 1 – REQUEST: Tentative Parcel Map No. 37537 proposes a Schedule “E” parcel map to subdivide 9.79 gross acres into four (4) parcels. Parcel 1 would be 0.98 gross acres; Parcel 2 would be 3.62 gross acres, Parcel 3 would be 1.29 gross acres, and Parcel 4 would be 1.29 gross acres. Conditional Use Permit No. 3775 would consist of a commercial retail center on Parcels 1, 2, 3, and 4 (“the Project”), with uses such as a 3,200 sq. ft. drive-thru fast food restaurant, a 19,097 sq. ft. retail store with a fenced in outdoor area, a 4,395 sq. ft. self-service gas station with eight (8) gas pump stations, a 3,800 sq. ft. convenience store, a 2,080 sq. ft. drive-thru carwash and associated vehicle vacuuming area, and a 8,586 sq. ft. multi-tenant retail building. The convenience store would include the sale of beer and wine for off-site consumption. The Project would include 249 parking spaces (including 7 ADA and 6 electric vehicle parking spaces). The Project would also include two (2) water quality basins, a monument pylon sign, two (2) tenant monument signs, and two (2) gas price monument signs.

TIME OF HEARING:	9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING:	MARCH 18, 2020
PLACE OF HEARING:	RIVERSIDE COUNTY ADMINISTRATIVE CENTER BOARD CHAMBERS, 1ST FLOOR 4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org, or go to the County Planning Department’s Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described project will not have a significant effect on the environment and has recommended certification of an addendum to an EIR. The Planning Commission will consider the proposed project, and the proposed addendum, at the public hearing. The case file for the proposed project, and the addendum to the environmental impact report, may be viewed Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Riverside County Planning Department office located at 4080 Lemon Street 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Tim Wheeler
P.O. Box 1409, Riverside, CA 92502-1409



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
MARCH 20, 2019**

the Tentative Tract Map No. 37294. Project Planner: Dionne Harris at (951) 955-6836 or email at dharris@rivco.org.

- 4.2 CONDITIONAL USE PERMIT NO. 180013 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15303 (E) and 15332 (A), (C), (D), and (E) – Applicant: Ghulam Hazrat – Engineer/Representative: TR Design Group – Second Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan – Community Development: Commercial Retail – Location: The project is located northerly of Ontario Avenue, southerly of Hillside Street, easterly of Consul Avenue, and westerly of Diplomat Avenue – 0.89 acres – Zoning: General Commercial (C-1/CP) – **REQUEST:** The project proposes to construct a 1,701 sq. ft. office building for the sales of used automobiles. The proposed use will include two (2) offices, a waiting area, kitchen, restroom, and a two (2) car garage for employee parking. The project site will also include 8,360 sq. ft. of outdoor sales/display area, as outlined in the site plan. The business will have a total of two (2) employees and the business operating hours are from 10:00 a.m. to 6:00 p.m., Monday through Sunday. APN-277-081-031. Project Planner: David Alvarez at (951) 955-5719 or email at daalvarez@rivco.org.

Planning Commission Action:
Public Comments: Open
By a vote of 4-0

CONTINUED off calendar.

- 4.3 TENTATIVE PARCEL MAP NO. 37537 and CONDITIONAL USE PERMIT NO. 3775 – Intent to Consider an Addendum No. 1 to Environmental Impact Report No. 255 – EIR255 – Applicant:** Cajalco Square, LP – Engineer/Representative: J&T Management c/o C. Grajeda & M. Bojorquez – First Supervisorial District – Mead Valley Zoning District – Lake Mathews/Woodcrest Area Plan: Community Development: Commercial Retail (CD-CR) – Location: Northerly of Cajalco Road, easterly of Wood Road, and southerly of Carpinus Drive – 9.79 Gross Acres/7.18 Net Acres – Zoning: Specific Plan No. 229, Amendment No. 1 (SP229A1) Boulder Springs-Planning Area 1 – **REQUEST: Tentative Parcel Map No. 37537** proposes a Schedule E parcel map to subdivide 9.79 gross acres into four (4) parcels. Parcel 1 will be 0.98 gross acres; Parcel 2 will be 3.62 gross acres, Parcel 3 will be 1.29 gross acres, and Parcel 4 will be 1.29 gross acres. **Conditional Use Permit No. 3775** will consist of a commercial retail center on Parcels 1, 2, 3, and 4 (“the Project”), with uses such as a 3,200 sq. ft. drive-thru fast food restaurant, a 19,097 sq. ft. tractor/trailer and hardware store with an outdoor display area, a 4,395 sq. ft. self-service gas station with eight (8) gas pump stations, a 3,800 sq. ft. convenience store, a 2,080 sq. ft. drive-thru carwash and associated vehicle vacuuming area, and an 8,586 sq. ft. multi-tenant retail building. The convenience store will include the sale of beer and wine for off-site consumption. The Project will include 249 parking spaces (including 7 ADA and 6 electric vehicle parking spaces). The Project will also include two (2) water quality basins, a pylon sign, two (2) tenant monument signs, and two (2) gas price monument signs. APN(s): 321-130-053 thru 055, and 060. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

Planning Commission Action:
Public Comments: Open
By a vote of 4-0

CONTINUED off calendar.

APPLICANT REQUEST A CONTINUANCE OFF CALENDAR – ITEM WILL BE RE-NOTICED AND RE-ADVERTISED.

5.0 WORKSHOP

NONE

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

7.0 DIRECTOR'S REPORT

8.0 COMMISSIONER'S COMMENTS



**PLANNING COMMISSION
MINUTE ORDER
MARCH 20, 2019**

I. AGENDA ITEM 4.3

TENTATIVE PARCEL MAP NO. 37537 and CONDITIONAL USE PERMIT NO. 3775 – Intent to Consider an Addendum No. 1 to Environmental Impact Report No. 255 – EIR255 – Applicant: Cajalco Square, LP – Engineer/Representative: J&T Management c/o C. Grajeda & M. Bojorquez – First Supervisorial District – Mead Valley Zoning District – Lake Mathews/Woodcrest Area Plan: Community Development: Commercial Retail (CD-CR) – Location: Northerly of Cajalco Road, easterly of Wood Road, and southerly of Carpinus Drive – 9.79 Gross Acres/7.18 Net Acres – Zoning: Specific Plan No. 229, Amendment No. 1 (SP229A1) Boulder Springs-Planning Area 1.

II. PROJECT DESCRIPTION:

Tentative Parcel Map No. 37537 proposes a Schedule E parcel map to subdivide 9.79 gross acres into four (4) parcels. Parcel 1 will be 0.98 gross acres; Parcel 2 will be 3.62 gross acres, Parcel 3 will be 1.29 gross acres, and Parcel 4 will be 1.29 gross acres. **Conditional Use Permit No. 3775** will consist of a commercial retail center on Parcels 1, 2, 3, and 4 (“the Project”), with uses such as a 3,200 sq. ft. drive-thru fast food restaurant, a 19,097 sq. ft. tractor/trailer and hardware store with an outdoor display area, a 4,395 sq. ft. self-service gas station with eight (8) gas pump stations, a 3,800 sq. ft. convenience store, a 2,080 sq. ft. drive-thru carwash and associated vehicle vacuuming area, and an 8,586 sq. ft. multi-tenant retail building. The convenience store will include the sale of beer and wine for off-site consumption. The Project will include 249 parking spaces (including 7 ADA and 6 electric vehicle parking spaces). The Project will also include two (2) water quality basins, a pylon sign, two (2) tenant monument signs, and two (2) gas price monument signs. APN(s): 321-130-053 thru 055, and 060. **APPLICANT REQUEST A CONTINUANCE OFF CALENDAR – ITEM WILL BE RE-NOTICED AND RE-ADVERTISED.**

III. MEETING SUMMARY:

The following staff presented the subject proposal: John Hildebrand, TLMA Administrative Services Manager
Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

Spoke in opposition:

Ann Grell, Neighbor, 19828 Smith Road, Lake Mathews, 92570

Jerry Grell, Neighbor, 19828 Smith Road, Lake Mathews, 92570- did not speak, donated time.

John Minnella, Neighbor, 19464 Killdeer Court, Lake Mathews, 92590

Laurie Sabo, Neighbor, 19120 Sterling Hill Lane, Perris, 92570

Jodi Montano, Neighbor, 16661 Multiview Drive, Perris, 92570- did not speak, donated time

Carol Garland, Interested Party, 16080 Multiview Drive, Lake Mathews, 92570- did not speak, donated time

Kerri Hand, Neighbor, 19385 Silver Summit Circle, Perris, 92570

No one spoke favor or in a neutral position

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Open

Motion by Commissioner Shaffer, 2nd by Commissioner Taylor-Berger

A vote of 4-0 (Commissioner Sanchez Absent).

CONTINUED off Calendar.

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TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **MARCH 20, 2019**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner Tim Wheeler at (951) 955-6060 or e-mail at twheeler@rivco.org, or go to the County Planning Department’s Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

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Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Tim Wheeler
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on February 24, 2020,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers TPM37537 / CUP03775 for

Company or Individual's Name RCIT - GIS,

Distance buffered 600'

Pursuant to application requirements furnished by the Riverside County Planning Department. Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

TITLE: GIS Analyst

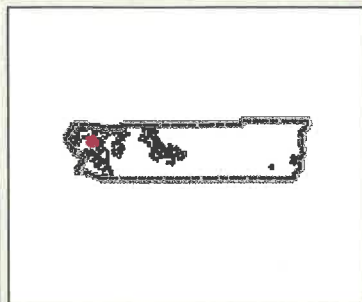
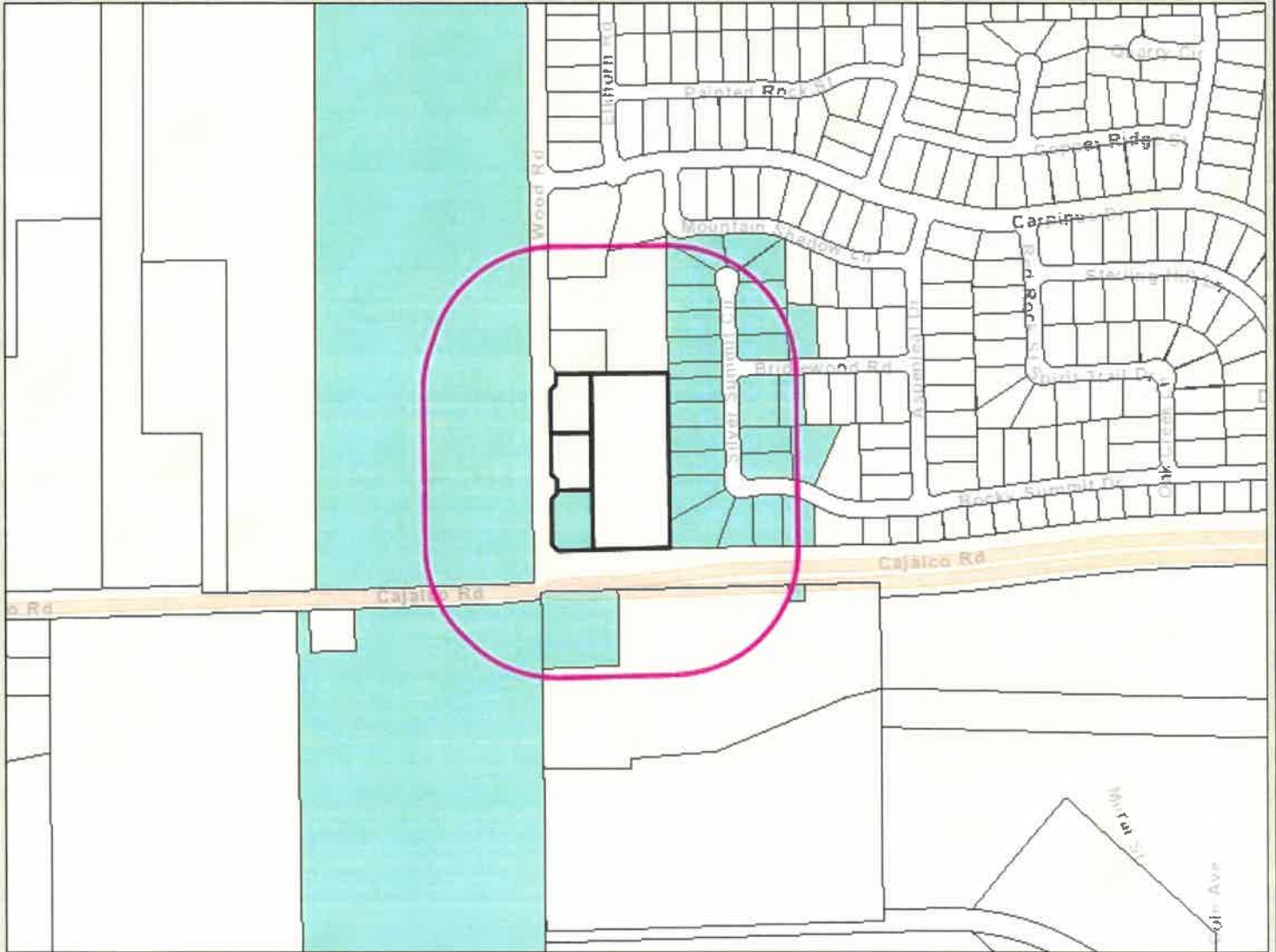
ADDRESS: 4080 Lemon Street 9TH Floor


Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

Riverside County GIS Mailing Labels

TPM37537 / CUP03775 (600 feet buffer)



- Legend**
-  County Boundary
 -  Cities
 -  Parcels
 -  World Street Map

Notes



0 752 1,505 Feet



IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

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TIME OF HEARING:	9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING:	MAY 6, 2020
PLACE OF HEARING:	RIVERSIDE COUNTY ADMINISTRATIVE CENTER BOARD CHAMBERS, 1ST FLOOR 4080 LEMON STREET, RIVERSIDE, CA 92501

Information on how to participate in the hearing will be available on the Planning Department website at: <https://planning.rctlma.org/>. For further information regarding this project, please contact Project Planner Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org, or go to the County Planning Department’s Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

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Attn: Tim Wheeler
P.O. Box 1409, Riverside, CA 92502-1409

321110020
SAND HAVEN PINES INC
18800 CAJALCO RD
PERRIS CA 92570

321120016
GENUS L P
12671 HIGH BLUFF NO 150
SAN DIEGO CA 92130

321130053
B&C LAND BOULDER
341 W 2ND ST NO 1
SAN BERNARDINO CA 92401

321140003
O C CALLERY INC
PO BOX 1987
PERRIS CA 92572

321140035
WILLIAM R. CRAMER
PO BOX 1987
PERRIS CA 92572

321501008
COLLEEN KIEMELE
19199 BRIDLEWOOD RD
PERRIS CA 92570

321502001
JERRY & JULIA BUILDERS
PO BOX 1136
LAKE ELSINORE CA 92531

321510001
RAYMOND J. ROMERO
19295 SILVER SUMMIT CIR
PERRIS CA 92570

321510002
LUCRECIA MORENO
19277 SILVER SUMMIT CIR
PERRIS CA 92570

321510003
EDWARD J. GOMEZ
19259 SILVER SUMMIT CIR
PERRIS CA 92570

321510004
MANUEL JESUS PAT
19241 SILVER SUMMIT CIR
PERRIS CA 92570

321510005
ERIK JACOBUS
19223 SILVER SUMMIT CIR
PERRIS CA 92570

321510006
JOAQUIN AGUILAR
19238 SILVER SUMMIT CIR
PERRIS CA 92570

321510007
KEITH D. GODDARD
19256 SILVER SUMMIT CIR
PERRIS CA 92570

321510008
CALVIN WING LI
19274 SILVER SUMMIT CIR
PERRIS CA 92570

321510009
CHRISTOPHER MIRABAL
19292 SILVER SUMMIT CIR
PERRIS CA 92570

321510010
EVANS GAMBINA CARRIE
19310 SILVER SUMMIT CIR
PERRIS CA 92570

321510015
BOULDER SPRINGS COMMUNITY ASSN
800 N HAVEN AVE STE 300
ONTARIO CA 91764

321520001
KATHY BOYER
19313 SILVER SUMMIT CIR
PERRIS CA 92570

321520002
JANIECE EDWA
19331 SILVER SUMMIT CIR
PERRIS CA 92570

321520003
JOSE A. GONZALEZ
19349 SILVER SUMMIT CIR
PERRIS CA 92570

321520004
DAVID WEST
19367 SILVER SUMMIT CIR
PERRIS CA 92570

321520005
JASON HAND
19385 SILVER SUMMIT CIR
PERRIS CA 92570

321520006
ERISA RODRIGUEZ
19173 ROCKY SUMMIT DR
PERRIS CA 92570

321520007
ANTONIO A. SIMOES
19191 ROCKY SUMMIT DR
PERRIS CA 92570

321520008
LYDIA GONZALEZ
19209 ROCKY SUMMIT DR
PERRIS CA 92570

321520009
JESUS SALVADOR MELGOZA
19227 ROCKY SUMMIT DR
PERRIS CA 92570

321521001
RUDOLFO TREVINO
19181 BRIDLEWOOD RD
PERRIS CA 92570

321521002
JASON GARDNER
19364 SILVER SUMMIT CIR
PERRIS CA 92570

321521003
RYAN JASON ROQUES
19382 SILVER SUMMIT CIR
PERRIS CA 92570

321521004
MANUEL O. OJEDA
19224 ROCKY SUMMIT DR
PERRIS CA 92570

Cajalco Square, LP
139 Radio Road
Corona, CA 92879

J&T Management
Attn: Claudia Grajeda
139 Radio Road
Corona, CA 92879

Debbie Walsh
P.O. Box 2244
Perris, CA 92572

B&C Land – Boulder Springs, LLC
341 West 2nd Street, #1
San Bernardino, CA 92401
Attn: Wood & Cajalco project (CUP03775)

John L. Minnella, Esquire
1820 East Seventeenth Street
Santa Ana, CA 92705-8604

John L. Minnella
19464 Killdeer Court
Lake Mathews, CA 92570

Nancy Varela
19031 Avenue C
Perris, CA 92570

Laurie Sabo-Salem
19120 Sterling Hill Ln.
Perris, CA 92570

Richard Drury
Komalpreet Toor
Lozeau Drury, LLP
1939 Harrison Street, Suite 150
Oakland, CA 94612

Kirkland West
Habitat Defense Council
PO Box 7821
Laguna Niguel, Ca, 92607-7821

JoAnn Eldred
19569 Rocky Summit Drive
Perris, CA 92570

Annette Sapiano
18888 Priceless Road
Perris, CA 92570

Margaret Lindou
18540 Malkoha Street
Perris, CA 92570

Anjanette Anzaldi
18535 Granite Avenue
Riverside, CA 92508

Jerry and Ann Grell
19828 Smith Road
Lake Mathews, CA 92570

Steven Krause
16995 Rocky Glen Road
Lake Mathews, CA 92570-7441

Jodi Montano
16661 Multiview Drive
Perris, CA 92570

Carol Garland
16080 Multiview Drive
Lake Mathews, CA 92570

Captain Philip West
19173 Rocky Summit Dr.
Perris, CA 92570

Consortium for Early Learning Services
Attn: Andrea Del Valle
21250 Box Springs Road, Suite 113
Moreno Valley, CA 92557



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

TPM37537 / CUP03775 / EA43037

Project Title/Case Numbers

Tim Wheeler

County Contact Person

(951) 955-6060

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Cajalco Square LP

Project Applicant

139 Radio Road, Corona, CA 92879

Address

North of Cajalco Road, east of Wood Road, south of Carpinus Drive

Project Location

Tentative Parcel Map No. 37537 proposes a Schedule E parcel map to subdivide 9.79 gross acres into four (4) parcels. Parcel 1 will be 0.98 acres gross; Parcel 2 will be 3.62 acres gross, Parcel 3 will be 1.29 acres gross, and Parcel 4 will be 1.29 acres gross. Conditional Use Permit No. 3775 would consist of a commercial retail center on Parcels 1, 2, 3, and 4 ("the Project"), with uses such as a 3,200 square foot drive-thru fast food restaurant, a 19,097 square foot retail store with a fenced in outdoor area, a 4,395 square foot self-service gas station with eight (8) gas pump stations, a 3,800 square foot convenience store, a 2,080 square foot drive-thru carwash and associated vehicle vacuuming area, and an 8,586 sq. ft. multi-tenant retail building. The convenience store will include the sale of beer and wine for off-site consumption. The Project will include 263 parking spaces (including 7 ADA and 7 electric vehicle parking spaces). The Project will also include two (2) water quality basins, a pylon sign, two (2) tenant monument signs, and two (2) gas price monument signs.

Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on May 6, 2020, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. An Environmental Impact Report was not prepared for the project pursuant to the provisions of the California Environmental Quality Act
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

Project Planner

Title

Date

Date Received for Filing and Posting at OPR: _____



**INVOICE (PLAN-CFG06410)
FOR RIVERSIDE COUNTY**

**County of Riverside
Transportation & Land Management Agency**



BILLING CONTACT / APPLICANT

B&C Land Boulder
341 W 2Nd St, Ste 1
San Bernardino, Ca 92401

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
PLAN-CFG06410	07/03/2017	07/03/2017	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG06410	0452 - CF&G TRUST: RECORD FEES	\$50.00

SITE ADDRESS	
	SUB TOTAL
	\$50.00

TOTAL DUE	\$50.00
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PAYMENT OPTIONS		Note: A 2.28% transaction service fee will be applied to Credit Card payments.
Online Payments	Go to: RivCoPlus.org	E-Checks and Credit Cards are accepted on-line.
Credit Card Payment by Phone	(760) 863-7735	Please have your invoice number ready for reference.
Payment by Mail	County of Riverside County P.O. Box 1605 Riverside, CA 92502	Reference your invoice number on your check or include a copy of the invoice.
Payment in Person	Riverside Permit Assistance Center 4080 Lemon St., 9th Fl. Riverside, CA 92501	Desert Permit Assistance Center 77588 El Duna Ct., Ste H Palm Desert, CA 92211

Note that this invoice is used for both initial and supplemental payment requests. On Deposit Based Fee (DBF) cases and permits all work will cease when the balance is negative. If you have already made an initial payment and you are receiving an additional invoice, your case or permit has a low or negative balance. Work cannot resume until you have provided additional funds. If you would like to review a full statement of costs to date, e-mail your request to, TLMABilling@rivco.org and include the reference number(s), which is your case number and department in the subject line.