



RIVERSIDE COUNTY PLANNING DEPARTMENT

9:00 A.M.

JUNE 17, 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)

NONE

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.

Legal Counsel
Michelle Clack
*Chief Deputy
County Counsel*

3.1 **ORDINANCE NO. 348.XXXX associated with CHANGE OF ZONE NO. 1900015 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) – Applicant: County of Riverside – Location: Countywide – **REQUEST:** Ordinance No. 348.XXXX, associated with Change of Zone No. 1900015 is an amendment to the County's Land Use Ordinance, Ordinance No. 348, to add a new section Article XXXX, Industrial Hemp Activities. The purpose of this amendment is to establish a regulatory framework for the cultivation and manufacturing of Hemp, in the unincorporated areas of Riverside County. The new section adds permitting requirements, establishes allowable zones and development regulations, as well as operating and manufacturing provisions. Continued from June 3, 2020. Project Planner: John Hildebrand at (951) 955-1888 or email at jhildebr@rivco.org.

3.2 **CONDITIONAL USE PERMIT NO. 1900011 and DEVELOPMENT AGREEMENT NO. 1900007 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15303(c) (New Construction or Conversion of Small Structures) – CEQ190073 – Applicant: Healthy Desert Enterprise, LLC – Second Supervisorial District – North Riverside Zoning District – Highgrove Area Plan: Community Development: Commercial Retail (CD-CR) (0.20 – 0.35 FAR) – Location: Northerly of Toulouse Avenue, easterly of Viola Drive, southerly of Center Street, and westerly of W. La Cadena Drive – 1.33 Acres – Zoning: Manufacturing – Service commercial (M-SC) – **REQUEST:** Development Agreement No. 1900007 (DA1900007) sets forth the terms and conditions

under which the Commercial Cannabis Activity of Conditional Use Permit No. 190011 (CUP190011) will operate in addition to the requirements established under Ordinance No. 348, and all other local ordinances and regulations, state law and such other terms and conditions. DA190007 has a term of 10 years and grants the applicant vesting rights to develop the Project and provide community benefits to the Highgrove Area. CUP190011 is a proposal for a new 2,520 sq. ft. commercial building that consists of a storefront retail cannabis business with accompanying parking and onsite landscaping on 0.55 acres of a 1.55 acre (net) undeveloped parcel. The proposed commercial building consists of a reception and check-in area, a cannabis retail sales area, offices, restrooms, a vault, vendor transaction areas, and a delivery area. Continued from June 3, 2020. Project Planner: Rob Gonzalez at (951) 955-9549 or email at rgonzalez@rivco.org.

3.3 CONDITIONAL USE PERMIT NO. 190029 and DEVELOPMENT AGREEMENT NO. 1900018 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) – Applicant: The Artist Tree IVA, LLC – Engineer/Representative: MSA Consulting c/o Chris Brizula – Second Supervisorial District – East Corona Zoning District – Temescal Canyon Area Plan: Community Development: Commercial Retail (CD-CR) – Location: Northerly of Magnolia Avenue, southerly of Etelle Street, easterly of Temescal Street, and westerly of Moody Street – 0.57 Net Acres – Zoning: Existing: General Commercial (C-1/C-P) – **REQUEST:** Development Agreement No. 1900018 (DA1900018) would impose a term of 10 years and will grant the applicant vesting rights to develop the Project in accordance with the terms of DA No. 1900018 and Conditional Use Permit No. 190029 (CUP190029) and will provide community benefits to the Temescal Canyon Area. CUP190029 proposes to construct a 2,500 sq. ft. building as a storefront for a retail cannabis business with supporting site and landscaping improvements. The Project site includes three contiguous parcels. Project Planner: Rob Gonzalez at (951) 955-9549 or email at rgonzalez@rivco.org.

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

4.1 GENERAL PLAN AMENDMENT NO. 1214, CHANGE OF ZONE NO. 7927, and TENTATIVE PARCEL MAP NO. 36990 – Intent to Adopt a Negative Declaration – EA42976 – Applicant: Manuel and Feliciano Ferro – Representative: Robert J. Mainiero, P.E. – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan – Indian Lands (IND) – Location: Southerly of 70th Avenue, westerly of Pierce Street, and easterly of Dennington Court – 8.5 Gross Acres – Zoning: Light Agriculture (A-1-10 Acre Minimum) – **REQUEST:** General Plan Amendment No. 1214 (Entitlement/Policy Amendment) proposes to establish a General Plan Foundation Component and Land Use Designation for the project site, currently identified in GIS as Indian Lands (IND), to Rural Community: Estate Density Residential (RC-EDR) (2-Acre Minimum) on an 8.5 gross acre site. Change of Zone No. 7927 proposes to amend the zoning classification from Light Agriculture–10-acre minimum (A-1-10) to Residential Agriculture (R-A) on an 8.5 gross acre site. Tentative Parcel Map No. 36990 proposes a Schedule “H” subdivision to divide approximately 8.5 gross acres into three (3) parcels with proposed Parcel 1 totaling 3.61 acres, Parcel 2 totaling 2.0 acres, and Parcel 3 totaling 2.77 acres. The project site currently contains an existing 12-unit employee housing mobile-home park with additional one-family dwelling unit for a total of 13-existing dwelling units on the subject property. Project Planner: Jay Olivias at (760) 863-7050 or email at [jolivas@rivco.org](mailto:jolivias@rivco.org).

4.2 GENERAL PLAN AMENDMENT NO. 1208 (GPA1208) – Intent to Adopt a Mitigated Negative Declaration – Applicant: County of Riverside – First Supervisorial District – Elsinore Area Plan – Lakeland Village Policy Area - Location: Directly southwesterly of the Lake Elsinore shoreline, adjacent to the northeasterly side of the Santa Ana and Elsinore Mountains, along Grand Avenue generally between State Route 74 (SR-74) and Corydon Road – **REQUEST:** GPA1208 consists of General Plan Land Use Designation and policy updates, generally within the Lakeland Village Policy Area (LVPA), including General Plan Foundation Component changes. Project Planner: Robert Flores at (951) 955-1195 or email at RFlores@rivco.org.

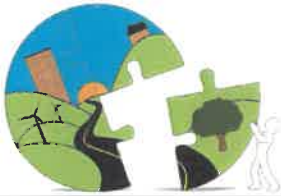
5.0 WORKSHOPS:

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.

3.1

Planning Commission Hearing: June 17, 2020

PROPOSED PROJECT

Case Number(s):	Ord No. 348.4931 (CZ1900015)
Environmental:	CEQA Categorical Exemption
Supervisory District:	County-wide
Project Planner:	John Hildebrand
Applicant:	County Initiated
Continued From:	June 3 rd , 2020



Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

ORDINANCE NO. 348.4931, associated with **CHANGE OF ZONE NO. 1900015** establishes a regulatory framework for the cultivation and manufacturing of Industrial Hemp in the unincorporated areas of Riverside County. The new article to Ordinance No. 348 sets forth the permitting requirements, zone classifications, development standards, and operating requirements for Hemp cultivation and manufacturing.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

FIND that Ordinance No. 348.4931 is exempt from CEQA pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) based on the findings and conclusions incorporated in the staff report; and,

ADOPT Ordinance No. 348.4931, associated with **Change of Zone No.1900015**, based on the findings and conclusions incorporated into this staff report.

PROJECT BACKGROUND AND ANALYSIS

Background:

Hemp activities, which include cultivation, processing, and manufacturing, are currently allowed within the unincorporated areas of Riverside County. The County has no existing regulatory framework to address where hemp can be grown or requirements for size, setbacks, or operations. Hemp activities can be established by registering the property through the Agricultural Commissioner, prior to operations and each registration is valid for one year. Currently, there are approximately 103 registered grower’s licenses and 13 registered seed breeder’s licenses issued throughout Riverside County. Due to the potential health

and safety impacts, as well as nuisance issues associated with Hemp activities, a proposed Hemp ordinance has been drafted.

Industrial Hemp Activities Ordinance:

The attached draft amendment to Ordinance No. 348 establishes a regulatory framework for the cultivation and manufacturing of Industrial Hemp in the unincorporated areas of Riverside County. The new article to Ordinance No. 348 sets forth the permitting requirements, zone classifications where Industrial Hemp Activities are allowed with an approved conditional use permit, development standards as well as operating and manufacturing requirements.

In summary of the zoning and permitting requirements, the following is proposed:

All Industrial Hemp activities are restricted in the following zones:

- R-R, R-R-O, R-1, R-1A, R-A, R-2, R2-A, R-3, R-3A, R-T, R-T-R, R-4, R-5, R-6, R-7, C/V, C-C/V, WC-R, WC-W, WC-WE, WC-E, R-D, N-A, W-2-M, W-1, W-E, M-R, M-R-A, SP and MU.

Outdoor industrial Hemp Cultivation is allowed in the **A-1, A-P, A-2** and **A-D** zones and is subject to the following provisions and application types:

- On lots less than 10 gross acres with an approved **conditional use permit** in accordance with Section 18.28 of this ordinance.
- On lots 10 gross acres or greater but less than 20 gross acres with an approved **Plot Plan** in accordance with Section 18.30 of this ordinance.
- On lots 20 gross acres or greater but less than 160 acres as a **use by right**.
- On lots 160 gross acres or greater with an approved **conditional use permit** in accordance with Section 18.28 of this ordinance.

Outdoor industrial Hemp Cultivation is allowed in the **W-2** zone, subject to the following provisions and application types:

- On lots less than 10 gross acres, Outdoor Industrial Hemp Cultivation is **prohibited**.
- On lots 10 gross acres or greater but less than 40 gross acres with an approved **conditional use permit** in accordance with Section 18.28 of this ordinance.
- On lots 40 gross acres or greater but less than 160 gross as a **use by right**.
- On lots 160 gross acres or greater with an approved **conditional use permit** in accordance with Section 18.28 of this ordinance.

Indoor industrial Hemp Cultivation is allowed as follows:

- Allowed in the following zone classifications with an approved **plot plan** in accordance with section 18.30 of this ordinance: **C-1/C-P, C-P-S, I-P, M-SC, M-M, M-H, A-1, A-P, A-2** and **A-D**.

Industrial Hemp Manufacturing Facilities are allowed as follows:

- Non-volatile Industrial Hemp Manufacturing Facilities are allowed in the following zones with an approved **Plot Plan** in accordance with Section 18.30 of this ordinance: **A-1, A-P, A-2, A-D, I-P, M-SC, M-M** and the **M-H** zones.
- Volatile Industrial Hemp Manufacturing Facilities are allowed in the following zones with an approved **conditional use permit** in accordance with Section 18.28 of this ordinance: **A-1, A-P, A-2, A-D, I-P, M-SC, M-M** and **M-H**.

Additional Change Considerations:

Between the time the draft Industrial Hemp Activities ordinance was released for public review and comment, and leading up to preparation of this Planning Commission report, staff continued to evaluate the Industrial Hemp Activities ordinance, as well as accept public comments. Based upon feedback from the public and other agencies, the following additional items are being requested to be considered by the Planning Commission for possible incorporation into the draft ordinance:

- 1) Industrial Hemp as interim use in Specific Plans.
 - a. Include under Zoning that Hemp is allowed to be grown as a temporary / interim use within approved specific plans, for an initial term of up to 5-years, with an additional 5-year term, for a maximum of 10-years.
 - b. The property needs to have an adopted Specific Plan that allows for agriculture as an interim use.

- 2) Industrial Hemp activities in the Residential Agricultural (R-A) and the Rural Residential (R-R) zones under the following provisions:
 - On lots less than 20 gross acres in the R-A and R-R zones, Outdoor Industrial Hemp Cultivation is **prohibited**.
 - On lots 20 gross acres or greater but less than 40 gross acres in the R-A and R-R zones, Outdoor Industrial Hemp Cultivation is allowed with an approved **conditional use permit**.
 - On lots 40 gross acres or more in the R-A and R-R zones Outdoor Industrial Hemp Cultivation is **prohibited**.

- 3) Potential cost recovery provisions for staff to enforce illegal hemp activities.

June 3rd, 2020 Planning Commission:

During the June 3rd 2020 hearing, the Planning Commission heard a staff presentation, took public testimony, considered a number of additions requests, and finally took action to continue this project to the June 17th, 2020 hearing. As a result of the public testimony and discussion with staff during the hearing, the Planning Commission directed staff to add the following additional items to the draft ordinance:

- 1) Add a provision to allow Hemp Cultivation in Specific Plans that already allow row crops as an allowed / interim use.
 - a. Additional language to the draft Industrial Hemp Activities Ordinance is being crafted and will include provisions to allow Hemp Cultivation in Specific Plans consistent with approved Specific Plans and Ordinance No. 348 .
 - b. Hemp Cultivation will be allowed in Specific Plan Planning Areas that utilize the zoning classifications set forth in Ordinance No. 348.4931 as a base zone that establishes the allowed uses in the Specific Plan Planning Areas. The proposed Hemp cultivation will still need to comply with the requirements and development standards established by this ordinance.
 - c. Hemp Cultivation in Specific Plan areas is intended to be allowed as an interim use. To ensure future compatibility, Hemp Cultivation will be allowed with 5-year increments of time, requiring timely renewal of the permit.

- 2) Allow Hemp Cultivation in the Rural Residential (R-R) and Residential Agricultural (R-A) zones.

- a. On lots less than 20 gross acres in the R-R and R-A zones, Outdoor Industrial Hemp Cultivation is prohibited.
 - b. On lots 20 gross acres or greater, Outdoor Industrial Hemp Cultivation is allowed in the R-R and R-A zones, with an approved Conditional Use Permit.
- 3) Revise Section 19.1106.E “Energy Conservation Measures”
- a. Clarify that the requirement to establish on-site energy reduction measures equal to or greater than 20% is intended to be applied when an Industrial Hemp Activity is located inside a wholly enclosed building and does not apply to greenhouses or other types of similar mixed-light structures.
- 4) Revise the following Hemp Cultivation setback requirements
- a. Section 19.1106.C “Setbacks”
 - i. ~~2.a Except when adjacent to residentially zoned lot lines,~~ The Industrial Hemp Cultivation Area shall be setback a minimum of 400 **25** feet from all lot lines and public right-of-ways.
 - ii. ~~2.c When adjacent to a residentially zoned lot,~~ the Industrial Hemp Cultivation Area shall be setback a minimum of 500 feet from the adjacent residentially zoned lot lines. (Remove provision)
- 5) Revise the following Hemp Manufacturing setback requirements
- a. Section 19.1108.B “Setbacks”
 - i. ~~1. Non-Volatile and Volatile Industrial Hemp Manufacturing Facilities located on lots zoned A-1, A-P, A-2 or A-D shall be setback from all property lines a minimum of 300 feet.~~
 - ii. ~~2. Volatile Industrial Hemp Manufacturing Facilities located on lots zoned I-P, M-SC, M-M and M-H shall comply with the setback standards for the zone classification in which they are located, except when adjacent to a residential zone where the minimum setback from the residentially zone lot lines shall be 40 feet.~~
 - iii. ~~3. Non-Volatile Industrial Hemp Manufacturing Facilities located on lots zoned I-P, M-SC, M-M and M-H shall be comply with the setback standards for the zone classification in which they are located, except when adjacent to a residential zone where the minimum setback from the residentially zoned lot lines shall be 25 feet.~~
 - iv. All Non-Volatile and Volatile Industrial Hemp Manufacturing Facilities shall be setback a minimum of 25 feet from all property lines. (Replace provisions 1, 2, & 3 with this)
- 6) Include a new provision to prohibit sales of Hemp products in conjunction with cultivation and manufacturing.
- a. Section 19.1109.M Retail Sales Industrial Hemp Activities shall not include the retail sales of Industrial Hemp or Industrial Hemp Products.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

Ordinance No. 348.4931, associated with Change of Zone No.1900015, has been determined to be categorically exempt from CEQA, pursuant to State CEQA Guidelines Section 15061(b)(3)(Common Sense Exemption). Section 15061(b)(3) provides that an “activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant

effect on the environment, the activity is not subject to CEQA.” The scope of this ordinance amendment includes establishing zoning, permitting, and operating requirements for Industrial Hemp Activities in the unincorporated areas of Riverside County. No new construction is proposed in conjunction with this amendment and it is limited to text changes only, in Ordinance No. 348 (Land Use). The activity of growing Industrial Hemp is a similar activity as most other agricultural uses, which are primarily allowed as a by-right use. Currently, Riverside County does not require entitlement approval for Industrial Hemp activities, but does require that a property be registered with the Agricultural Commissioner, prior to conducting operations. This ordinance amendment will result in the establishment of a regulatory framework which provides permitting and operating requirements for Industrial Hemp Activities. A combination of entitlement processing and by-right implementation of Industrial Hemp Activities is proposed under this ordinance amendment. Each request to establish a new Industrial Hemp Activity within the County would be analyzed on a case-by-case basis to determine the appropriate level of environment analysis. As a result, this ordinance amendment, which establishes an Industrial Hemp Activities regulatory framework, will not cause a significant impact to the environment.

FINDINGS AND CONCLUSIONS

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

1. Ordinance No. 348.4931, associated with Change of Zone No.1900015, applies to all unincorporated areas of Riverside County.
2. Ordinance No. 348.4931, associated with Change of Zone No.1900015, adds a new Industrial Hemp Activities article to Ordinance No. 348 (Land Use).
3. Ordinance No. 348.4931, associated with Change of Zone No.1900015, sets forth the permitting requirements, zone classifications where Industrial Hemp Activities are allowed with an approved conditional use permit, development standards as well as operating and manufacturing requirements.
4. Ordinance No. 348.4931, associated with Change of Zone No.1900015, is consistent with and in conformance with all elements of the Riverside County General Plan.

Specifically, General Plan Policy LU 20.2. states, “Protect agricultural uses, including those with industrial characteristics (dairies, poultry, hog farms, etc.) by discouraging inappropriate land division in the immediate proximity and allowing only uses and intensities that are compatible with agricultural uses.” The cultivation and manufacturing of Hemp provides for a unique line of products that will now have the opportunity to be regulated for quality assurance and also be allowed through an entitlement and permitting process.

Additionally, the General Plan Vision statement for Agricultural Lands (5) states, “Agricultural operations of varying sizes and types are accommodated under the Plan in response to prevailing market opportunities. In some cases this has resulted in expanding the lands devoted to agriculture.” The cultivation and manufacturing of Hemp has become a large economic force and the demand for appropriate agricultural land has grown substantially. The County is providing for this newer market opportunity by establishing zoning, permitting, and operating regulations for Hemp activities.

5. Ordinance No. 348.4931, associated with Change of Zone No.1900015, is internally consistent with the provisions of Ordinance No. 348 (Land Use).
6. Ordinance No. 348.4931, associated with Change of Zone No.1900015, was reviewed by the Riverside County Airport Land Use Commission ("ALUC") and was determined to be consistent with their plans, having no impacts.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

A public hearing notice was included in a publication of the Press Enterprise and Desert Sun newspapers.

The draft ordinance has been made available to the general public for review and comment, approximately 30-days prior the scheduled Planning Commission hearing. Furthermore, staff conducted a Hemp workshop during the December 18, 2019 Planning Commission hearing, whereby staff took comments from the general public regarding the proposed ordinance.

During the time of staff report preparation and prior to the Planning Commission hearing, staff received a number of comments from both the general public as well as external agencies. Those comments have been included with the staff report as exhibits and some comments are being recommended to be included in the Ordinance.

1 ORDINANCE NO. 348.4931~~XXX~~

2 AN ORDINANCE OF THE COUNTY OF RIVERSIDE

3 AMENDING ORDINANCE NO. 348

4 RELATING TO ZONING

5
6 The Board of Supervisors of the County of Riverside ordains as follows:

7 Section 1. A new Article XIX_m is added to Ordinance No. 348 to read as follows:

8 “ARTICLE XIX_m INDUSTRIAL HEMP ACTIVITIES

9 Section 19.1100. PURPOSE AND INTENT.

10 The purpose of this Article is to protect the public health, safety, and welfare, enact
11 effective regulatory and enforcement controls in compliance with State law, protect neighborhood
12 character, and minimize potential for negative impacts on people, communities, and the
13 environment in the unincorporated areas of Riverside County by establishing land use regulations
14 for industrial hemp activities. Industrial hemp activities include industrial hemp cultivation,
15 industrial hemp manufacturing and processing. Industrial hemp activities require land use
16 regulations due to the potential environmental and social impacts associated with industrial hemp
17 activities.

18 Section 19.1101. PROHIBITED ACTIVITIES.

- 19 A. Any Industrial Hemp Activity that is not expressly exempted from this Article or
20 provided for in an approved conditional use permit or plot plan and a registration
21 with the County Agricultural Commissioner is prohibited in all zones and is hereby
22 declared a public nuisance that may be abated by the County and is subject to all
23 available legal remedies, including but not limited to civil injunctions.
- 24 B. All Industrial Hemp Activities are prohibited within any dwelling unit, accessory
25 dwelling unit, guest quarters, or any other residential accessory building permitted
26 for residential occupancy.
27
28

1 C. The cultivation of Industrial Hemp, either outdoors or indoors, is prohibited on
2 acreage less than one-half of an acre.

3 D. Outdoor Industrial Hemp Cultivation is prohibited in the W-2 Zone on lots less than
4 10 gross acres.

5 E. Outdoor Industrial Hemp Cultivation is prohibited in the R-R and R-A Zones on lots
6 less than 20 gross acres.

7 ~~D.~~

8 Section 19.1102. APPLICABILITY.

9 A. Industrial Hemp Activities shall not be allowed in the unincorporated areas of
10 Riverside County without first obtaining all required land use permits, licenses,
11 registrations or other entitlements required by local or State laws and regulations.

12 B. For the purposes of this Article, Industrial Hemp does not include Cannabis as
13 defined in this ordinance.

14 C. This Article does not apply to legally existing Outdoor Industrial Hemp Cultivation
15 in the A-1, A-P, A-2, A-D and W-2 zone classifications that is operated by an
16 Established Agricultural Research Institution as defined in Section 81000 of the
17 California Food and Agricultural Code.

18 D. Outdoor Industrial Hemp Cultivation legally operating in the A-1, A-P, A-2, A-D,
19 R-R, R-R-O, R-1, R-1A, R-A, R-2, R2-A, R-3, R-3A, R-T, R-T-R, R-4, R-5, R-6,
20 R-7, C/V, C-C/V, WC-R, WC-W, WC-WE, WC-E, R-D, N-A, W-2, W-2-M, W-1,
21 W-E, M-R, M-R-A and MU zone classifications with a valid registration issued by
22 the County Agricultural Commissioner prior to the effective date of Ordinance No.
23 348.XXX may continue operating for the period of time provided in the valid
24 registration. Upon expiration of the valid registration, the Outdoor Industrial Hemp
25 Cultivation shall comply with the requirements of this Article and all other applicable
26 laws and regulations.

27 ~~D.~~

1 Section 19.1103. PROHIBITED LOCATIONS.

2 Industrial Hemp Activities are prohibited in the following zones: ~~R-R~~, R-R-O, R-1, R-1A,
3 ~~R-A~~, R-2, R2-A, R-3, R-3A, R-T, R-T-R, R-4, R-5, R-6, R-7, C/V, C-C/V, WC-R, WC-W, WC-
4 WE, WC-E, R-D, N-A, W-2-M, W-1, W-E, M-R, M-R-A, SP and MU.

5
6 Section 19.1104. OUTDOOR INDUSTRIAL HEMP CULTIVATION.

7 A. Registration. In addition to the requirements set forth in this Article, a registration
8 shall be obtained from the County Agricultural Commissioner for the approved
9 outdoor industrial hemp cultivation.

10 B. Zoning. Notwithstanding any other provision of this ordinance, Outdoor Industrial
11 Hemp Cultivation is allowed as follows:

12 1. In the A-1, A-P, A-2 and A-D zones, Outdoor Industrial Hemp Cultivation is
13 allowed in accordance with the following:

14 a. On lots less than 10 gross acres with an approved conditional use
15 permit in accordance with Section 18.28 of this ordinance.

16 b. On lots 10 gross acres or greater but less than 20 gross acres with an
17 approved Plot Plan in accordance with Section 18.30 of this
18 ordinance.

19 c. On lots 20 gross acres or greater but less than 160 acres as a use by
20 right.

21 d. On lots 160 gross acres or greater with an approved conditional use
22 permit in accordance with Section 18.28 of this ordinance.

23 2. In W-2 Zone, Outdoor Industrial Hemp Cultivation is allowed in accordance
24 with the following:

25 a. On lots less than 10 gross acres, Outdoor Industrial Hemp Cultivation
26 is prohibited.

- b. On lots 10 gross acres or greater but less than 40 gross acres with an approved conditional use permit in accordance with Section 18.28 of this ordinance.
- c. On lots 40 gross acres or greater but less than 160 gross as a use by right.
- d. On lots 160 gross acres or greater with an approved conditional use permit in accordance with Section 18.28 of this ordinance.

3. In R-R and R-A Zones, Outdoor Industrial Hemp Cultivation is allowed in accordance with the following:

- a. On lots less than 20 gross acres, Outdoor Industrial Hemp Cultivation is prohibited.
- b. On lots 20 gross acres or greater with an approved conditional use permit in accordance with Section 18.28 of this ordinance.

d.

Section 19.1105. INDOOR INDUSTRIAL HEMP CULTIVATION.

- A. Registration. In addition to the requirements set forth in this Article, a registration shall be obtained from the County Agricultural Commissioner for the approved Indoor Industrial Hemp Cultivation.
- B. Zoning. Notwithstanding any other provision of this ordinance, Indoor Industrial Hemp Cultivation is allowed as follows:

Indoor Industrial Hemp Cultivation is allowed in the following zone classifications with an approved plot plan in accordance with section 18.30 of this ordinance: C-1/C-P, C-P-S, I-P, M-SC, M-M, M-H, A-1, A-P, A-2 and A-D.

Section 19.1106. INDUSTRIAL HEMP CULTIVATION STANDARDS.

In addition to the applicable permit and approval requirements provided in this Article and the development standards in the applicable zoning classification, Industrial Hemp Cultivation operations shall comply with the standards provided below. If there is an inconsistency between

1 the development standards of the zone classification and these standards, the more restrictive
2 standard applies.

3 A. Location Requirements.

- 4 1. Indoor and Outdoor Industrial Hemp Cultivation shall not be located within
5 1,000 feet of any Child Day Care Center, K-12 school, public park, or Youth
6 Center. The distance shall be measured from the nearest points of the
7 respective lot lines using a direct straight-line measurement. This location
8 requirement may be modified with the approval of a variance pursuant to
9 Section 18.27 of this ordinance.
- 10 2. Industrial Hemp shall not be cultivated on a premises legally allowed to
11 cultivate or process Cannabis.

12 B. Minimum Lot Dimensions. The minimum average lot width for Indoor Industrial
13 Hemp Cultivation lots shall be 150 feet.

14 C. Setbacks.

- 15 1. Indoor Industrial Hemp Cultivation: Indoor Industrial Hemp Cultivation
16 shall be within a fully enclosed building or buildings and setback from the lot
17 lines and public right-of way in accordance with the development standards
18 for the zone classification in which it is located. When an Indoor Industrial
19 Hemp Cultivation facility is located adjacent to a residentially zoned lot the
20 minimum setback shall be 25 feet.
- 21 2. Outdoor Industrial Hemp Cultivation:
- 22 a. ~~The~~ Industrial Hemp Cultivation Area shall be setback a minimum
23 of ~~100-25~~ feet from all lot lines and public right-of-ways.
- 24 b. The Industrial Hemp Cultivation Area shall be located a minimum of
25 50 feet from the drip line of any riparian vegetation of any
26 watercourse.

1 ~~e. When adjacent to a residentially zoned lot, the Industrial Hemp~~
2 ~~Cultivation Area shall be setback a minimum of 500 feet from the~~
3 ~~adjacent residentially zoned lot lines.~~

4 D. Screening and Fencing. Outdoor Industrial Hemp Cultivation on lots 20 gross acres
5 or less shall occur within a secure fence at least 6 feet in height that fully encloses
6 the Industrial Hemp Cultivation Area and prevents easy access to the Industrial
7 Hemp Cultivation Area. The fence must be solid, durable and include a lockable
8 gate(s) that is locked at all times, except for during times of active ingress and
9 egress. Fences shall be separated by a minimum of six feet from all cultivation
10 structures, providing a clear six foot path. The fence shall comply with all other
11 applicable County ordinances, policies, and design standards related to height,
12 location, materials, or other fencing restrictions. Industrial Hemp Cultivation Area
13 shall not be secured by fences with barbed wire or screened with plastic sheeting on
14 chain link. Chain link with slats is allowed. Fencing directly facing any Child Day
15 Care Center, K-12 school, public park, or Youth Center shall be opaque.

16 E. Energy Conservation Measures. All Indoor Industrial Hemp Cultivation operations
17 shall include adequate measures to address the projected energy demand for
18 Industrial Hemp Cultivation at the lot. On-site renewable energy generation shall
19 be required for all Indoor Industrial Hemp Cultivation operations. Renewable
20 energy systems for Indoor Hemp Cultivation operating entirely within an enclosed
21 building shall be designed to have a generation potential equal to or greater than
22 20-percent of the anticipated energy demand.

23 F. Water Conservation Measures. All Industrial Hemp Cultivation operations shall
24 include adequate measures that minimize use of water for cultivation on the lot.
25 Water conservation measures, water capture systems, or grey water systems shall
26 be incorporated into the operations in order to minimize use of water where
27 feasible.

28 G. Operations.

- 1 1. All Industrial Hemp Cultivation lighting shall be fully shielded, downward
2 casting and not spill over onto structures, other properties or the night sky.
3 Light shall not escape at a level that is visible from neighboring properties
4 between sunset and sunrise.
- 5 2. All Industrial Hemp Cultivation operations shall accumulate or store
6 garbage and refuse in a nonabsorbent, water-tight, vector resistant, durable,
7 easily cleanable, galvanized metal or heavy plastic containers with tight
8 fitting lids. No refuse container shall be filled beyond the capacity to
9 completely close the lid. All garbage and refuse on the site shall not be
10 accumulated or stored for more than seven calendar days, and shall be
11 properly disposed of before the end of the seventh day. All waste, including
12 but not limited to refuse, garbage, green waste and recyclables, must be
13 disposed of in accordance with County and State laws and regulations. All
14 waste generated from Industrial Hemp Cultivation operations must be
15 properly stored and secured to prevent access from the public.
- 16 3. Onsite generators are prohibited, except as a source of energy in an
17 emergencies. Onsite generators for emergency use shall be included in the
18 Plot Plan.
- 19 4. Supplemental lighting for Outdoor Hemp Cultivation shall not exceed 25
20 watts per square foot to be used up to one hour before sunrise or after sunset,
21 unless the building or structure is equipped with light-blocking measures to
22 ensure no light escapes from it.
- 23 5. Industrial Hemp Cultivation shall not include the retail sales of Industrial
24 Hemp or Industrial Hemp Products.

25 H. Signage – Outdoor Industrial Hemp Cultivation. In accordance with Section 81006
26 of the Food and Agricultural Code, Outdoor Industrial Hemp Cultivation shall have
27 a sign placed at the primary entrance of the lot indicating it is Industrial Hemp
28 Cultivation. The sign shall be a minimum of 3 foot by 3 foot.

1 Section 19.1107. INDUSTRIAL HEMP MANUFACTURING FACILITIES ZONES.

2 Notwithstanding any other provision of this ordinance, Industrial Hemp Manufacturing Facilities
3 are allowed as follows:

- 4 1. Non-Volatile Industrial Hemp Manufacturing Facility. Non-volatile Industrial
5 Hemp Manufacturing Facilities are allowed in the following zones with an
6 approved Plot Plan in accordance with Section 18.30 of this ordinance: A-1, A-P,
7 A-2, A-D, I-P, M-SC, M-M and the M-H zones.
- 8 2. Volatile Industrial Hemp Manufacturing Facility. Volatile Industrial Hemp
9 Manufacturing Facilities are allowed in the following zones with an approved
10 conditional use permit in accordance with Section 18.28 of this ordinance: A-1,
11 A-P, A-2, A-D, I-P, M-SC, M-M and M-H.

12 Section 19.1108. INDUSTRIAL HEMP MANUFACTURING FACILITIES

13 STANDARDS. In addition to the applicable permit and approval requirements provided in this
14 Article and the development standards for the applicable zoning classification, Industrial Hemp
15 Manufacturing Facilities shall comply with the standards provided below. If there is an
16 inconsistency between the development standards of the zone classification and these standards,
17 the more restrictive standard applies.

- 18 A. General Location. Industrial Hemp Manufacturing Facilities shall not be located
19 within 1000 feet from any Child Day Care Center, K-12 school, public park, or Youth
20 Center. Distance shall be measured from the nearest point of the respective lot lines
21 using a direct straight-line measurement. A new adjacent use will not affect the
22 continuation of an existing legal use that has been established under this Article and
23 continuously operating in compliance with the conditional use permit, and local and
24 State laws and regulations.
- 25 B. Setbacks.

26 ~~1. Non-Volatile and Volatile Industrial Hemp Manufacturing Facilities located~~
27 ~~on lots zoned A-1, A-P, A-2 or A-D shall be setback from all property lines~~
28 ~~a minimum of 300 feet.~~

1 ~~2. Volatile Industrial Hemp Manufacturing Facilities located on lots zoned I-P,~~
2 ~~M-SC, M-M and M-H shall comply with the setback standards for the zone~~
3 ~~classification in which they are located, except when adjacent to a residential~~
4 ~~zone where the minimum setback from the residentially zone lot lines shall~~
5 ~~be 40 feet.~~

6 ~~3.1. Non-Volatile Industrial Hemp Manufacturing Facilities located on lots zoned~~
7 ~~I-P, M-SC, M-M and M-H shall be comply with the setback standards for the~~
8 ~~zone classification in which they are located, except when adjacent to a~~
9 ~~residential zone where the minimum setback from the residentially zoned lot~~
10 ~~lines shall be 25 feet. Non-Volatile and Volatile Industrial Hemp~~
11 ~~Manufacturing Facilities shall be setback from all lot lines a minimum of 25~~
12 ~~feet.~~

13 4.2. Setbacks may be modified with an approved setback adjustment in
14 accordance with Section 18.33 of this ordinance. In no case shall a setback
15 be less than setbacks required by the State law, the California Building Code
16 or Ordinance No. 457.

17 C. Lot Size. Except for Industrial Hemp Manufacturing Facilities located in the I-P, M-
18 SC, M-M or M-H zones, the minimum lot size for Industrial Hemp Manufacturing
19 Facilities is 20 gross acres. Industrial Hemp Manufacturing Facilities located in the
20 I-P, M-SC, M-M or M-H zones shall comply with the lot size standards for the zone
21 classification in which they are located.

22 D. Operations.

23 1. Any compressed gases used in the manufacturing process shall not be stored
24 on any lot within in containers that exceeds the amount which is approved
25 by the Riverside County Fire Department and authorized by the conditional
26 use permit.

27 2. Closed loop systems for compressed gas extraction systems must be
28 commercially manufactured, bear a permanently affixed and visible serial

1 number and certified by an engineer licensed by the State of California that
2 the system was commercially manufactured, is safe for its intended use, and
3 was built to codes of recognized and generally accepted good engineering
4 practices.

- 5 3. Industrial Hemp Manufacturing Facilities shall have a training program for
6 persons using solvents or gases in a closed looped system to create hemp
7 extracts on how to use the system, to access applicable material safety data
8 sheets and to handle and store the solvents and gases safely.

9 Section 19.1109. PERMIT REQUIREMENTS FOR INDUSTRIAL HEMP ACTIVITIES.

10 Industrial Hemp Activities shall comply with the following requirements:

- 11 A. Application Requirements. At the time of filing the application for an Industrial
12 Hemp Activity on a form provided by the Planning Department, the applicant shall
13 also provide the applicable fee for processing the land use permit application.
- 14 B. Suspension, Revocation, or Termination of State License. Suspension of any
15 required license issued by the State of California, or by any State licensing authority,
16 or registration issued by the County Agricultural Commissioner shall immediately
17 suspend the ability of an Indoor or Outdoor Industrial Hemp Cultivation to operate
18 within the County until the State or County reinstates or reissues the State license or
19 County registration, as applicable. Revocation or termination of State license or
20 County registration will also be grounds to revoke or terminate any conditional use
21 permit or plot plan granted to an Indoor or Outdoor Industrial Hemp Cultivation land
22 use pursuant to this Article.
- 23 C. Health and Safety. Industrial Hemp Activities shall at all times be operated in such
24 a way as to ensure the health, safety, and welfare of the public. Industrial Hemp
25 Activities shall not create a public nuisance or adversely affect the health or safety
26 of the nearby residents, businesses or employees working at the Industrial Hemp
27 Activity by creating dust, glare, heat, noise, noxious gasses, odor, smoke, traffic,
28 vibration, unsafe conditions or other impacts, or be hazardous due to the use or

1 storage of materials, processes, products, and runoff of water, pesticides or wastes.

2 D. Nuisance Odors Indoor Industrial Hemp. Indoor Industrial Hemp Activities shall be
3 sited and operated in a manner that prevents Hemp nuisance odors from being
4 detected offsite. All Indoor Industrial Hemp Activities shall provide a sufficient odor
5 absorbing ventilation and exhaust system so that odor generated inside the Industrial
6 Hemp Activity that is distinctive to its operation is not detected outside of the
7 operation's facility, anywhere on adjacent lots or public rights-of-way, on or about
8 the exterior or interior common area walkways, hallways, breezeways, foyers, lobby
9 areas, or any other areas available for use by common tenants or the visiting public,
10 or within any other unit located inside the same building as the Industrial Hemp
11 Activity. In order to control nuisances such as odors, humidity and mold, Industrial
12 Hemp Activities shall install and maintain at the minimum, the following equipment,
13 or any other equipment that can be proven to be an equally or more effective method
14 or technology to control these nuisances:

- 15 1. An exhaust air filtration system with odor control that prevents internal odors
16 from being emitted externally;
- 17 2. An air system that creates negative air pressure between the Industrial Hemp
18 Activities' interior and exterior, so that the odors generated by the Industrial
19 Hemp Activity are not detectable on the outside of the Industrial Hemp
20 Activity.

21 E. Relocation Of A Permitted Industrial Hemp Activity. In the event the permittee or
22 successor in interest vacates and relocates the Industrial Hemp Activity to a new
23 location, a new conditional use permit or plot plan will need to be granted by the
24 County in accordance with this ordinance prior to commencing operations at the new
25 location.

26 F. Permit and License Posting. The permittee shall post or cause to be posted at the
27 Industrial Hemp Activity all required County and State permit and licenses to
28 operate.

- 1 G. Inspections. Industrial Hemp Activities shall be subject to inspections by appropriate
2 local and State agencies, including, but not limited to, the Riverside County
3 Departments of Code Enforcement, Planning, Fire, Public Health, Environmental
4 Health, the Agricultural Commissioner's Office and the Sheriff's Department.
- 5 H. Signage. Signage for an Industrial Hemp Activity shall comply with the following:
6
7 1. Business identification signage for an Industrial Hemp Activity shall comply
8 with Section 19.4 of this ordinance.
9
10 2. No Industrial Hemp Activity shall advertise by having a person or device
11 holding a sign or an air dancer sign advertising the activity to passersby,
12 whether such person, device or air dancer is on the lot of the Industrial Hemp
13 Activity or elsewhere including, but not limited to, the public right-of-way.
14
15 3. No signs placed on the lot of an Industrial Hemp Activity shall obstruct any
16 entrance or exit to the building or any window.
17
18 4. Signage shall not be directly illuminated, internally or externally.
19
20 5. No banners, flags, billboards, or other prohibited signs may be used at any
21 time.
- 22 I. Parking. Parking shall be provided in accordance with Section 18.12 of this
23 ordinance.
- 24 J. Hazardous Materials. All Industrial Hemp Activities that utilize hazardous materials
25 shall comply with applicable hazardous waste generator, Riverside County
26 Ordinance No. 615, and hazardous materials handling, Riverside County Ordinance
27 No. 651, requirements and maintain any applicable permits for these programs from
28 the Riverside County Fire Department, the Riverside County Department of
Environmental Health, the Riverside County Department of Waste Resources and
the Agricultural Commissioner.
- K. Compliance with Local and State Laws and Regulations.
1. All Industrial Hemp Activities shall comply with all applicable local and
State laws, ordinances and regulations related to, but not limited to, the

1 following: the California Environmental Quality Act, California Building
2 Code, California Fire Code, Riverside County Ordinance No. 787, Riverside
3 County Ordinance No. 457, Riverside County Ordinance No. 657, Riverside
4 County Ordinance No. 745, Airport Land Use Compatibility Plans, weights
5 and measures regulations, pesticide use, water quality, storm water discharge
6 and the grading of land.

- 7 2. All buildings and structures, including greenhouse, hoop structures, or other
8 similar structures shall comply with all applicable Building, Fire, and Safety
9 laws and regulations. All buildings and structures shall be reviewed by the
10 Riverside County Building and Safety Department in accordance with the
11 California Building Code and Riverside County Ordinance No. 457 and by
12 the Riverside County Fire Department in accordance with Riverside County
13 Ordinance No. 787 and the California Fire Code.

14 L. Multiple Industrial Hemp Activities. Multiple Industrial Hemp Activities may be
15 allowed on the same lot provided the proposed activities are allowed in the zone
16 classification and meet all requirements in this Article and State Law.

17 L. M. Retail Sales. Industrial Hemp Activities shall not include the retail sales of
18 Industrial Hemp or Industrial Hemp Products.

19 Section 19.1110. APPROVAL REQUIREMENTS FOR INDUSTRIAL HEMP

20 ACTIVITIES

- 21 A. No conditional use permit or plot plan for an Industrial Hemp Activity shall be
22 approved unless the following findings are made:
- 23 1. The permit is consistent with the General Plan and any applicable specific
24 plan.
- 25 2. The permit complies with the permit requirements of this Article and Section
26 18.28 or Section 18.30 of this ordinance, as applicable.
- 27
28

3. The permit complies with the development standards for the zoning classification in which the Industrial Hemp Activity is located.
4. The permit will not be detrimental to the public health, safety or general welfare.

B. In addition to the findings required in subsection A. of Section 19.1110 above, no conditional use permit or plot plan for Indoor or Outdoor Industrial Hemp Cultivation shall be approved unless the following findings are made:

1. The Industrial Hemp Cultivation complies with all the requirements of the State and County for Hemp Cultivation.
2. The Industrial Hemp Cultivation is not located within 1,000 feet from any Child Day Care Center, K-12 school, public park, or Youth Center or a variance has been approved allowing a shorter distance but not less than allowed by State law.
3. The Industrial Hemp Cultivation includes adequate measures that minimize use of water for cultivation on the lot.
4. The Industrial Hemp Cultivation includes adequate quality control measures to ensure cultivation meets State and County regulatory standards.
5. The Industrial Hemp Cultivation includes adequate measures that address enforcement priorities for cultivation including restricting access to minors, and ensuring that Hemp is not supplied to unlicensed or unpermitted persons.
6. The Indoor Industrial Hemp Cultivation will operate in a manner that prevents Hemp nuisance odors from being detected offsite.

C. In addition to the findings required in subsection A. of Section 19.1110 above, no conditional use permit or plot plan for an Industrial Hemp Manufacturing Facility shall be approved unless the following findings are made:

1. The facility complies with all the requirements of the State and County for the manufacturing of Industrial Hemp.

- 1 2. The Industrial Hemp Manufacturing Facility does not pose a significant threat
2 to the public or to neighboring uses from explosion or from release of harmful
3 gases, liquids, or substances.
- 4 3. The Industrial Hemp Manufacturing Facility includes adequate quality
5 control measures to ensure Hemp manufactured at the facility meets industry
6 standards and includes a documented employee safety training program, a
7 Safety Data Sheet, and meets all requirements in Health and Safety Code
8 Section 11362.775, as it may be amended from time to time.
- 9 4. The Industrial Hemp Manufacturing Facility includes adequate measures that
10 address enforcement priorities for Hemp activities including restricting
11 access to minors, and ensuring that Hemp and Hemp Products are obtained
12 from and supplied only to other permitted licensed sources within the State
13 and not distributed out of State.
- 14 5. The Industrial Hemp Manufacturing Facility is not located within 600 feet
15 from any Child Day Care Center, K-12 school, public park, or Youth Center.

16 D. Conditional use permits and plot plan shall be subject to all conditions necessary or
17 convenient to assure that the Industrial Hemp Activity will satisfy the requirements
18 of this Article.

19 Section 19.1111. PUBLIC HEARING REQUIREMENTS FOR INDUSTRIAL HEMP
20 ACTIVITIES.

21 A public hearing shall be held on the application for a conditional use permit or plot plan
22 in accordance with the Section 18.28 or Section 18.30 of this ordinance, as applicable, and all of
23 the procedural requirements and rights of appeal set forth therein shall govern the public hearing.

24 Section 19.1112. REVOCATION OF PERMIT FOR INDUSTRIAL HEMP
25 ACTIVITIES.

26 Any conditional use permit or plot plan granted under this Article may be revoked upon
27 the findings and procedures contained in Section 18.31 of this ordinance except that the Planning
28 Commission shall be the hearing body to make a determination that grounds for revocation exist

1 and provide notice of the revocation. All other procedural requirements and rights of appeal set
2 forth in Section 18.31 of this ordinance shall govern the hearing.”

3 Section 2. Section 21.39b of Ordinance No. 348 is amended to read as follows:

4 “Section 21.39b. INDUSTRIAL HEMP.

5 An agricultural product, whether growing or not, that is limited to types of the plant
6 Cannabis sativa L. and any part of the plant, including the seed of the plant and all derivatives,
7 extracts, the resin extracted from any part of the plant, cannabinoids, isomers, acids, salts and salts
8 of isomers, with a delta-9 tetrahydrocannabinol concentration of no more than 0.3 percent on a dry
9 weight basis. For purposes of this ordinance, Industrial Hemp is not considered a field crop.”

10 Section 3. A new section 21.39c. is added to Ordinance No. 348 to read as follows:

11 “Section 21.39c. INDUSTRIAL HEMP ACTIVITY.

12 The cultivation, growing, seed breeding, possession, manufacture, distribution, processing,
13 storing, laboratory testing, packaging, labeling, transportation, delivery or sale of Industrial Hemp
14 and Industrial Hemp Products.”

15 Section 4. A new section 21.39d. is added to Ordinance No. 348 to read as follows:

16 “Section 21.39d. INDUSTRIAL HEMP CULTIVATION.

17 Any activity involving the planting, growing, harvesting, drying, curing, grading or
18 trimming of industrial hemp for commercial purposes and industrial hemp seed breeders.”

19 Section 5. A new section 21.39e. is added to Ordinance No. 348 to read as follows:

20 “Section 21.39e. INDUSTRIAL HEMP CULTIVATION AREA.

21 The area on a lot or in a building where Industrial Hemp is planted, grown, harvested,
22 dried, cured, graded, or trimmed or that does all or any combination of these activities.”

23 Section 6. A new section 21.39f. is added to Ordinance No. 348 to read as follows:

24 “Section 21.39f. INDUSTRIAL HEMP MANUFACTURING.

25 The compounding, blending, extracting, infusing, or otherwise making or preparing a
26 hemp product.”
27
28

1 Section 7. A new section 21.39g. is added to Ordinance No. 348 to read as follows:

2 “Section 21.39g. INDUSTRIAL HEMP MANUFACTURING FACILITY (NON-
3 VOLATILE).

4 A facility that processes, produces, prepares, propagates, holds, stores, packages, labels or
5 compounds hemp or hemp products either directly or indirectly or by extraction and/or infusion
6 methods, or independently by means of chemical synthesis or by a combination of extraction
7 and/or infusion and chemical synthesis, using non-volatile organic compounds, at a fixed location,
8 that packages or repackages hemp or hemp products, or labels or relabels its containers. Hemp
9 manufacturing also includes any processing, preparing, holding, or storing of components and
10 ingredients.”

11 Section 8. A new section 21.39h. is added to Ordinance No. 348 to read as follows:

12 “Section 21.39h. INDUSTRIAL HEMP MANUFACTURING FACILITY (VOLATILE).

13 A facility that processes, produces, prepares, propagates, holds, stores, packages, labels, or
14 compounds hemp or hemp products either directly or indirectly or by extraction and/or infusion
15 methods, or independently by means of chemical synthesis or by a combination of extraction
16 and/or infusion and chemical synthesis, using volatile organic compounds, at a fixed location, that
17 packages or repackages hemp or hemp products, or labels or relabels its containers. Hemp
18 manufacturing also includes any processing, preparing, holding, or storing of components and
19 ingredients.”

20 Section 9. A new section 21.39i. is added to Ordinance No. 348 to read as follows:

21 “Section 21.39i. INDUSTRIAL HEMP PRODUCTS.

22 Hemp that has undergone a process whereby the plant material has been transformed into a
23 concentrate, including, but not limited to, concentrated hemp, or an edible or topical product
24 containing hemp or concentrated hemp and other ingredient.”

25 Section 10. A new section 21.39j. is added to Ordinance No. 348 to read as follows:

26 “Section 21.39j. INDOOR INDUSTRIAL HEMP CULTIVATION.

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The cultivation of Industrial Hemp within a permanent structure using exclusively artificial light or within any type of structure using artificial light at a rate of twenty-five (25) watts per square foot.”

Section 11. This ordinance shall take effect thirty (30) days after its adoption.

BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

By: _____
Chairman

ATTEST:
CLERK OF THE BOARD
Kecia Harper

By: _____
Deputy

(SEAL)

APPROVED AS TO FORM
May ___, 2020

By: _____
MICHELLE CLACK
Chief Deputy County Counsel

AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY



May 28, 2020

CHAIR

Russell Betts
Desert Hot Springs

VICE CHAIR

Steven Stewart
Palm Springs

COMMISSIONERS

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John Lyon
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Moreno Valley

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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. John Hildebrand, 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.: ZAP1049RG20
Related File No.: CZ1900015 (Ordinance No. 348 Amendment)
APN: Countywide

Dear Mr. Hildebrand:

As authorized by the Riverside County Airport Land Use Commission (ALUC) pursuant to its Resolution No. 2011-02, as ALUC Director, I have reviewed County of Riverside amendment to Land Use Ordinance No. 348, a proposal to add a new Article addressing Industrial Hemp Activities and amending Article XXI providing for additional definitions.

All industrial hemp cultivation requires registration with the County Agricultural Commissioner. Indoor industrial hemp cultivation would be allowed with approval of a plot plan in the C-1/C-P, C-P-S, I-P, M-SC, M-M, M-H, A-1, A-2, A-P, and A-D zones.

Outdoor industrial hemp cultivation would be allowed as a use by right in the A-1, A-2, A-P, and A-D zones on lots at least 20 gross acres but less than 160 acres in size, with approval of a plot plan on lots at least 10 gross acres but less than 20 gross acres in size, and with a conditional use permit on lots at least one-half acre but less than 10 gross acres in size, and on lots at least 160 gross acres in size. Outdoor industrial hemp cultivation in the W-2 zone would require a minimum lot size of 10 gross acres and would require an approved conditional use permit on lots at least 10 gross acres but less than 40 gross acres in size, and on lots at least 160 gross acres in size. Outdoor industrial hemp cultivation would be allowed as a use by right in the W-2 zone on lots at least 40 gross acres in size, but less than 160 gross acres in size.

Outdoor industrial hemp cultivation activities that are legally operating in these and other zones with a valid registration issued by the County Agricultural Commissioner may continue to operate for the period of time provided in the valid registration, but, upon expiration of said valid registration, would be required to comply with the requirements set forth in the proposed ordinance amendment, except for those in the A-1, A-2, A-P, A-D, and W-2 zones operated by an Established Agricultural Research Institution as defined in Section 81000 of the California Food

AIRPORT LAND USE COMMISSION

and Agriculture Code.

Non-volatile industrial hemp manufacturing facilities would be allowed with an approved plot plan in the A-1, A-2, A-P, A-D, I-P, M-SC, M-M, and M-H zones, while volatile industrial hemp manufacturing facilities would be allowed with an approved conditional use permit in those same zones. The minimum lot size for either type of industrial hemp manufacturing facility in the A-1, A-2, A-P, and A-D zones would be 20 gross acres.

The proposed Article also establishes locational, setback, lot width, screening, fencing, energy and water conservation, operations, and signage requirements, requirements for approval, and permit processes. Applications for industrial hemp activities on lots smaller than 20 acres in gross area will require discretionary actions by the Planning Department, which will then prompt ALUC review if within an Airport Influence Area.

Industrial hemp is not considered to be a bird attractant, and the proposed amendment does not involve changes in development standards or allowable land uses that would increase residential density or non-residential intensity. Therefore, this amendment has no possibility for having an impact on the safety of air navigation within airport influence areas located within the unincorporated areas of Riverside County.

As ALUC Director, I hereby find the above-referenced project CONSISTENT with all Riverside County Airport Land Use Compatibility Plans.

This determination of consistency relates to airport compatibility issues and does not necessarily constitute an endorsement of the proposed amendment.

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

cc: ALUC Case File

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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:

ORDINANCE NO. 348.XXXX associated with CHANGE OF ZONE NO. 1900015 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) – Applicant: County of Riverside – Location: Countywide – **REQUEST:** Ordinance No. 348.XXXX, associated with Change of Zone No. 1900015 is an amendment to the County's Land Use Ordinance, Ordinance No. 348, to add a new section Article XXXX, Industrial Hemp Activities. The purpose of this amendment is to establish a regulatory framework for the cultivation and manufacturing of Hemp, in the unincorporated areas of Riverside County. The new section adds permitting requirements, establishes allowable zones and development regulations, as well as operating and manufacturing provisions.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **JUNE 3, 2020**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501

Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference and at the Place of Hearing, as listed above. Public access to the meeting location will be allowed, but limited to comply with the Executive Order. Information on how to participate in the hearing will be available on the Planning Department website at: <https://planning.rctlma.org/>.

For further information regarding this project please contact the Project Planner John Hildebrand at (951) 955-1888 or email at jhildebr@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: John Hildebrand
P.O. Box 1409, Riverside, CA 92502-1409



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.: Change of Zone No. 1900015 (Ordinance No. 348)

Project Location: County-wide (Text Amendment to Ord No. 348 Land Use)

Project Description: **CHANGE OF ZONE NO. 1900015** and the associated amendment to **Ordinance No. 348** establishes a regulatory framework for the cultivation and manufacturing of Industrial Hemp in the unincorporated areas of Riverside County. The new article to Ordinance No. 348 sets forth the permitting requirements, zone classifications where Industrial Hemp Activities are allowed with an approved conditional use permit, development standards as well as operating and manufacturing requirements.

Name of Public Agency Approving Project: County of Riverside Board of Supervisors

Project Applicant & Address: County of Riverside, 4080 Lemon Street, 12th Floor, Riverside, CA 92501

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268) Categorical Exemption (Sec. 153XX)
 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: Change of Zone No. 1900015 and the associated amendment to Ordinance No. 348 has been determined to be categorically exempt from CEQA, pursuant to State CEQA Guidelines Section 15061(b)(3)(Common Sense Exemption). Section 15061(b)(3) provides that an "activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA." The scope of this ordinance amendment includes establishing zoning, permitting, and operating requirements for Industrial Hemp Activities in the unincorporated areas of Riverside County. No new construction is proposed in conjunction with this amendment and it is limited to text changes only, in Ordinance No. 348 (Land Use). The activity of growing Industrial Hemp is a similar activity as most other agricultural uses, which are primarily allowed as a by-right use. Currently, Riverside County does not require entitlement approval for Industrial Hemp activities, but does require that a property be registered with the Agricultural Commissioner, prior to conducting operations. This ordinance amendment will result in the establishment of a regulatory framework which provides permitting and operating requirements for Industrial Hemp Activities. A combination of entitlement processing and by-right implementation of Industrial Hemp Activities is proposed under this ordinance amendment. Each request to establish a new Industrial Hemp Activity within the County would be analyzed on a case-by-case basis to determine the appropriate level of environment analysis. As a result, this ordinance amendment, which establishes an Industrial Hemp Activities regulatory framework, will not cause a significant impact to the environment.

John Hildebrand 951-955-1888
County Contact Person Phone Number

John Hildebrand TLMA Deputy Director 6/17/20
Signature Title Date

Date Received for Filing and Posting at OPR: _____

FOR COUNTY CLERK'S USE ONLY

Industrial Hemp Activities Ordinance

Public Comments

Change of Zone No. 1900015
Ordinance No. 348 (Land Use)



Riverside County Farm Bureau, Inc.

21160 Box Springs Road, Suite 102, Moreno Valley, California 92557-8706

Telephone 951.684.6732 FAX 844.273.9796

E-mail President@RiversideCFB.com - Website www.RiversideCFB.com

Affiliated with the California Farm Bureau Federation and the American Farm Bureau Federation

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*Serving
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June 2, 2020

VIA E-MAIL

John Hildebrand: JHildebr@RIVCO.ORG

Charissa Leach: CLeach@RIVCO.ORG

Larry Ross: LRoss@RIVCO.ORG

Riverside County Planning Commissioners
County of Riverside Administrative Center
4080 Lemon Street
Riverside, CA 92502

Re: Proposed Ordinance No. 348 - Industrial Hemp Activities

Dear Planning Commissioners,

The Riverside County Farm Bureau (Farm Bureau) is a non-governmental, non-profit, voluntary organization representing over 1,000 farmers and ranchers, for over 100 years in Riverside County. These members strive to provide a reliable supply of food and fiber through responsible stewardship. Agricultural production is one of the largest industries in terms of dollar value in the County.

While reviewing Proposed Ordinance No. 348 – Industrial Hemp Activities our members shared some profound concerns. It seems for the first time a local government body is deeming a commercial agricultural crop (recognized as legal by state and federal law) to be a nuisance. It is alarming and precedent setting to require Conditional Use Permits to grow an agricultural product that is not required for any other commodity. Our farmers cannot afford to go through these Conditional Use Permits costing up to \$9,000 as well as losing a season of planting depending on when hearings are scheduled.

In 2014 our members worked closely with County staff on the General Plan, Land Use Element; in almost all land use zones farming is already allowable, the logic for per-acre restrictions is confusing.

We understand the desire to have an ordinance and guidelines for hemp cultivation, last July a few of our members met with members from the Planning Department, unfortunately we have not been consulted with since then. We would appreciate the opportunity to again meet with project planners to provide input and we respectfully request your consideration before this ordinance is presented to the Board of Supervisors.

Sincerely,

Richard Schmid
President

May 29, 2020

VIA E-MAIL AND U.S. MAIL

John Hildebrand: JHildebr@RIVCO.ORG;
Elizabeth Sarabia: ESarabia@RIVCO.ORG;

Riverside County Planning Commissioners
County of Riverside Administrative Center
4080 Lemon Street, 12th Floor
P.O. Box 1409
Riverside, CA 92502

Re: Proposed Ordinance No. 348 - Industrial Hemp Activities

Dear Planning Commissioners:

I appreciate the County of Riverside taking the opportunity to actively pass comprehensive legislation to regulate the cultivation of Industrial Hemp within its borders. However, if Ordinance No. 348 passes as drafted, the County of Riverside will be *significantly* depriving legal, and compliant hemp farmers and seed breeders from their property rights without Due Process.

For the reasons set forth below, I urge you to revise the Ordinance as currently drafted by: (1) Expanding the Zoning so it is akin to similarly Permitted Uses such as farming/land field crops; and (2) Afford the current state-licensed farmers and seed breeders their Due Process Rights.

As drafted, the proposed Ordinance seeks to prohibit **all** Industrial Hemp Activities in thirty (30) zones: R-R, R-R-O, R-1, R-1A, R-A, R2, R2-A, R-3, R-3A, R-T, R-T-R, R-4, R-5, R-6, R-7, C/V, C-C/V, WC-R, WC-W, WC-WE, WC-E, R-D, N-A, W-2-M, W-1, W-E, M-R, M-R-A, SP and MU.¹ Most, if not all of these listed zones, already permit some form of farming and agricultural use within the zone, including cultivating field crops, tree crops, orchards, bush crops, vegetable gardening, greenhouses, and nurseries.

Although California's Constitution provides that cities and counties have broad discretion under their inherent police power to regulate land use;² this power is not absolute.

¹ Proposed Ordinance No. 348; Section 19., page 2.

² Cal. Const., art. XI, § 7; See *City of Riverside v. Inland Empire Patients Health & Wellness Ctr., Inc.*, 300 P.3d 494, 499 (Cal. 2013), citing: *Big Creek Lumber Co. v. County of Santa Cruz* (2006) 38 Cal.4th 1139, 1149.

"A zoning ordinance is constitutionally invalid if it is arbitrary and unreasonable, having no substantial relation to the public health, safety, morals, or general welfare."³ "In determining whether a land use ordinance is a valid exercise of the police power, the *core issue is whether there is any rational reason related to the public welfare for the restriction imposed.*"⁴

As drafted, the proposed Ordinance is not rationally related to the public's health, safety or welfare, because it arbitrarily singles out State-licensed Hemp Growers and Seed Breeders and violates their Due Process Rights.

Definition & Location Requirements:

On page 12 of the proposed Ordinance, the definition of "Industrial Hemp" expands the state and federal law definitions by expressly adding: "Industrial Hemp is not considered a field crop." However, the County's Zoning Code does not provide any definition of "field crop", but the term actually is frequently identified as a "Permitted Use" within many of the above Zoning Designations that are now being proposed as "Prohibited Locations".

Under the "Cultivation Standards" listed on Page 3, the location requirements propose a 1,000-foot buffer from "any Child Day Care Center, K-12 school, public park, or Youth Center."⁵ California's Industrial Hemp laws and regulations do not require specific boundary requirements from schools or day cares. However, state laws relating to cannabis have this location requirement. The County's proposed location restrictions for hemp are practically identical to those location restrictions required for licensed cannabis growers, under Business and Professions Code Section 26054(b) and Health and Safety Code Section 11362.768.⁶ *However unlike cannabis, industrial hemp is not a "drug" under the law.*

The Agricultural Improvement Act of 2018, classifies industrial hemp as an "agricultural product", not a drug. The passage of the Act removed industrial hemp from the list of Schedule I drugs under the federal Controlled Substances Act. As noted, in the Federal Interim Rule, "Hemp is a commodity that can be used for numerous industrial and horticultural purposes including fabric, paper, construction materials, food products, cosmetics, production of cannabinoids (such as cannabidiol or CBD), and other products."⁷

Without further clarification, it appears that the County is unreasonably and arbitrarily expanding the definition of "Industrial Hemp" and treating it like Cannabis. This is an attempt to expand

³ *Wal-Mart Stores, Inc. v. City of Turlock* (App. 5 Dist. 2006) 41 Cal.Rptr.3d 420, 138 Cal.App.4th 273, review denied.

⁴ *California Building Industry Assn. v. City of San Jose* (App. 6 Dist. 2013) 157 Cal.Rptr.3d 813, 216 Cal.App.4th 1373, review granted and opinion superseded 161 Cal.Rptr.3d 699, 307 P.3d 878, affirmed 189 Cal.Rptr.3d 475, 61 Cal.4th 435, 351 P.3d 974, certiorari denied 136 S.Ct. 928, 194 L.Ed.2d 239 (emphasis added).

⁵ Proposed Ordinance No. 348; Section 19., page 3.

⁶ See Bus. & Prof Code Section 26054(b) and Health and Safety Code 11362.768

⁷ 84 FR 58522

and pass more restrictive zoning requirements and take away property rights from currently legal and State-Registered Hemp Growers and Seed Breeders.

Procedural Due Process

According to public records from California's Department of Food and Agriculture's Industrial Hemp Program as of May 21, 2020, **the County of Riverside had a total of 174 State-Registered Hemp Growers and Seed Breeders.**⁸

As drafted, the proposed Industrial Hemp Ordinance appears to be an effort by local officials to prohibit compliant, State-Registered Hemp Growers and Seed Breeders from renewing their registration with the County Agricultural Commissioner's Office.

Furthermore, it's believed the proposed Ordinance was prepared without input or discussion from the County Agricultural Commissioner's office which is the designated authority under state law that approves, revokes, or denies state-registrations for growers of industrial hemp,⁹ and seed breeders.^{10,11}

"Constitutional notice and hearing requirements are triggered by governmental action that will result in significant or substantial deprivations of property, and this category does not include an agency decision having only a de minimis effect on land.¹² Administrative proceedings are deemed adequate where the administrative action is taken "after due notice, fair hearing, and thorough consideration by the administrative agency."¹³

It's our understanding that the Planning Department has been preparing this Ordinance for over a month, yet did not provide any form of type of Notice to the County's 174 Registered Hemp Growers and Seed Breeders. If this Ordinance passes, most of these farmers will not be able to

⁸ California's Industrial Hemp Program's "List of Registered Growers and Seed Breeders", available at: https://www.cdfa.ca.gov/plant/industrialhemp/docs/Dir_IHGrowers.pdf

⁹ See Food & Ag Code § 81003(a)(1); ". . . a grower of industrial hemp shall register with the commissioner of the county in which the grower intends to engage in industrial hemp cultivation."

¹⁰ See Food & Ag Code § 81004(a)(1), which states: ". . . a hemp breeder shall register with the commissioner of the county in which the hemp breeder intends to engage in industrial hemp cultivation."

¹¹ 3 CCR § 4901 (e)(1), Commissioner approval, refusal, or revocation, "Once the commissioner receives the application for registration, registration amendment, or renewal and determines that the requirements pursuant to Division 24 of the Food and Agricultural Code and this chapter are met, the commissioner shall issue a registration to the applicant and notify the registrant that it may cultivate hemp using the registered cultivar(s), cultivation site(s), and variety development plan(s)."

¹² *Community Youth Athletic Center v. City of National City*, 220 Cal. App. 4th 1385, 164 Cal. Rptr. 3d 644 (4th Dist. 2013)

¹³ *Miller v. Plan. Commn. of City of Torrance*, 292 P.2d 278, 282 (Cal. App. 2d Dist. 1956)



Planning Commissioners / Elizabeth Sarabia
May 29, 2020
Page 4

use their properties for farming industrial hemp. They will be substantially deprived of their property rights that, as of today, is still legal and compliant.

The Planning Commission is arguably acting within a quasi-judicial capacity by attempting to significantly deprive these state-licensed growers and seed breeders from their property rights without affording them proper Due Process.

I urge the Planning Commissioners to consider this information and make the appropriate determination to expand the proposed Ordinance to include additional Zones which allow for other types of agriculture and farming. Failure to do so, will deprive many of the County's 174 Registered growers and seed breeders from the use of their property.

Thank you for your attention to this matter.

Very truly yours,

MURCHISON & CUMMING, LLP

/s/ Kelly Hayes

Kelly Hayes

KH:KH



83300 58th Avenue Thermal, CA 92274

April 24, 2020

John Hildebrand, Deputy Director of TLMA - Planning
Riverside County Planning Department
4080 Lemon St., 12th Floor
Riverside, CA 92501
(951) 955-1888

Re: Draft Hemp Ordinance

Dear Mr. Hildebrand,

Thank you for your leadership on the draft hemp ordinance. We appreciate the Planning Department's efforts to study the issue and to listen to the public's comments. While many of our concerns have been addressed in the new draft, there are a few provisions that we believe merit further attention.

Setbacks

The draft ordinance stipulates a 100-foot setback for outdoor cultivation activities regardless of location or proximity to sensitive receptors. The setback does not provide any consideration for properties that are operated adjacent to compatible uses. For example, if outdoor cultivation occurs on agriculturally zoned land and my neighbor is also agriculturally zoned, a 100-foot setback is an inefficient use of productive land that will not adversely impact my neighbor. In this case, we would recommend that the setback be minimized.

Energy Conservation Measures

We support energy conservation measures. However, requiring existing buildings or structures like greenhouses to install solar would place an undue economic burden on many farmer's operations. Many greenhouses are not designed to support solar installations. We recommend that solar only be required when new buildings and/or structures are approved so that the building can be designed with solar from the beginning.

Water Conservation Measures

We support water conservation measures. We currently employ water conservation methodologies such as drip irrigation and micro emitters. We are happy to consult with Imperial Valley Irrigation District on best practices for water conservation and can support utilizing grey water for landscaping and water capture systems where appropriate. However, grey water can cause unintended consequences especially with agricultural commodities grown in greenhouses unless treated at a public tertiary wastewater facility.

Nuisance Odors Indoor Industrial Hemp

The proposed measures for odor mitigation may be the most concerning area in the draft ordinance at this time. The measures are far too restrictive and impractical for hemp cultivated on agriculturally zoned land especially in greenhouses. The ordinance should seek to promote cultivation in agricultural zones away from sensitive receptors. The mitigation measures should therefore consider location more carefully.

We also do not believe that air filtration or air pressure systems are appropriate for a greenhouse in an agricultural zone. Greenhouses are open by their very nature such that air may circulate depending on conditions. Odor mitigation technology is rapidly evolving and the ordinance should contemplate continued innovation. Fogco, a leader in industrial leader in odor control, has adapted its products for waste management to serve the hemp industry. Fogco systems eliminate the odor and are a cost effective solution. We believe that Fogco represents a more viable alternative especially for greenhouse environments.

Genflora intends to invest millions of dollars into the facility at Thermal provided the County's hemp ordinance encourages continued investment. In order for Genflora to continue to make investments in facilities and people, it's imperative that we have visibility and certainty under the draft Riverside County hemp ordinance that is currently being developed to achieve our business plan objectives now and in the immediate future.

Riverside County can become a leader in the industrial hemp market with your support. We appreciate your consideration and thank you for your service. We look forward to working with the County, Ag Commissioner, Planning Staff and the Sheriff's office on this exciting opportunity.

Sincerely,



Shawn A. Milligan
Genflora, LLC



83300 58th Avenue Thermal, CA 92274

June 5, 2020

John Hildebrand, Deputy Director of TLMA - Planning
Riverside County Planning Department
4080 Lemon St., 12th Floor
Riverside, CA 92501
(951) 955-1888

Re: Draft Hemp Ordinance

Dear Mr. Hildebrand,

We thank you for your leadership on the draft hemp ordinance. We appreciate the Planning Department's efforts to study the issue and to listen to the public's comments. If the draft is revised prior to the June 17, 2020 meeting, please provide a revised draft at your earliest convenience.

Genflora is committed to investing in jobs and infrastructure improvements at our Thermal nursery facility. We believe that the draft Riverside County hemp ordinance will give us the certainty that we need and help Genflora and the County achieve their mutual objectives.

We can't overstate the sentiment that agricultural commodities produced in agricultural zones should be encouraged by this ordinance. Based on the feedback from the public and direction from the Planning Commissioners, we support the following amendments to the draft ordinance for further consideration at the June 17, 2020 meeting.

Industrial Hemp Manufacturing Standards

Section B – Setbacks

The draft ordinance stipulates a 300-foot setback for non-volatile and volatile manufacturing facilities.

Recommendation

We believe this unusually large setback is unnecessary in an agricultural zone unless the manufacturing facility is proposed to be located in close proximity to a sensitive receptor such as a residential dwelling. Section B should read as follows....

“Non-Volatile and Volatile Industrial Hemp Manufacturing Facilities located on lots zoned A-1 shall be setback a minimum of 300 feet from a residential dwelling unit; a minimum setback of 100 feet from any public right-of-way; otherwise, a minimum setback of 25 feet shall apply.”

Industrial Hemp Cultivation Standards

Section C – Outdoor Industrial Hemp Cultivation

Setbacks

The draft ordinance stipulates a 100-foot setback for outdoor cultivation activities regardless of location or proximity to sensitive receptors.

Recommendation

We support that special consideration be given to cultivation in agricultural zones. Agricultural zoned properties should be required to have less setbacks than other zoning classifications. Section C2(a) should read as follows....

“The Industrial Hemp Cultivation Area shall be setback a minimum of 100 feet from all lot lines and public right of ways except in Agricultural zones (A-1 or other zone if appropriate). No setbacks shall be required in agricultural zones (A-1 or other zone if appropriate) on interior lot lines or lot lines with no adjoining public right of way.”

**Note: Greenhouses should not be subject to a 100 foot setback from public ROW.*

Section E – Outdoor Industrial Hemp Cultivation

Energy Conservation Measures

We support energy conservation measures. However, requiring existing buildings or structures like greenhouses to install solar would place an undue economic burden on many farmer’s operations. Greenhouses and other outdoor structures are not designed to support solar installations.

Recommendation

In this case, we would recommend that outdoor greenhouses be exempt from this requirement. Section E should read as follows...

“All newly constructed buildings for the express purpose of Indoor Industrial Hemp Cultivation, excluding greenhouses or similar outdoor structures such as hoop houses or shade structures, shall utilize renewable energy systems that have a generation potential equal to or greater than 20-percent of the anticipated energy demand.”

Permit Requirements for Industrial Hemp Activities

Section D – Nuisance Odors Indoor Industrial Hemp

The proposed measures for odor mitigation may be the most concerning area in the draft ordinance at this time and was not fully addressed at the June 3, 2020 meeting. The measures are far too restrictive and impractical for hemp cultivated on agriculturally zoned land especially in greenhouses or similar outdoor structures such as hoop houses and shade structures. The ordinance should seek to promote cultivation in agricultural zones away from sensitive receptors, not penalize it.

Recommendation

Requiring air filtration or air pressure systems in greenhouses is not appropriate for cultivation in an agricultural zone. Greenhouses, hoop houses and shade structures are open by their very nature such that air may circulate depending on climatic conditions. This is especially true in a desert environment such as Thermal. See images below.

“Indoor industrial Hemp Activities in Agriculture Zones (A-1 and other if appropriate) such as greenhouses or similar outdoor structures such as hoop houses or shade structures shall not be required to comply with the provisions of Section D.”



Thank you for your further consideration. We look forward to the timely adoption of this ordinance.

Sincerely,



Shawn A. Milligan
Genflora, LLC

NUEVO DEVELOPMENT COMPANY, LLC

1156 N. Mountain Ave.
Upland, CA 91785

January 24, 2020

Mr. Larry Ross
Principal Planner
County of Riverside, California
4080 Lemon Street, 12th Floor
Riverside, CA 92502

RE: Comments to Proposed Industrial Hemp Ordinance

Dear Mr. Ross:

Please accept this letter into the public comments regarding the County's proposed Industrial Hemp Activities Ordinance.

We have two concerns about the ordinance and a comment about composting. We hope you will take them into consideration as you work to draft the final ordinance to be adopted by the Board of Supervisors.

The first concern is the prohibition of either indoor or outdoor industrial hemp cultivation within the SP zone. The second is the requirement that industrial hemp manufacturing facilities be in the I-P, M-SC, M-M and M-H zones. Further, we would like you to consider allowing the import and processing of green waste in the A-1 zone.

Industrial Hemp Cultivation within the SP Zone

There are thousands of acres of land in the San Jacinto Valley within approved specific plans currently farmed and permitted for interim A-1 agricultural uses under Article XIII of Ordinance 348. These lands provide food crops such as vegetables and feed crops such as alfalfa. When these specific plans were approved, the county recognized certain properties may not be fully developed for 20 or 30 years and allowed the land owner to continue to farm until development within specific planning areas commence.

The proposed ordinance allows industrial hemp to be grown in the A-1 agricultural zone, however the proposed ordinance prohibits industrial hemp to be grown in SP zones, even if the SP has an interim A-1 use. This would deprive the large land owner within an SP zone to grow higher value industrial hemp on their property, even though they are permitted by their conditions for A-1 agricultural uses.

We request the county consider revising the prohibited locations section of the proposed ordinance to delete SP and make further modifications to the proposed ordinance to allow industrial hemp farming in the SP zone provided interim uses in the SP zone included those allowed in the A-1, A-P, A-2 and A-D zones. The text of the proposed changes is redlined below:

NUEVO DEVELOPMENT COMPANY, LLC

1156 N. Mountain Ave.
Upland, CA 91785

SECTION 19.XXX.

PROHIBITED LOCATIONS.

Industrial Hemp Activities are prohibited in the following zones: R-R, R-R-O, R-1, R-1A, R-A, R-2, R2-A, R-3, R-3A, R-T, R-T-R, R-4, R-5, R-6, R-7, CN, C-CN, WC-R, WC-W, WC-WE, WC-E, R-D, N-A, W-2-M, W-1, W-E, M-R, M-R-A, **SP** and MU.

SECTION 19.XXX

OUTDOOR INDUSTRIAL HEMP CULTIVATION

A. REGISTRATION. In addition to the requirements set forth in this Article, a registration shall be obtained from the County Agricultural Commissioner for the approved outdoor industrial hemp cultivation.

B. ZONING.

Notwithstanding any other provision of this ordinance, Outdoor Industrial Hemp Cultivation is allowed as follows:

1. In the A-1, A-P, A-2, ~~and~~ A-D and SP zone only if the allowed uses in the SP include those use allowed in the A-1, A-P, A-2 and A-D zones, Outdoor Industrial Hemp Cultivation is allowed in accordance with the following:

- a. On lots less than 10 gross acres with an approved conditional use permit in accordance with Section 18.28 of this ordinance.
- b. On lots 10 gross acres or greater but less than 20 gross acres with an approved Plot Plan in accordance with Section 18.30 of this ordinance.
- c. On lots 20 gross acres or greater but less than 160 acres as a use by right.
- d. On lots 160 gross acres or greater with an approved conditional use permit in accordance with Section 18.28 of this ordinance.

SECTION 19.XXX

INDOOR INDUSTRIAL HEMP CULTIVATION.

A. REGISTRATION. In addition to the requirements set forth in this Article, a registration shall be obtained from the County Agricultural Commissioner for the approved Indoor Industrial Hemp Cultivation.

B. ZONING.

Notwithstanding any other provision of this ordinance, Indoor Industrial Hemp Cultivation is allowed as follows:

Indoor Industrial Hemp Cultivation is allowed in the following zone classifications with an approved plot plan in accordance with section 18.30 of this ordinance: C-1/C-P, CP-

NUEVO DEVELOPMENT COMPANY, LLC

1156 N. Mountain Ave.
Upland, CA 91785

S, I-P, M-SC, M-M, M-H, A-1, A-P, A-2, ~~and~~ A-D and in the SP zone only if the allowed uses in the SP include those use allowed in the A-1, A-P, A-2 and A-D zones.

Industrial Hemp Manufacturing Facilities

There are many existing agricultural facilities in the San Jacinto Valley that are shut down or underutilized and suitable for manufacturing industrial hemp into a finished product. Utilizing existing facilities makes sense not only from a proximity standpoint but will also bring back manufacturing and agricultural jobs to the area. Some of the issues you may want to consider are listed below:

1. Onsite manufacturing ensures the finished product stays within Riverside County and the County receives its share of sales tax revenue. Once the product is shipped offsite, there is no guarantee the product will be processed in the County, in fact much of the manufacturing is currently done outside Riverside County.
2. Requiring industrial hemp farmers to ship their product off the farm for processing adds significantly to the cost of producing the end product. It is estimated logistics costs for raw hemp from farm to processors to average \$27.00 per acre or approximately 7% of the cost to cultivate and acre according to the USDA.
3. Onsite manufacturing decreases freight traffic on County roadways, which is always a concern of local residents.
4. Growing and processing the product at the same location decreases oversite costs for the County, State and Federal regulators for the plant from seed to sale.
5. Utilizing existing facilities significantly reduces the capital investment required to start up a processing facility.
6. Existing agricultural facilities can easily meet the setback requirements outlined in the proposed Ordinance.

Some suggested modifications to the manufacturing section of the ordinance are shown below:

SECTION 19.XXX. INDUSTRIAL HEMP MANUFACTURING FACILITIES.

ZONES. Notwithstanding any other provision of this ordinance, Industrial Hemp Manufacturing Facilities are allowed as follows:

1. Non-Volatile Industrial Hemp Manufacturing Facility.

Non-volatile Industrial Hemp Manufacturing Facilities are allowed in the following zones with an approved Plot Plan in accordance with Section 18.30 of this ordinance: A-1, A-P, A-2, A-D, 1-P, MSC, M-M and the M-H zones and in the SP zone only if the allowed uses in the SP include those use allowed in the A-1, A-P, A-2 and A-D zones.

NUEVO DEVELOPMENT COMPANY, LLC

1156 N. Mountain Ave.
Upland, CA 91785

2. Volatile Industrial Hemp Manufacturing Facility.

Volatile Industrial Hemp Manufacturing Facilities are allowed in the following zones with an approved conditional use permit in accordance with Section 18.28 of this ordinance: A-1, A-P, A-2, A-D I-P, M-SC, M-M and M-H and in the SP zone only if the allowed uses in the SP include those use allowed in the A-1, A-P, A-2 and A-D zones.

Green Waste Composting

Some existing sites in the San Jacinto valley included composting facilities for the processing of manure into fertilizer. With the changing laws regarding green waste in landfills and the fact hemp farming produces significant green waste it would be beneficial for future hemp farmers and manufacturers to be able to be able to compost generated and imported green waste onsite. This too will provide many benefits to the county including new jobs and decreased truck traffic on the roads.

It appears the A-1 zone allows composting of waste products generated onsite, but not imported waste. Perhaps a provision could be added to the proposed ordinance allowing the import and composting of green material onsite.

We appreciate your time and consideration of these suggestions. If you have any questions, please feel free to contact me via email or the number below.

Sincerely,

Nuevo Development Company, LLC



Tim McGinnis

Authorized Representative

Email: Tim.McGinnis@lewismc.com

Phone: 909-946-7525

NUEVO DEVELOPMENT COMPANY, LLC
1156 N. Mountain Ave
Upland, CA 91785

June 1, 2020

Mr. John Hildebrand
Project Planner
County of Riverside California
4080 Lemon Street, 12th Floor
Riverside, CA 92502

RE: Planning Commission Hearing: June 3, 2020 – Agenda Item 4.2

Dear Mr. Hildebrand:

We submit these comments into the public record regarding the agenda item referenced above.

Nuevo Development Company, LLC is the owner of approximately 3,000 acres of land in the Lakeview area of Riverside County currently zoned SP as the Villages of Lakeview Specific Plan. The Villages of Lakeview is approved for up to 8,725 dwelling units and 1,380,000 square feet of non-residential uses. Once started, the buildout of the community is expected to take between 20 and 30 years.

As of this date, approximately 2,000 acres of the site are in agricultural production. In addition, approximately 100 acres of the land house a 40,000 square foot egg production facility and over 700,000 square feet of hen houses which were previously used by McAnally Ranch and are now vacant.

Based on information we received from our consultants and experts in the hemp industry, users of the agricultural lands and the former McAnally Ranch site will make multimillion-dollar investments in the property and require, at a minimum a 10-year recovery period.

We appreciate staff including the “Additional Change Considerations” on Page 3 of 5 of the Planning Commission Staff Report however based on the significant capital investment required for hemp farming and processing we request the Planning Commission consider increasing the maximum period for Industrial Hemp as an interim use in the SP Zone to 25 years, with additional extensions subject to a conditional use permit.

We appreciate your time and consideration of these suggestions.

Sincerely,
Nuevo Development Company, LLC.

/s/ Tim McGinnis

Tim McGinnis
Authorized Representative

Proposed additions for industrial hemp Ordinance for Riverside County.

County Permits and Licenses

From Tulare County-

5-10-040 Permits Required

A. No Person, including an Established Agricultural Research Institution, shall cultivate Industrial Hemp in the unincorporated areas of Tulare County without first obtaining a permit issued by the Agricultural Commissioner to Cultivate Industrial Hemp as provided in this Chapter. A permit for Cultivation may be issued to an Established Agricultural Research Institution only if it meets the definition of Established Agricultural Research Institution stated in section 5-10-020 of this Chapter. A permit issued under this Chapter does not grant any interest in real property or create any interest of value and is not transferable.

B. No Person, including an Established Agricultural Research Institution shall process Industrial Hemp in the unincorporated areas of Tulare County without first obtaining a permit issued by the Agricultural Commissioner to Process Industrial Hemp as provided in this Chapter. A permit for Processing may be issued to an Established Agricultural Research Institution only if it meets the definition of Established Agricultural Research Institution stated in section 5-10-020 of this Chapter. A permit issued under this Chapter does not grant any interest in real property or create any interest of value and is not transferable.

Notes- This may be better enforced by code enforcement or building health and safety, not sure we want to deal with the processing end of this, as we would be solely responsible with no current laws governing this.

5-10-150 County's Right to Revocation of Permit

A. Any Person who violates this Chapter knowingly and willfully, shall be stripped of their Permit and ability to apply for a Permit to Cultivate or Process Industrial Hemp within the County of Tulare for three (3) years from the date of the final decision of the Agricultural Commissioner that a violation has been made knowingly and willfully.

B. The District Attorney shall have the right to petition the Tulare County Board of Supervisors for revocation of a Hemp Cultivation Permit or Processing Permit upon a showing of good cause

Notes- Do we want full responsibility to revoke or should another entity be involved?

Kings County has a very similar wording however they do not specify enforcement for removal of the permit.

Land use and security for abatement costs

From Tulare County:

5-10-050 Permit Requirements

A permit for the Cultivation and/or Processing of Industrial Hemp may be issued only if each of the following requirements are met:

- A. Applicants shall submit an application in accordance with the application process established by the Agricultural Commissioner. A single permit may be issued for multiple sites.
- B. An applicant shall be the owner and/or record holder of title of the land upon which Hemp is to be cultivated, or provide written consent in a notarized form acceptable to the Agricultural Commissioner, from the owner and/or record holder of title of granting permission for the cultivation of Industrial Hemp on the specified parcel(s).
- E. Before a permit is issued under this Chapter, and if the Applicant is not the owner of the property upon which Industrial Hemp shall be cultivated, the Applicant shall submit a bond or other form of security acceptable to the Agricultural Commissioner in the amount of one hundred (100) percent of the estimated cost to fully abate a crop of Industrial Hemp that does not meet requirements for legal harvest under applicable laws and regulations. The financial security provided shall be released to the Applicant after the Agricultural Commissioner determines that the security is no longer needed to secure the abatement of a non-compliant hemp crop.
- H. Each permit issued under this Chapter shall expire one year from the date of its issuance.

5-10-090 Destruction of Non-Compliant Industrial Hemp Crops

An Industrial Hemp crop that does not comply with the provisions of this Chapter and all applicable provisions of California State law, and associated regulations, shall be destroyed. Crop destruction shall proceed as provided for in all applicable laws and regulations, which includes Food and Agricultural Code section 81006 and California Code of Regulations, title 3, sections 4950 and 4950.1. The grower of the Industrial Hemp crop shall submit a destruction plan to the Agricultural Commissioner at least twenty-four (24) hours prior to the start of the destruction. The Agricultural Commissioner shall approve the method of destruction. An Industrial Hemp grower that fails to destroy an Industrial Hemp crop as required shall forfeit the financial security provided under section 5-10-050, subsection D, and the Agricultural Commissioner shall proceed to destroy the non-compliant crop.

5-10-130 Cost Recovery

The County shall be reimbursed for all time, services, and materials needed to implement, administer and enforce any section of this Chapter, including destruction of non-compliant crops of Industrial Hemp, inspections necessitated by reports of non-compliant Industrial Hemp crops, and other enforcement actions as necessary. All fees applied by the Agricultural Commissioner shall be listed in a document stored at the Agricultural Commissioner's Office and available upon request of the Agricultural Commissioner in a master fee schedule

Notes- Again not sure we want to deal with processing.

Other departments should be listed as well to cover their costs.

From Kings county:

14-196 Terms and Conditions of Permits.

Permit holders shall comply with the following terms and conditions:

C. In order to maintain the public health, safety, and welfare, permit holders shall allow monitoring and inspection of any hemp cultivation site by drones operated by the Kings County Sheriff's Office or any other department of the County of Kings. Permit holders shall be responsible for payment of the actual costs, including, but not limited to, the costs of staff time, for monitoring and inspection activities.

D. Hemp cultivation shall be conducted in accordance with state and local laws related to land conversion, grading, electricity, water usage, water quality, woodland and riparian habitat protection, agricultural discharges, and similar matters.

E. Hemp cultivation shall be in compliance with all state and local laws and regulations, including, but not limited to, any rules, regulations or standards adopted by the Agricultural Commissioner-Sealer.

Notes- I Really like this part, making the permit holder responsible for all county costs associated with monitoring.

Begin forwarded message:

From: claude troudt <troudt@hotmail.com>
Date: January 14, 2020 at 11:51:12 AM PST
To: "Ross, Larry" <LROSS@RIVCO.ORG>, "Perez, Juan" <JCPEREZ@RIVCO.ORG>, "esarabia@rivo.org" <esarabia@rivo.org>, Supervisor Jeffries - 1st District <district1@RIVCO.ORG>, District2 <District2@Rivco.org>, "supervisorchuckwashington.com" <supervisorchuckwashington.com@mx0a-003c2e01.pphosted.com>, supervisorjeffhewitt.com.@mx0a-003c2e01.pphosted.com, "rivco4.org" <rivco4.org@mx0a-003c2e01.pphosted.com>, "riversidesheriff.org" <riversidesheriff.org@mx0a-003c2e01.pphosted.com>
Cc: "Busch, Barry" <bbusch@RIVCO.ORG>, "Arroyo, Ruben" <ruarroyo@rivco.org>, "Shannon, Boomer" <BShannon@rivco.org>, "Garai, Mario" <MGarai@rivco.org>, "mlocke@calrualwater.org" <mlocke@calrualwater.org>
Subject: Suggested Cannabis Grow Requirements

Suggested Cannabis Grow Requirements

Applicants, property owners and workers be required to pass criminal background checks.

Law enforcement background checks to be paid by applicants.

Nonresident applicants, property owners and workers be required to have and show U.S. work permits/ visas.

Property tax must be up to date.

A financial bond for crop destruction, in the county's name, for the total number of acres on the application. This is to cover any county expense if applicant is unable to fulfill the requirements.

All water wells be equipped with backflow devices.

All water used must be metered, including in an adjudicated basin.

Restroom/sanitation facilities must be on site and maintained. Portable restroom facilities must be maintained by a commercial sanitation facilities provider.

All applicable employer/employee taxes, SSI and Workers Compensation Insurance to be paid by employer.

All private contractors must provide proof of Workers Compensation Insurance.

Electricity/power producing generators/machines must not be used within 2,000 feet of habitable space.

2,000 feet be required to any property line of habitable space on outside grows.

Seed cultivar permits/license must be for seed production only. (No surplus seeds for CBD sale. This is a huge loophole.)

All grows must display signage with type of crop and emergency contact information.

All indoor grows must have "Air Scrubbers".

One mile distance required to property lines of all daycare, public and private schools (all grades), parks and public libraries from indoor/outdoor grows.

One mile distance required to property lines of all established healthcare facilities.

One mile distance required to property lines of established commercial businesses.

If these requirements seem strict, it's due to the grow permit issued to the "10th Street" grow in our town of Nuevo. Without strict requirements/restrictions, cannabis growers lose their common sense when it comes to established resident's right to a healthy, happy life. A large number of conscientious California cities and counties have placed moratoriums and bans on hemp production. Since Riverside County has no restrictions, growers from other cities, counties, states and even countries are finding Riverside County very advantageous. We understand that California voters approved recreational marijuana and the federal government approved Hemp production, but we also expect the protection of our Rights as citizens. We expect the County Supervisors, County Planning Department, County Health and Code Enforcement and especially Law Enforcement to see that our Rights are their first priority. We hear the constant rhetoric of poor excuses from our county officials at MAC and other community meetings.

These are the remarks,

It's legal, It's zoned for agriculture, Talk to the Federal government, A field of Garlic would smell too, A dead skunk in the road stinks, Talk to the Ag commissioner (Code Enforcement), Talk to Code Enforcement (Ag commission office) We don't have control over Ag (Code Enforcement).

When respiratory issues were brought up at a community meeting regarding cannabis pollen and a close neighbor to the 10th street grow, Mark Smith, the property owner of the Nuevo 10th street grow, had this to say, "**I can't be held responsible for other people's health issues.**" Decades ago in Riverside County, when the ag zoning was determined, homes and schools weren't a big factor and hemp/cannabis laws weren't even thought of.

The buck passing has to stop. It's time for the county government to protect all county residents and tax payers, not just a few.

I'd be happy to discuss any of this, at any time, with any of you. Thank you for your time, Claude Troutd

Hildebrand, John

From: Robert Mayo <rmayoca@gmail.com>
Sent: Tuesday, June 2, 2020 4:27 PM
To: Hildebrand, John
Subject: Please allow outdoor hemp farms on RR and RA Zoning

June 2, 2020- Tuesday

Dear Mr. Hildebrand,

I am in Favor of allowing Hemp Farming in the Rivco unincorporated areas, allowing RR and RA zoning. I was too late to sign up on the virtual meeting tomorrow in section 4.2, Hemp Rules. Please accept my email for tomorrow's meeting as citizen feedback.

My family owns 25 RA zoned acres , that was down zoned last year from the previous decades old zoning of W-2.

I am an honest man with an honest family that's wants to employ a dozen local people and pay taxes on our outdoor seasonal Hemp Harvest, just like grapes.

We want to start the business with 1- CBD oil, 2- Bee / Hemp Honey and 3- CBD hemp seeds. We want to grow Organic CBD oil, CBD Honey from the hemp flowers and CBD Hemp seeds are a good business.
Please give us a chance.

Thank you for your time,
Best Regards,
Robert Mayo Family

(25 contiguous acres)
Cabazon, California 92230

.....

Hildebrand, John

From: Bill Donahue <sagetownhall@gmail.com>
Sent: Friday, June 5, 2020 5:37 PM
To: Hildebrand, John; Leach, Charissa; Sarabia, Elizabeth
Subject: Hemp Ordinance

To all,

Sage Town Hall Association has taken no position on the Hemp Ordinance because unlike the Cannabis Ordinance, the discussion of Hemp has not created any community unrest. People seem to be generally happy with the proposed Ordinance. We have heard positive feedback about keeping Hemp cultivation off of RR & RA zoned lots.

The one portion of the Ordinance I personally have an issue with, is the lack of any grandfather clause. It seems to me to be very unfair to issue a Hemp registration, allow the farmer to invest in building his infrastructure for Hemp production and then refuse to extend that registration, if the Hemp farmer has complied with all the laws and regulations. That would be like issuing me a permit to open a restaurant but after I build the restaurant, hire employees and build my business, saying we passed a new zoning ordinance that prohibits your restaurant from operating here so shut it down. I can't endorse doing that to anyone.

Respectfully,
Bill Donahue

Sent from my iPhone

Hildebrand, John

From: Gary Worobec <gtw5@earthlink.net>
Sent: Tuesday, June 9, 2020 9:50 AM
To: Sarabia, Elizabeth
Cc: Leach, Charissa; Hildebrand, John; DeArmond, Michelle
Subject: Proposed hemp ordinance

Ms. Sarabia, could you please forward this to all members of the Planning Commission.

The supporters of www.takebackanza.org strongly oppose any effort to modify the proposed hemp ordinance concerning the use of Rural Residential and Rural Agricultural land zoning for hemp cultivation. RR and RA zoning are an incompatible land use for commercial hemp cultivation both indoor and outdoor.

1. The smell from open air hemp cultivation is equal to or worse than marijuana.
2. Hemp is a high water use product. Even more than marijuana according to some studies as it is grown outdoors where evaporation adds to the water use.
3. The distinctions between hemp and marijuana only lie in the amount of THC. As we have seen, illegal marijuana cultivation can easily be disguised as hemp which leads to all the collateral damage we see from illegal marijuana operations including pesticides and rodenticides. We don't need more of that on our ground.
4. Code enforcement is stretched thin as it is. We still have over 1000 illegal growers in Anza, Sage and Aguanga. The last thing we need is the addition of hemp.
5. All of these hemp operations would occur on the resident maintained dirt roads that are not suitable for commercial truck traffic. Our residents have to pay someone to maintain those roads.
6. We have 6500 square miles of unincorporated area in this county. Why would anyone want to dump hemp cultivation on one of the few pristine Rural Residential and Rural Agricultural valleys in this county.
7. There are hundreds of square miles of land in the Coachella Valley and the Blythe corridor ideally suited for hemp cultivation. Lots of water and lots of eager folks willing to work. No residential areas around. Let's keep hemp there.

Thank you

Gary Worobec
Anza, CA
www.takebackanza.org
951-763-0518



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

3.2

Planning Commission Hearing: June 17, 2020

PROPOSED PROJECT

Case Number(s): DA1900007, CUP190011

Applicant(s):

CEQA Exempt Section No. 15303(c)

Healthy Desert Enterprise, LLC.

Area Plan: Highgrove

Representative(s):


Zoning Area/District: North Riverside District

Healthy Desert Enterprise, LLC.

Supervisory District: Second District

Project Planner: Rob Gonzalez

Project APN(s): 246-150-005


 Charissa Leach, P.E.
 Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

Conditional Use Permit No. 190011 (CUP No. 190011) is a proposal for a new 2,520 square foot commercial building that consists of a storefront retail cannabis business with accompanying parking and onsite landscaping on 0.55 acres of a 1.55 acre (net) undeveloped parcel. The proposed commercial building consists of a reception and check-in area, a cannabis retail sales area, offices, restrooms, a vault, vendor transaction areas, and a delivery area.

Development Agreement No. 1900007 (DA No. 190007) sets forth the terms and conditions under which the Commercial Cannabis Activity of CUP190011 will operate in addition to the requirements established under Ordinance No. 348, and all other local ordinances and regulations, state law and such other terms and conditions. DA190007 has a term of 10 years and grants the applicant vesting rights to develop the Project and provide community benefits to the Highgrove Area.

The project site is located south of Stephens Avenue, west of La Cadena Drive, and east of Viola Drive.

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

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

FIND that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15303(c), New Construction or Conversion of Small Structures, based on the findings and conclusions in the staff report; and,

TENTATIVELY APPROVE Development Agreement No. 1900007, based upon the findings in this staff report, pending final adoption of the Development Agreement ordinance by the Board of Supervisors; and,

APPROVE Conditional Use Permit No. 190011, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report, subject to final approval of the Development Agreement ordinance.

PROJECT DATA	
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:	Light Industrial (LI)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Light Industrial (LI), Commercial Retail (CR)
East:	Commercial Retail (CR)
South:	Light Industrial (LI)
West:	Medium Density Residential (MDR)
Existing Zoning Classification:	Manufacturing-Service Commercial (M-SC)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Manufacturing-Service Commercial (M-SC), General Commercial (C-1/C-P)
East:	General Commercial (C-1/C-P)
South:	Manufacturing-Service Commercial (M-SC)
West:	One-Family Dwelling (R-1)
Existing Use:	Vacant Land
Surrounding Uses	
North:	Industrial Facility – Home/Auto Repair Businesses
South:	Industrial Business Park
East:	Gas Station and Convenience Store
West:	Single Family Residences

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	1.55	N/A
Development Area (Acres):	0.55	N/A
Proposed Building Area (SQFT):	2,520	N/A
Building Height (FT):	22	50
Proposed Landscape Area:	10,599	N/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>
Commercial Cannabis Activities – Retail and Office	2,520	1 spaces / 200 sq. ft. of gross floor area	13	22
TOTAL:			13	22

Located Within:

City's Sphere of Influence:	Yes – Riverside
Community Service Area ("CSA"):	Yes – CSA 126
Special Flood Hazard Zone:	No – Outside Floodplain
Agricultural Preserve:	No – Not In An Agricultural Preserve
Liquefaction Area:	Yes – Low and Moderate
Subsidence Area:	Yes – Susceptible
Fault Zone:	No – Not In A Fault Zone
Fire Zone:	No – Not In A Fire Hazard Zone
Mount Palomar Observatory Lighting Zone:	No – Not In A Palomar Observatory Zone
WRCMSHCP Criteria Cell:	No – Not In A Cell Number
CVMSHCP Conservation Boundary:	No – Not Coachella Valley Conservation Area
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes – Within The SKR Fee Area
Airport Influence Area ("AIA"):	No – Not In An Airport Influence Area

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Project Continuance Background

The project was continued from the June 3, 2020 Planning Commission hearing to June 17, 2020, to allow additional time for the applicant to address architectural design of the proposed building and review the perimeter fencing, as requested by the Planning Commission. Any revisions to the building design or project site, if applicable, will be presented by the applicant at the June 17, 2020 Planning Commission hearing.

Project Background

On October 23, 2018, the Board of Supervisors adopted Ordinance No. 348.4898 that established the permitting process and regulations for commercial cannabis activities.

Applicants requesting to establish commercial cannabis retail, microbusiness, and/or cultivation uses were required to submit a request for proposal "RFP" cannabis package. Applicants who ranked highest were allowed to proceed with the Conditional Use Permit process. On July 2, 2019, the Board of Supervisors accepted the Cannabis RFP response package rankings list, which allowed the highest-

ranking applicants to begin the land use review process for their proposed project. In the first year of implementation, 50 cannabis cultivation applications and 19 cannabis retail applications began the land use review process.

The project was assigned an RFP Cannabis File No. CAN190042. Pursuant to the Board of Supervisors approved ranking list, this application was ranked number 13 and as a result, the applicant may proceed forward to the Conditional Use Permit ("CUP") process.

General Plan Consistency:

The project site has a General Plan Foundation Component and Land Use Designation of Community Development (CD): Light Industrial. The Community Development General Plan Foundation Component depicts areas where urban and suburban development is appropriate. This Foundation Component intends to provide a breadth of land uses that foster variety and choice, accommodate a range of lifestyles, living and working conditions, and accommodate diverse community settings.

The Light Industrial (LI) land use designation provides for a wide variety of industrial and related uses, including other service facilities, and supporting retail uses. The project is consistent with the Community Development General Plan Foundation Component and Light Industrial (LI) Land Use Designation as it would provide other service facilities and a supporting retail use.

Zoning Consistency:

The project site is zoned Manufacturing-Service Commercial (M-SC). Pursuant to Ordinance No. 348, Article XIXh, Section 19.518, Cannabis Retailers are allowed in the M-SC Zone with an approved conditional use permit and development agreement. CUP190011 was submitted to the County of Riverside on July 10th, 2019, and DA No. 190007 was submitted on August 12, 2019. The applicant has submitted this CUP application to obtain the required entitlements to establish a new cannabis retail business on the property. As further described in the findings section, the project meets all the applicable development standards for the M-SC Zone and those outlined in Section 19.519 of Ordinance No. 348, including design, height, setbacks, and parking requirements.

Project Details:

The proposed project is a new 2,520 square foot commercial building on the easterly portion of the undeveloped vacant lot. The developed portion of the site includes approximately 0.55 acres and the remaining 1.0 acres of the 1.55 acre site is not proposed for development at this time. The proposed project includes 22 spaces of off-street parking, and onsite landscaping and pedestrian walkways.

The proposed commercial building includes a flat roof design. The north and east elevation of the building include pop-outs with wood stripe siding, precast stone veneer, cement stucco, and low glare corner glazing. The northern elevation is the storefront of the commercial building and consists of the main entry, a steel canopy with space for a mounted sign, and a decorative awning for office windows.

The interior of the proposed building consists of areas for retail sales (1,018 net square-feet), reception and check-ins (264 net square feet), a vault for merchandise (199 net square-feet), vendor transaction and delivery areas (261 net square feet), and other areas that include restrooms, employee break areas, and janitor closets.

The project's sign plan includes a 29 square-foot storefront sign affixed to the front of the proposed commercial building. The sign is a non-illuminated fabricated aluminum display with push through channel letters. A 6-foot tall monument sign is proposed adjacent to the site's driveway. The monument

sign includes a low profile 40 square-foot double-sided aluminum sign with push-through acrylic graphics that include the cannabis business' logo and name. The base of the monument sign includes materials to match the pre-cast stone veneer of the main building. The signage proposed for the project meets the development standards of Ordinance No. 348, Article XIX, Section 19.4 (On-site Advertising Structures and Signs), and the requirements established in the 2nd District Design and Landscape Guidelines.

Circulation/Parking

The project site is accessed by a 25-foot wide driveway to Stephens Avenue. The site includes 25-foot wide parking area aisles to provide onsite vehicle circulation. The project's parking ratio of 1 space/200 square feet results in requiring 13 spaces for the project. The project provides twenty-two (22) spaces of off-street parking, meeting the requirement for off-street vehicle parking Ordinance No. 348, Section 18.12 (A) (2). Parking spaces consists of nineteen (19) standard stalls, two (2) accessible stalls, and one (1) stall dedicated for a delivery commercial vehicle. Although two (2) electrical vehicle (EV) parking spaces are provided, it is not required for this project pursuant to Ordinance No. 348 requirements since EV parking is required for development projects involving at least 25 parking spaces. Accessible parking spaces are located adjacent to the main entrance. A commercial delivery vehicle space is located adjacent to the building away from the public right-of-way. The parking proposed for the project meets the requirements of Ordinance No. 348, Article XVII, Section 18.12 (Off-Street Vehicle Parking).

Landscaping

Landscaping is proposed throughout the project site. 24-inch box Red Iron Bark shade trees are proposed adjacent to northerly property line adjoining Stephens Avenue, 24 inch African Sumac are proposed along the westerly property line, and 24 inch Crape Myrtle trees are proposed adjacent to the proposed commercial building. The proposed shade trees are provided to minimize the development's visual impact and soften its impact on through traffic and to shade off-street parking areas. Ground cover, shrubs, and vines from the Riverside Friendly Plant List pallet are provided throughout landscaped areas. The landscaping proposed for the project meets the requirements of Ordinance No. 348, Article XVIII, Section 18.12.E (Landscaping, General Provisions), Ordinance No. 859, and the requirements established in the 2nd District Design and Landscape Guidelines.

ROW Dedications and Offsite Improvements

Pursuant to the conditions of approvals, the applicant is required to submit street improvement plans for review and approval. Frontage improvements include sidewalks and landscaping. Stephens Avenue, along the project boundary, is a paved County maintained road designated as a local road. Improvements to this segment consist of 6-inch concrete curb and gutter, located 18 feet from centerline to curb line. A 6-foot concrete sidewalk is required adjacent to curb-line and will join the existing sidewalks within the 12-foot parkway. Additionally, per conditions of approval, the project has been conditioned to obtain annexations from the appropriate districts for the maintenance of right-of-way landscaping, streetlights, graffiti abatement of walls and other permanent structures, and other permanent

Business Operations

The proposed business proposes a retail and delivery business with Adult (A) and Medical (M) retailer license. State Cannabis Licensing and County of Riverside Business Registration will also be obtained. The hours of operation will be between 7:00 AM to 10:00 PM, daily. The facility will include 24-hour armed security and security cameras. Delivery service will be done in-house. Individuals or employees transferring cannabis goods from the dispensary to a vehicle for transportation or delivery will be accompanied by a security escort during the transfer.

Sphere Of Influence / Comment Letters:

The project site is located within the City of Riverside Sphere of Influence. Plans were distributed to the City of Riverside on August 8, 2019. No comments have been received by County of Riverside staff as of the date of this report.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

This project is exempt from the California Environmental Quality Act (CEQA) review pursuant to Article 19 – Categorical Exemptions, Section 15303 (New Construction or Conversion of Small Structures). This section specifically exempts the construction and location of new, small facilities or structures. Examples of this exemption include but are not limited to, a store or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2,500 square feet in floor areas. In urbanized areas, the exemption also applied to up to four such commercial buildings not exceeding 10,000 square feet in floor area. Also, the exemption applies to development provided that all necessary public facilities are available and the surrounding areas are not environmentally sensitive.

The project qualifies for this exemption since the project proposes a small commercial building totaling 2,520 square feet within an urbanized area, and since no hazardous substances are proposed to be kept on-site. CEQA Guidelines Section 15387 defines urbanized areas as having a population density of at least 1,000 persons per square mile that are adjacent to a city or group of contiguous cities with population of 50,000 or more. This project meets this criteria since it is within a census tract with a population density of approximately 2,000 persons per square mile (2018 Census). Also, the City of Riverside is located approximately 0.10 miles to the west and has a population of 303,871 people (2010 Census). The area also has an urbanized visual characteristic as there are commercial and industrial uses north, east, and south of the site, and there is residential uses west of the site. The project meets the criteria of the exemption since the development has all necessary public services available including water, sewage, electrical, gas, and other utility extensions. The project is also not located in an environmentally sensitive area. Additionally, the project meets the criteria of the exemption since it is not located within an unusual environmental circumstance. CEQA guidelines recognize that projects that propose small structures within non-environmentally sensitive urban areas and with available public services qualify for a categorical exemption. Therefore, no further environmental review is required.

None of the exceptions pursuant to State CEQA Guidelines section 15300.2 would occur. The Project would not have a significant effect on the environment due to unusual circumstances; would not result in a cumulative impact; would not impact any historic resources; and is not located on a hazardous site or location. Although the project site is located within an area susceptible to subsidence the project has received an approved geotechnical report (GEO200015) to address the concern. The County of Riverside regulates the effects of soils and geological constraints primarily through the enforcement of the California Building Code (CBC), which requires the implementation of engineering solutions for constraints to development posed by subsidence. A geotechnical report has been approved for planning purposes and conditions have been applied to address the circumstance. Additionally, the project's proposed cannabis use does not qualify as an unusual circumstance as the State of California does not consider waste generated by a retail use to be hazardous. To address possible impacts of hazardous materials on the site, the project has been conditioned to be in compliance with applicable hazardous waste generator, County of Riverside Ordinance No. 615, and hazardous materials handling, Riverside County Ordinance No. 651. Additionally, the project is required to maintain any applicable permits from the Riverside County Fire Department, the Riverside County Department of Environmental Health, the Riverside County Department of Waste Resources and the Agricultural Commissioner.

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 has a General Plan Land Use Designation of Light Industrial (LI). The Light Industrial land use designation provides for other service facilities and supporting retail uses. The proposed project is consistent with this land use designation because the project will provide a supporting retail use. Additionally, the Community Development General Plan Foundation Component depicts areas where urban and suburban development is appropriate. It is the intent of this Foundation Component to provide a breadth of land uses that foster variety and choice, accommodate a range of lifestyles, living and working conditions, and accommodate diverse community settings. The goal is to accommodate a balance of jobs, housing, and services within communities to help achieve other aspects of the RCIP Vision, such as mobility, open space, and air quality goals.

The project is consistent with the Community Development General Plan Foundation Component and Light Industrial Land Use Designation as it would provide retail, services, and job opportunities within the surrounding community.

2. The site has a Zoning Classification of Manufacturing-Service Commercial (M-SC), which is consistent with the Riverside County General Plan, including the applicable Foundation Component and Land Use Designation. The M-SC Zone conditionally allows specified commercial cannabis retail uses which implements the CD: LI General Plan Land Use Designation that encourages local and regional retail and services.
3. The proposed use, commercial cannabis retail store, is allowed in the M-SC Zoning Classification with an approved Conditional Use Permit.
4. The uses surrounding the properties to the north, east, and south are predominantly commercial businesses, such as a gas station and convenience store to the east, and commercial complexes to the north and south. The commercial complexes include a variety of small businesses, home repair contractors, auto repair shops, and medical offices. The adjoining single-family residences to the west of the site are separated from the commercial facility by approximately 282 feet.

Conditional Use Permit Findings:

1. The proposed project has received departmental approvals and has been designed and conditioned to ensure that the project is not detrimental to the health, safety, or general welfare of the community. The proposed project conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property. Presently the project site is surrounded which are designated Community Development: Light Industrial (CD: LI) which encourages suburban development and foster a variety, choice and accommodate a balance of jobs, housing, and services within communities. The proposed use is compatible with the present and future logical development as the cannabis retail storefront would provide retail and services and job opportunities within the surrounding community. Additionally, as demonstrated below, the project complies with the development standards of the M-SC Zone. The proposed project is located adjacent to and nearby residential uses and has been designed to distance the building from such uses and

operation of the facility pursuant to Ordinance No. 348 requirements. Additionally, has received departmental approvals and has been designed and conditioned to protect the health, safety, and general welfare of the community. Therefore, the proposed project conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property.

2. 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 per Ordinance No. 460 in such a manner that each build is located on a separate legally divided parcel. The proposed building is a single building on a single parcel, so this situation does not exist for this project.
3. Based on the findings included in this staff report, advisory notification document and conditions of approval, the proposed project will not be detrimental to the health, safety or general welfare of the community and is subject to those conditions necessary to protect the health, safety, and general welfare of the community.

Permit Requirements for All Commercial Cannabis Activities:

1. Section 19.505 of Ordinance No. 348 sets forth requirements that all Commercial Cannabis Activities, including commercial cannabis retailers, must comply with, including, among others, submitting an appropriate application, obtaining and maintaining a state license, being sited and operated in such a way that controls odors, being limited in hours of operation, and implementing sufficient security measures. All of these requirements have either already been met or are required in the attached project's Conditions of Approval or Advisory Notification Document which are incorporated herein by this reference. Specifically, Planning. 6, Planning. 9, Planning 14 and 15 and other sections of the Advisory Notification Document address odor, hours of operation, security, and other requirements of Section 19.505.
2. While security has been raised as a concern relating to cannabis-related activities, a standard requirement of the advisory notification document (Planning. 14 and 15) requires sufficient security measures to deter and prevent the unauthorized entrance into areas containing Cannabis or Cannabis Products, to deter and prevent theft of Cannabis or Cannabis Produces, and to ensure emergency access per applicable Fire Code standards. These requirements include the following:
 - a) A plan to prevent individuals from loitering on the lot if they are not engaging in activity expressly related to the Commercial Cannabis Activity.
 - b) 24-hour emergency contact information for the owner or an on-site employee which shall be provided to the County.
 - c) A professionally installed, maintained and monitored alarm system.
 - d) Except for Live Cannabis Plants being cultivated at a cultivation facility and limited amounts of Cannabis for display purposes, all Cannabis and Cannabis Products shall be stored in a secured and locked structure and in a secured and locked safe room, safe, or vault, and in a manner as to prevent diversion, theft, and loss.

- e) 24-hour security surveillance cameras to monitor all entrances and exits to a Commercial Cannabis Activity, all interior spaces within the Commercial Cannabis Activity that are open and accessible to the public, and all interior spaces where Cannabis, cash or currency is being stored for any period of time on a regular basis. The permittee for a Commercial Cannabis Activity shall be responsible for ensuring that the security surveillance camera's footage is accessible. Video recordings shall be maintained for a minimum of 90 days and shall be made available to the County upon request. With implementation of these required measures, security concerns relating to the Commercial Cannabis Activity have been fully addressed.

With the implementation of these required measures, security concerns relating to the Commercial Cannabis Activity have been fully addressed.

Cannabis Retailer Minimum Standards:

1. The project is not located within 1,000 feet from any Child Day Care Center, K-12 school, public park, or Youth Center or variance has been approved allowing a shorter distance but not less than allowed by State law. This is met because a radius map buffering 1,000 feet from the subject site was prepared by Riverside County Geographic Information Systems and has not identified any Child Day Care Center, K-12 school, public park, or Youth Centers within 1,000 feet of the site.
2. The project is not located within 1,000 feet of any other existing or approved Cannabis Retailer.
3. The project is not located within 500 feet of a smoke shop or similar facility because a radius map buffering 1,000 feet from the subject site was prepared by Riverside County Geographic Information Systems and has not identified any smoke shop or similar facility within 500 feet of the site.
4. The project is not located on a lot containing a residential dwelling unit because a property characteristic report as prepared by the Planning Department has not identified any residential dwelling units located at the subject site.
5. The development standards of the M-SC Zoning Classification are as follows:
 - A. There is a minimum lot requirement of 10,000 square feet with a minimum average width of 75 feet, except that a lot size not less than 7,000 square feet and an average width of not less than 65 feet may be permitted when sewers are available and will be utilized for the development. No subdivision is proposed at this time for this standard to apply to, but regardless the project site meets lot size requirements.
 - B. Setbacks.
 - i. Where the front, side, or rear yard adjoins a lot zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, or W-2-M, the minimum setback shall be 25 feet from the property line. The property adjoins an R-1 zoned property to the west (rear yard). The project is compliant with this provision as the setback of the proposed retail building is greater than 25 feet. The cannabis retail building is setback 274 feet from the nearest R-1 zoned property line.
 - ii. Where the front, side, or rear yard adjoins a lot with zoning classification other than those specified in the prior section, there is no minimum setback. This condition

applies on the east and south sides where residential zoning. The project is compliant with this provision.

- iii. A 25-foot setback is required from property lines that adjoin a front, side, or rear yard adjoins a street. The project is compliant with this provision as the setback of the proposed retail building is greater than 25 feet from Stephens Avenue.
 - iv. Within the exception of those portions of the setback area for which landscaping is required by Subsection E. below, the setback area may only be used for driveways, automobile parking, or landscaping. A setback area which adjoins a street separating it from a lot with a zoning classification other than those zones specified in paragraph (1) above, may also be used for loading docks. No other uses or improvements exist or are proposed within the designated setback areas other than driveways, parking, and landscaping.
- C. The M-SC zone classification establishes a height limit of 50 feet for buildings. The project is compliant with this provision as the setback of the proposed retail building is 22 feet. The other provisions related to building or structure height do not apply to the project.
- D. The M-SC zone establishes a masonry wall requirement for any industrial use permitted in this article on each property line that adjoins a parcel specifically zoned for residential use *unless otherwise approved by the hearing office or body*. . Since the cannabis retail feature is not considered an industrial use, this provision does not apply. The development will include perimeter 6-foot black wrought iron fencing. If the Planning Commission approves this, then the fence would meet the requirement “as otherwise approved by the hearing officer or body.”
- E. The M-SC zone establishes landscaping requirements. These requirements include a minimum of ten percent of the site shall be landscaped, a minimum ten foot strip of landscaping adjacent to street right-of-way, and a minimum 20 foot strip adjacent to certain residential zones. The project has obtained clearances for a conceptual landscaping plan. The proposed landscaping is compliant with zoning landscaping requirements. The project includes 10,599 square feet of landscaping which is 44% of the 0.55 acre project site. Additionally, there is a ten foot strip of landscaping adjacent to the street right-of-way. The existing setback from the closest residential lot is greater than 20 feet and no development is proposed on that portion of the site that abuts the residential zones to require the landscape strip in this area.
- F. Automobile storage space shall be provided as required by Ordinance No. 348, Section 18.12. The project meets these requirements because the project requires 13 parking spaces and has proposed 22 parking spaces.
- G. Trash collection areas are required to be screened by landscaping or architectural features in such a manner as not to be visible from a public street or from any adjacent residential area. The proposed project includes a trash enclosure that is screened from public streets and adjacent residential areas.
- H. The M-SC zone establishes screening requirements for outside storage and service areas. No outside storage and service areas are proposed for this project, therefore this requirement does not apply.

- I. A condition of approval has been applied to this project requiring that all utilities shall be installed underground except electrical lines rated at 33kV or greater.
 - J. All mechanical equipment used in this project included roof-mounted equipment, is screened.
 - K. Lighting is to be focused, directed and arranged to prevent glare or direct illumination on streets or adjoining property. The applicant has provided a photometric plan demonstrating compliance with this provision.
6. The project complies with the operational requirements set forth in Ordinance No. 348 Section 19.519.C. because of the following:
- A. Entrances into the retail location of the Cannabis Retailer shall be separate from the reception area and locked at all times with entry strictly controlled. An electronic or mechanical entry system shall be utilized to limit access and entry to the retail location. As provided by the floor plan, Exhibit C, all retail, reception, employee offices, and inventory areas shall have electronic or mechanical secured access. The project has been conditioned to meet this standard. (Conditions of Approval - Planning Cannabis Retail Operations – 1)
 - B. Cannabis Retailers may include the sale of Medical Cannabis, requiring an M-License from the State. Cannabis Retailers selling only Medical Cannabis shall verify consumers who enter the Premises are at least 18 years of age and that they hold a valid Physician's Recommendation. The project owner and management shall provide adequate training and education at the location as to these matters and require all customers to provide proper Identification to very consumers are of appropriate age. The project has been conditioned to meet this standard. (Conditions of Approval - Planning Cannabis Retail Operations – 2)
 - C. Cannabis Retailers may include the sale of Adult Use Cannabis, requiring an A-license from the State. Cannabis Retailers selling only Adult Use Cannabis shall verify that consumers who enter the Premises are at least 21 years of age. The project owner and management shall provide adequate training and education at the location as to these matters and require all customers to provide proper Identification to very consumers are at least 21 years of age. The project has been conditioned to meet this standard. (Conditions of Approval - Planning Cannabis Retail Operations – 3)
 - D. A Cannabis Retailers may include the sale of both Medical and Adult use Cannabis requiring both an A-License and an M-License from the State. All Cannabis Retailers selling both Medical and Adult Use Cannabis shall verify that consumers who enter the premises are at least 18 years of age and that they hold a valid Physician's Recommendation or are at least 21 years of age. The project owner and management shall provide adequate training and education at the location as to these matters and require all customers to provide proper Identification to very consumers are of appropriate age. The project has been conditioned to meet this standard. (Conditions of Approval - Planning Cannabis Retail Operations – 4)
 - E. Display areas shall include the smallest amount of Cannabis and Cannabis Products reasonably anticipated to meet sales during operating hours. The project has been

conditioned to meet this standard. (Conditions of Approval - Planning Cannabis Retail Operations – 5)

- F. Cannabis and Cannabis Products not in the display area shall be maintained in a locked secure area. As provided by the project floor plan, Exhibit C, all retail, reception, employee offices, and inventory areas shall have electronic or mechanical secured access. The project has been conditioned to meet this standard. (Conditions of Approval - Planning Cannabis Retail Operations – 6)
- G. Not more than 10% of the Cannabis Retailer floor area, up to a maximum of 50 square feet, shall be used for the sale of incidental goods such as, but not limited to, clothing, posters, or non-cannabis goods. The project meets this standard because the provide floor plan, Exhibit C shows the sales area to only contain cannabis products (Flower Display). It has been conditioned that not more than 10% of the Cannabis Retailer floor area, up to a maximum of 50 square feet, shall be used for the sale of incidental goods such as, but not limited to, clothing, posters, or non-cannabis goods. The project has been conditioned to meet this standard. (Conditions of Approval - Planning Cannabis Retail Operations – 7)
- H. Restroom facilities shall be locked and under the control of the Cannabis Retailer. As provided by the floor plan of the project, Exhibit C, the restroom facilities have a locking door to the designated room. The project has been conditioned to meet this standard. (Conditions of Approval - Planning Cannabis Retail Operations – 8)
- I. Cannabis Retailers shall ensure that all Cannabis and Cannabis Products held for sale by the Cannabis Retailer are cultivated, manufactured, transported, distributed, and tested by California licensed and permitted facilities that are in full conformance with State and local laws and regulations. The project has been conditioned to meet this standard. (Conditions of Approval - Planning Cannabis Retail Operations – 9)
- J. Cannabis Retailers shall not distribute any Cannabis or Cannabis Product unless such products are labeled and in a tamper-evident package in compliance with the California Business and Professions Code and any additional rules promulgated by a licensing authority. The project has been conditioned to meet this standard. (Conditions of Approval - Planning Cannabis Retail Operations – 10)
- K. Cannabis Retailers shall not provide free samples of any type, including Cannabis Products, to any person and shall not allow any person to provide free samples on the Cannabis Retailer's lot. It has been conditioned the Cannabis Retailer shall not provide free samples of any type, including Cannabis Products, to any person and shall not allow any person to provide free samples on the Cannabis Retailer's lot. The project has been conditioned to meet this standard. (Conditions of Approval - Planning Cannabis Retail Operations – 11)
- L. Deliveries shall be conducted in accordance with California Business and Professions Code Section 26090 or as may be amended and all state regulations pertaining to delivery of Cannabis Products. The project has been conditioned to meet this standard. (Conditions of Approval - Planning Cannabis Retail Operations – 12)

- M. Cannabis or Cannabis Products shall not be sold or delivered by any means or method to any person within a motor vehicle. The project has been conditioned to meet this standard. (Conditions of Approval - Planning Cannabis Retail Operations – 13)
- N. Cannabis Retailers shall not include a drive-in, drive-through or walk up window where retail sales of Cannabis or Cannabis Products are sold to persons or persons within or about a motor vehicle. The project has been conditioned to meet this standard. (Conditions of Approval - Planning Cannabis Retail Operations – 14)

Cannabis Retail Findings:

1. The project complies with all the requirements of the State and County for the selling of Cannabis. This is met because the project has been conditioned to meet these requirements.
2. The project is not located within 1,000 feet from any Child Day Care Center, K-12 school, public park, or Youth Center or a variance has been approved allowing a shorter distance but not less than allowed by State law. This is met because a radius map buffering 1,000 feet from the subject site was prepared by Riverside County Geographic Information Systems and has not identified any Child Day Care Center, K-12 school, public park, or Youth Centers within 1,000 feet of the site. Therefore, the project meets this standard.
3. The project includes adequate measures that address enforcement priorities for Commercial Cannabis Activities including restricting access to minors, and ensuring that Cannabis and Cannabis Products are obtained from and supplied only to other permitted licensed sources within the State and not distributed out of State. This is met because the project has been conditioned to meet this requirement. (Conditions of Approval No. 28 Planning - General - O. Permit and License Posting, Conditions of Approval No. 23 Planning – General – K Monitoring Program)
4. For Cannabis Retailer lots with verified cannabis-related violations within the last 12 months prior to the adoption date of Ordinance No. 348.4898, the use will not contribute to repeat violation on the lot and all applicable fees have been paid. This is met because no record of any cannabis-related violations within the last 12 months exist at the project site.

Other Findings:

1. The project site is not located within a Criteria Cell of the Western Riverside County Multi-Species Habitat Conservation Plan.
2. The project site is located within the City of Riverside Sphere of Influence. This project was provided to City of Riverside for review and comment. No comments were received either in favor or opposition of the project.
3. The project site is not located within an Airport Influence Area (“AIA”) boundary and is therefore not subject to the Airport Land Use Commission (“ALUC”) review.
4. The project site is 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

PROJECT LOCATION MAP

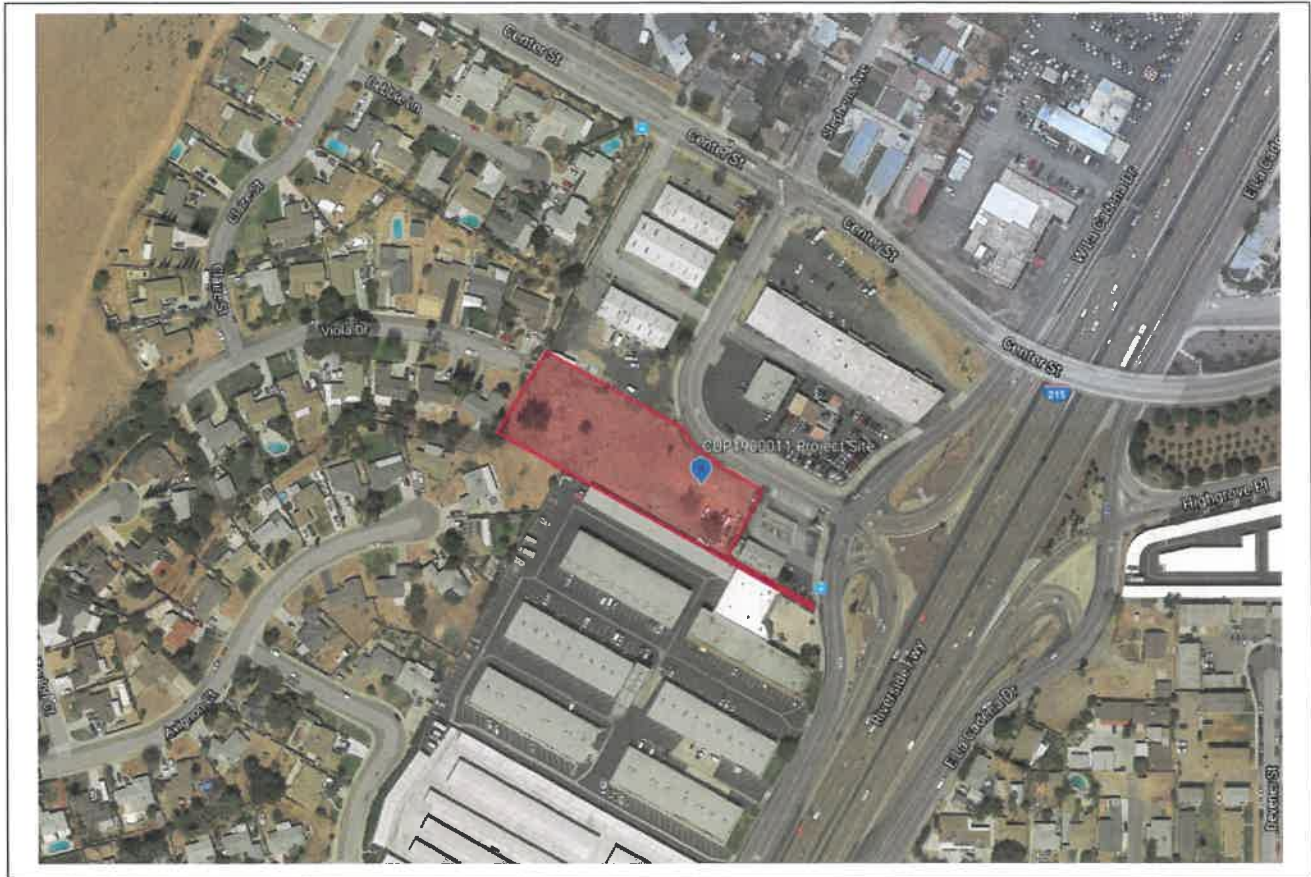


Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Project Continuance Background

The project was continued from the June 3, 2020 Planning Commission hearing to June 17, 2020, to allow additional time for the applicant to address architectural design of the proposed building and review the perimeter fencing, as requested by the Planning Commission. Any revisions to the building design or project site, if applicable, will be presented by the applicant at the June 17, 2020 Planning Commission hearing.

Project Background

On October 23, 2018, the Board of Supervisors adopted Ordinance No. 348.4898 that established the permitting process and regulations for commercial cannabis activities.

Applicants requesting to establish commercial cannabis retail, microbusiness, and/or cultivation uses were required to submit a request for proposal "RFP" cannabis package. Applicants who ranked highest were allowed to proceed with the Conditional Use Permit process. On July 2, 2019, the Board of Supervisors accepted the Cannabis RFP response package rankings list, which allowed the highest-



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4.6

Planning Commission Hearing: June 3, 2020

PROPOSED PROJECT

Case Number(s): DA1900007 and CUP190011

CEQA Exempt Section No. 15303(c)

Area Plan: Highgrove

Zoning Area/District: North Riverside District

Supervisory District: Second District

Project Planner: Rob Gonzalez

Project APN(s): 246-150-005

Applicant(s):

Healthy Desert Enterprise, LLC.

Representative(s):

Healthy Desert Enterprise, LLC.

Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

Conditional Use Permit No. 190011 (CUP No. 190011) is a proposal for a new 2,520 square foot commercial building that consists of a storefront retail cannabis business with accompanying parking and onsite landscaping on 0.55 acres of a 1.55 acre (net) undeveloped parcel. The proposed commercial building consists of a reception and check-in area, a cannabis retail sales area, offices, restrooms, a vault, vendor transaction areas, and a delivery area.

Development Agreement No. 1900007 (DA No. 190007) sets forth the terms and conditions under which the Commercial Cannabis Activity of CUP190011 will operate in addition to the requirements established under Ordinance No. 348, and all other local ordinances and regulations, state law and such other terms and conditions. DA190007 has a term of 10 years and grants the applicant vesting rights to develop the Project and provide community benefits to the Highgrove Area.

The project site is located south of Stephens Avenue, west of La Cadena Drive, and east of Viola Drive.

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

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

FIND that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15303(c), New Construction or Conversion of Small Structures, based on the findings and conclusions in the staff report; and,

TENTATIVELY APPROVE Development Agreement No. 1900007, based upon the findings in this staff report, pending final adoption of the Development Agreement ordinance by the Board of Supervisors; and,

APPROVE Conditional Use Permit No. 190011, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report, subject to final approval of the Development Agreement ordinance.

PROJECT DATA

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:	Light Industrial (LI)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Light Industrial (LI), Commercial Retail (CR)
East:	Commercial Retail (CR)
South:	Light Industrial (LI)
West:	Medium Density Residential (MDR)
Existing Zoning Classification:	Manufacturing-Service Commercial (M-SC)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Manufacturing-Service Commercial (M-SC), General Commercial (C-1/C-P)
East:	General Commercial (C-1/C-P)
South:	Manufacturing-Service Commercial (M-SC)
West:	One-Family Dwelling (R-1)
Existing Use:	Vacant Land
Surrounding Uses	
North:	Industrial Facility – Home/Auto Repair Businesses
South:	Industrial Business Park
East:	Gas Station and Convenience Store
West:	Single Family Residences

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	1.55	N/A
Development Area (Acres):	0.55	N/A
Proposed Building Area (SQFT):	2,520	N/A
Building Height (FT):	22	50
Proposed Landscape Area:	10,599	N/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>
Commercial Cannabis Activities – Retail and Office	2,520	1 spaces / 200 sq. ft. of gross floor area	13	22
TOTAL:			13	22

Located Within:

City's Sphere of Influence:	Yes – Riverside
Community Service Area ("CSA"):	Yes – CSA 126
Special Flood Hazard Zone:	No – Outside Floodplain
Agricultural Preserve:	No – Not In An Agricultural Preserve
Liquefaction Area:	Yes – Low and Moderate
Subsidence Area:	Yes – Susceptible
Fault Zone:	No – Not In A Fault Zone
Fire Zone:	No – Not In A Fire Hazard Zone
Mount Palomar Observatory Lighting Zone:	No – Not In A Palomar Observatory Zone
WRCMSHCP Criteria Cell:	No – Not In A Cell Number
CVMSHCP Conservation Boundary:	No – Not Coachella Valley Conservation Area
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes – Within The SKR Fee Area
Airport Influence Area ("AIA"):	No – Not In An Airport Influence Area

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

On October 23, 2018, the Board of Supervisors adopted Ordinance No. 348.4898 that established the permitting process and regulations for commercial cannabis activities.

Applicants requesting to establish commercial cannabis retail, microbusiness, and/or cultivation uses were required to submit a request for proposal "RFP" cannabis package. Applicants who ranked highest were allowed to proceed with the Conditional Use Permit process. On July 2, 2019, the Board of Supervisors accepted the Cannabis RFP response package rankings list, which allowed the highest-ranking applicants to begin the land use review process for their proposed project. In the first year of implementation, 50 cannabis cultivation applications and 19 cannabis retail applications began the land use review process.

The project was assigned an RFP Cannabis File No. CAN190042. Pursuant to the Board of Supervisors approved ranking list, this application was ranked number 13 and as a result, the applicant may proceed forward to the Conditional Use Permit ("CUP") process.

General Plan Consistency:

The project site has a General Plan Foundation Component and Land Use Designation of Community Development (CD): Light Industrial. The Community Development General Plan Foundation Component depicts areas where urban and suburban development is appropriate. This Foundation Component intends to provide a breadth of land uses that foster variety and choice, accommodate a range of lifestyles, living and working conditions, and accommodate diverse community settings.

The Light Industrial (LI) land use designation provides for a wide variety of industrial and related uses, including other service facilities, and supporting retail uses. The project is consistent with the Community Development General Plan Foundation Component and Light Industrial (LI) Land Use Designation as it would provide other service facilities and a supporting retail use.

Zoning Consistency:

The project site is zoned Manufacturing-Service Commercial (M-SC). Pursuant to Ordinance No. 348, Article XIXh, Section 19.518, Cannabis Retailers are allowed in the M-SC Zone with an approved conditional use permit and development agreement. CUP190011 was submitted to the County of Riverside on July 10th, 2019, and DA No. 190007 was submitted on August 12, 2019. The applicant has submitted this CUP application to obtain the required entitlements to establish a new cannabis retail business on the property. As further described in the findings section, the project meets all the applicable development standards for the M-SC Zone and those outlined in Section 19.519 of Ordinance No. 348, including design, height, setbacks, and parking requirements.

Project Details:

The proposed project is a new 2,520 square foot commercial building on the easterly portion of the undeveloped vacant lot. The developed portion of the site includes approximately 0.55 acres and the remaining 1.0 acres of the 1.55 acre site is not proposed for development at this time. The proposed project includes 22 spaces of off-street parking, and onsite landscaping and pedestrian walkways.

The proposed commercial building includes a flat roof design. The north and east elevation of the building include pop-outs with wood stripe siding, precast stone veneer, cement stucco, and low glare corner glazing. The northern elevation is the storefront of the commercial building and consists of the main entry, a steel canopy with space for a mounted sign, and a decorative awning for office windows.

The interior of the proposed building consists of areas for retail sales (1,018 net square-feet), reception and check-ins (264 net square feet), a vault for merchandise (199 net square-feet), vendor transaction and delivery areas (261 net square feet), and other areas that include restrooms, employee break areas, and janitor closets.

The project's sign plan includes a 29 square-foot storefront sign affixed to the front of the proposed commercial building. The sign is a non-illuminated fabricated aluminum display with push through channel letters. A 6-foot tall monument sign is proposed adjacent to the site's driveway. The monument sign includes a low profile 40 square-foot double-sided aluminum sign with push-through acrylic graphics that include the cannabis business' logo and name. The base of the monument sign includes materials to match the pre-cast stone veneer of the main building. The signage proposed for the project meets the development standards of Ordinance No. 348, Article XIX, Section 19.4 (On-site Advertising

Structures and Signs), and the requirements established in the 2nd District Design and Landscape Guidelines.

Circulation/Parking

The project site is accessed by a 25-foot wide driveway to Stephens Avenue. The site includes 25-foot wide parking area aisles to provide onsite vehicle circulation. The project's parking ratio of 1 space/200 square feet results in requiring 13 spaces for the project. The project provides twenty-two (22) spaces of off-street parking, meeting the requirement for off-street vehicle parking Ordinance No. 348, Section 18.12 (A) (2). Parking spaces consists of nineteen (19) standard stalls, two (2) accessible stalls, and one (1) stall dedicated for a delivery commercial vehicle. Although two (2) electrical vehicle (EV) parking spaces are provided, it is not required for this project pursuant to Ordinance No. 348 requirements since EV parking is required for development projects involving at least 25 parking spaces. Accessible parking spaces are located adjacent to the main entrance. A commercial delivery vehicle space is located adjacent to the building away from the public right-of-way. The parking proposed for the project meets the requirements of Ordinance No. 348, Article XVII, Section 18.12 (Off-Street Vehicle Parking).

Landscaping

Landscaping is proposed throughout the project site. 24-inch box Red Iron Bark shade trees are proposed adjacent to northerly property line adjoining Stephens Avenue, 24 inch African Sumac are proposed along the westerly property line, and 24 inch Crape Myrtle trees are proposed adjacent to the proposed commercial building. The proposed shade trees are provided to minimize the development's visual impact and soften its impact on through traffic and to shade off-street parking areas. Ground cover, shrubs, and vines from the Riverside Friendly Plant List pallet are provided throughout landscaped areas. The landscaping proposed for the project meets the requirements of Ordinance No. 348, Article XVIII, Section 18.12.E (Landscaping, General Provisions), Ordinance No. 859, and the requirements established in the 2nd District Design and Landscape Guidelines.

ROW Dedications and Offsite Improvements

Pursuant to the conditions of approvals, the applicant is required to submit street improvement plans for review and approval. Frontage improvements include sidewalks and landscaping. Stephens Avenue, along the project boundary, is a paved County maintained road designated as a local road. Improvements to this segment consist of 6-inch concrete curb and gutter, located 18 feet from centerline to curb line. A 6-foot concrete sidewalk is required adjacent to curb-line and will join the existing sidewalks within the 12-foot parkway. Additionally, per conditions of approval, the project has been conditioned to obtain annexations from the appropriate districts for the maintenance of right-of-way landscaping, streetlights, graffiti abatement of walls and other permanent structures, and other permanent

Business Operations

The proposed business proposes a retail and delivery business with Adult (A) and Medical (M) retailer license. State Cannabis Licensing and County of Riverside Business Registration will also be obtained. The hours of operation will be between 7:00 AM to 10:00 PM, daily. The facility will include 24-hour armed security and security cameras. Delivery service will be done in-house. Individuals or employees transferring cannabis goods from the dispensary to a vehicle for transportation or delivery will be accompanied by a security escort during the transfer.

Sphere Of Influence / Comment Letters:

The project site is located within the City of Riverside Sphere of Influence. Plans were distributed to the City of Riverside on August 8, 2019. No comments have been received by County of Riverside staff as of the date of this report.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

This project is exempt from the California Environmental Quality Act (CEQA) review pursuant to Article 19 – Categorical Exemptions, Section 15303 (New Construction or Conversion of Small Structures). This section specifically exempts the construction and location of new, small facilities or structures. Examples of this exemption include but are not limited to, a store or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2,500 square feet in floor areas. In urbanized areas, the exemption also applied to up to four such commercial buildings not exceeding 10,000 square feet in floor area. Also, the exemption applies to development provided that all necessary public facilities are available and the surrounding areas are not environmentally sensitive.

The project qualifies for this exemption since the project proposes a small commercial building totaling 2,520 square feet within an urbanized area, and since no hazardous substances are proposed to be kept on-site. CEQA Guidelines Section 15387 defines urbanized areas as having a population density of at least 1,000 persons per square mile that are adjacent to a city or group of contiguous cities with population of 50,000 or more. This project meets this criteria since it is within a census tract with a population density of approximately 2,000 persons per square mile (2018 Census). Also, the City of Riverside is located approximately 0.10 miles to the west and has a population of 303,871 people (2010 Census). The area also has an urbanized visual characteristic as there are commercial and industrial uses north, east, and south of the site, and there is residential uses west of the site. The project meets the criteria of the exemption since the development has all necessary public services available including water, sewage, electrical, gas, and other utility extensions. The project is also not located in an environmentally sensitive area. Additionally, the project meets the criteria of the exemption since it is not located within an unusual environmental circumstance. CEQA guidelines recognize that projects that propose small structures within non-environmentally sensitive urban areas and with available public services qualify for a categorical exemption. Therefore, no further environmental review is required.

None of the exceptions pursuant to State CEQA Guidelines section 15300.2 would occur. The Project would not have a significant effect on the environment due to unusual circumstances; would not result in a cumulative impact; would not impact any historic resources; and is not located on a hazardous site or location. Although the project site is located within an area susceptible to subsidence the project has received an approved geotechnical report (GEO200015) to address the concern. The County of Riverside regulates the effects of soils and geological constraints primarily through the enforcement of the California Building Code (CBC), which requires the implementation of engineering solutions for constrains to development posed by subsidence. A geotechnical report has been approved for planning purposes and conditions have been applied to address the circumstance. Additionally, the project's proposed cannabis use does not qualify as an unusual circumstance as the State of California does not consider waste generated by a retail use to be hazardous. To address possible impacts of hazardous materials on the site, the project has been conditioned to be in compliance with applicable hazardous waste generator, County of Riverside Ordinance No. 615, and hazardous materials handling, Riverside County Ordinance No. 651. Additionally, the project is required to maintain any applicable permits from the Riverside County Fire Department, the Riverside County Department of Environmental Health, the Riverside County Department of Waste Resources and the Agricultural Commissioner.

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 has a General Plan Land Use Designation of Light Industrial (LI). The Light Industrial land use designation provides for other service facilities and supporting retail uses. The proposed project is consistent with this land use designation because the project will provide a supporting retail use. Additionally, the Community Development General Plan Foundation Component depicts areas where urban and suburban development is appropriate. It is the intent of this Foundation Component to provide a breadth of land uses that foster variety and choice, accommodate a range of lifestyles, living and working conditions, and accommodate diverse community settings. The goal is to accommodate a balance of jobs, housing, and services within communities to help achieve other aspects of the RCIP Vision, such as mobility, open space, and air quality goals.

The project is consistent with the Community Development General Plan Foundation Component and Light Industrial Land Use Designation as it would provide retail, services, and job opportunities within the surrounding community.

2. The site has a Zoning Classification of Manufacturing-Service Commercial (M-SC), which is consistent with the Riverside County General Plan, including the applicable Foundation Component and Land Use Designation. The M-SC Zone conditionally allows specified commercial cannabis retail uses which implements the CD: LI General Plan Land Use Designation that encourages local and regional retail and services.
3. The proposed use, commercial cannabis retail store, is allowed in the M-SC Zoning Classification with an approved Conditional Use Permit.
4. The uses surrounding the properties to the north, east, and south are predominantly commercial businesses, such as a gas station and convenience store to the east, and commercial complexes to the north and south. The commercial complexes include a variety of small businesses, home repair contractors, auto repair shops, and medical offices. The adjoining single-family residences to the west of the site are separated from the commercial facility by approximately 282 feet.

Conditional Use Permit Findings:

1. The proposed project has received departmental approvals and has been designed and conditioned to ensure that the project is not detrimental to the health, safety, or general welfare of the community. The proposed project conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property. Presently the project site is surrounded which are designated Community Development: Light Industrial (CD: LI) which encourages suburban development and foster a variety, choice and accommodate a balance of jobs, housing, and services within communities. The proposed use is compatible with the present and future logical development as the cannabis retail storefront would provide retail and services and job opportunities within the surrounding community. Additionally, as demonstrated below, the project complies with the development standards of the M-SC Zone. The proposed project is located adjacent to and nearby residential uses and has been designed to distance the building from such uses and

operation of the facility pursuant to Ordinance No. 348 requirements. Additionally, has received departmental approvals and has been designed and conditioned to protect the health, safety, and general welfare of the community. Therefore, the proposed project conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property.

2. 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 per Ordinance No. 460 in such a manner that each build is located on a separate legally divided parcel. The proposed building is a single building on a single parcel, so this situation does not exist for this project.
3. Based on the findings included in this staff report, advisory notification document and conditions of approval, the proposed project will not be detrimental to the health, safety or general welfare of the community and is subject to those conditions necessary to protect the health, safety, and general welfare of the community.

Permit Requirements for All Commercial Cannabis Activities:

1. Section 19.505 of Ordinance No. 348 sets forth requirements that all Commercial Cannabis Activities, including commercial cannabis retailers, must comply with, including, among others, submitting an appropriate application, obtaining and maintaining a state license, being sited and operated in such a way that controls odors, being limited in hours of operation, and implementing sufficient security measures. All of these requirements have either already been met or are required in the attached project's Conditions of Approval or Advisory Notification Document which are incorporated herein by this reference. Specifically, Planning. 6, Planning. 9, Planning 14 and 15 and other sections of the Advisory Notification Document address odor, hours of operation, security, and other requirements of Section 19.505.
2. While security has been raised as a concern relating to cannabis-related activities, a standard requirement of the advisory notification document (Planning. 14 and 15) requires sufficient security measures to deter and prevent the unauthorized entrance into areas containing Cannabis or Cannabis Products, to deter and prevent theft of Cannabis or Cannabis Produces, and to ensure emergency access per applicable Fire Code standards. These requirements include the following:
 - a) A plan to prevent individuals from loitering on the lot if they are not engaging in activity expressly related to the Commercial Cannabis Activity.
 - b) 24-hour emergency contact information for the owner or an on-site employee which shall be provided to the County.
 - c) A professionally installed, maintained and monitored alarm system.
 - d) Except for Live Cannabis Plants being cultivated at a cultivation facility and limited amounts of Cannabis for display purposes, all Cannabis and Cannabis Products shall be stored in a secured and locked structure and in a secured and locked safe room, safe, or vault, and in a manner as to prevent diversion, theft, and loss.

- e) 24-hour security surveillance cameras to monitor all entrances and exits to a Commercial Cannabis Activity, all interior spaces within the Commercial Cannabis Activity that are open and accessible to the public, and all interior spaces where Cannabis, cash or currency is being stored for any period of time on a regular basis. The permittee for a Commercial Cannabis Activity shall be responsible for ensuring that the security surveillance camera's footage is accessible. Video recordings shall be maintained for a minimum of 90 days and shall be made available to the County upon request. With implementation of these required measures, security concerns relating to the Commercial Cannabis Activity have been fully addressed.

With the implementation of these required measures, security concerns relating to the Commercial Cannabis Activity have been fully addressed.

Cannabis Retailer Minimum Standards:

1. The project is not located within 1,000 feet from any Child Day Care Center, K-12 school, public park, or Youth Center or variance has been approved allowing a shorter distance but not less than allowed by State law. This is met because a radius map buffering 1,000 feet from the subject site was prepared by Riverside County Geographic Information Systems and has not identified any Child Day Care Center, K-12 school, public park, or Youth Centers within 1,000 feet of the site.
2. The project is not located within 1,000 feet of any other existing or approved Cannabis Retailer.
3. The project is not located within 500 feet of a smoke shop or similar facility because a radius map buffering 1,000 feet from the subject site was prepared by Riverside County Geographic Information Systems and has not identified any smoke shop or similar facility within 500 feet of the site.
4. The project is not located on a lot containing a residential dwelling unit because a property characteristic report as prepared by the Planning Department has not identified any residential dwelling units located at the subject site.
5. The development standards of the M-SC Zoning Classification are as follows:
 - A. There is a minimum lot requirement of 10,000 square feet with a minimum average width of 75 feet, except that a lot size not less than 7,000 square feet and an average width of not less than 65 feet may be permitted when sewers are available and will be utilized for the development. No subdivision is proposed at this time for this standard to apply to, but regardless the project site meets lot size requirements.
 - B. Setbacks.
 - i. Where the front, side, or rear yard adjoins a lot zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, or W-2-M, the minimum setback shall be 25 feet from the property line. The property adjoins an R-1 zoned property to the west (rear yard). The project is compliant with this provision as the setback of the proposed retail building is greater than 25 feet. The cannabis retail building is setback 274 feet from the nearest R-1 zoned property line.
 - ii. Where the front, side, or rear yard adjoins a lot with zoning classification other than those specified in the prior section, there is no minimum setback. This condition

applies on the east and south sides where residential zoning. The project is compliant with this provision.

- iii. A 25-foot setback is required from property lines that adjoin a front, side, or rear yard adjoins a street. The project is compliant with this provision as the setback of the proposed retail building is greater than 25 feet from Stephens Avenue.
 - iv. Within the exception of those portions of the setback area for which landscaping is required by Subsection E. below, the setback area may only be used for driveways, automobile parking, or landscaping. A setback area which adjoins a street separating it from a lot with a zoning classification other than those zones specified in paragraph (1) above, may also be used for loading docks. No other uses or improvements exist or are proposed within the designated setback areas other than driveways, parking, and landscaping.
- C. The M-SC zone classification establishes a height limit of 50 feet for buildings. The project is compliant with this provision as the setback of the proposed retail building is 22 feet. The other provisions related to building or structure height do not apply to the project.
 - D. The M-SC zone establishes a masonry wall requirement for any industrial use permitted in this article on each property line that adjoins a parcel specifically zoned for residential use *unless otherwise approved by the hearing office or body*. . Since the cannabis retail feature is not considered an industrial use, this provision does not apply. The development will include perimeter 6-foot black wrought iron fencing. If the Planning Commission approves this, then the fence would meet the requirement “as otherwise approved by the hearing officer or body.”
 - E. The M-SC zone establishes landscaping requirements. These requirements include a minimum of ten percent of the site shall be landscaped, a minimum ten foot strip of landscaping adjacent to street right-of-way, and a minimum 20 foot strip adjacent to certain residential zones. The project has obtained clearances for a conceptual landscaping plan. The proposed landscaping is compliant with zoning landscaping requirements. The project includes 10,599 square feet of landscaping which is 44% of the 0.55 acre project site. Additionally, there is a ten foot strip of landscaping adjacent to the street right-of-way. The existing setback from the closest residential lot is greater than 20 feet and no development is proposed on that portion of the site that abuts the residential zones to require the landscape strip in this area.
 - F. Automobile storage space shall be provided as required by Ordinance No. 348, Section 18.12. The project meets these requirements because the project requires 13 parking spaces and has proposed 22 parking spaces.
 - G. Trash collection areas are required to be screened by landscaping or architectural features in such a manner as not to be visible from a public street or from any adjacent residential area. The proposed project includes a trash enclosure that is screened from public streets and adjacent residential areas.
 - H. The M-SC zone establishes screening requirements for outside storage and service areas. No outside storage and service areas are proposed for this project, therefore this requirement does not apply.

- I. A condition of approval has been applied to this project requiring that all utilities shall be installed underground except electrical lines rated at 33kV or greater.
 - J. All mechanical equipment used in this project included roof-mounted equipment, is screened.
 - K. Lighting is to be focused, directed and arranged to prevent glare or direct illumination on streets or adjoining property. The applicant has provided a photometric plan demonstrating compliance with this provision.
6. The project complies with the operational requirements set forth in Ordinance No. 348 Section 19.519.C. because of the following:
- A. Entrances into the retail location of the Cannabis Retailer shall be separate from the reception area and locked at all times with entry strictly controlled. An electronic or mechanical entry system shall be utilized to limit access and entry to the retail location. As provided by the floor plan, Exhibit C, all retail, reception, employee offices, and inventory areas shall have electronic or mechanical secured access. The project has been conditioned to meet this standard. (Conditions of Approval - Planning Cannabis Retail Operations – 1)
 - B. Cannabis Retailers may include the sale of Medical Cannabis, requiring an M-License from the State. Cannabis Retailers selling only Medical Cannabis shall verify consumers who enter the Premises are at least 18 years of age and that they hold a valid Physician's Recommendation. The project owner and management shall provide adequate training and education at the location as to these matters and require all customers to provide proper Identification to very consumers are of appropriate age. The project has been conditioned to meet this standard. (Conditions of Approval - Planning Cannabis Retail Operations – 2)
 - C. Cannabis Retailers may include the sale of Adult Use Cannabis, requiring an A-license from the State. Cannabis Retailers selling only Adult Use Cannabis shall verify that consumers who enter the Premises are at least 21 years of age. The project owner and management shall provide adequate training and education at the location as to these matters and require all customers to provide proper Identification to very consumers are at least 21 years of age. The project has been conditioned to meet this standard. (Conditions of Approval - Planning Cannabis Retail Operations – 3)
 - D. A Cannabis Retailers may include the sale of both Medical and Adult use Cannabis requiring both an A-License and an M-License from the State. All Cannabis Retailers selling both Medical and Adult Use Cannabis shall verify that consumers who enter the premises are at least 18 years of age and that they hold a valid Physician's Recommendation or are at least 21 years of age. The project owner and management shall provide adequate training and education at the location as to these matters and require all customers to provide proper Identification to very consumers are of appropriate age. The project has been conditioned to meet this standard. (Conditions of Approval - Planning Cannabis Retail Operations – 4)
 - E. Display areas shall include the smallest amount of Cannabis and Cannabis Products reasonably anticipated to meet sales during operating hours. The project has been

conditioned to meet this standard. (Conditions of Approval - Planning Cannabis Retail Operations – 5)

- F. Cannabis and Cannabis Products not in the display area shall be maintained in a locked secure area. As provided by the project floor plan, Exhibit C, all retail, reception, employee offices, and inventory areas shall have electronic or mechanical secured access. The project has been conditioned to meet this standard. (Conditions of Approval - Planning Cannabis Retail Operations – 6)
- G. Not more than 10% of the Cannabis Retailer floor area, up to a maximum of 50 square feet, shall be used for the sale of incidental goods such as, but not limited to, clothing, posters, or non-cannabis goods. The project meets this standard because the provide floor plan, Exhibit C shows the sales area to only contain cannabis products (Flower Display). It has been conditioned that not more than 10% of the Cannabis Retailer floor area, up to a maximum of 50 square feet, shall be used for the sale of incidental goods such as, but not limited to, clothing, posters, or non-cannabis goods. The project has been conditioned to meet this standard. (Conditions of Approval - Planning Cannabis Retail Operations – 7)
- H. Restroom facilities shall be locked and under the control of the Cannabis Retailer. As provided by the floor plan of the project, Exhibit C, the restroom facilities have a locking door to the designated room. The project has been conditioned to meet this standard. (Conditions of Approval - Planning Cannabis Retail Operations – 8)
- I. Cannabis Retailers shall ensure that all Cannabis and Cannabis Products held for sale by the Cannabis Retailer are cultivated, manufactured, transported, distributed, and tested by California licensed and permitted facilities that are in full conformance with State and local laws and regulations. The project has been conditioned to meet this standard. (Conditions of Approval - Planning Cannabis Retail Operations – 9)
- J. Cannabis Retailers shall not distribute any Cannabis or Cannabis Product unless such products are labeled and in a tamper-evident package in compliance with the California Business and Professions Code and any additional rules promulgated by a licensing authority. The project has been conditioned to meet this standard. (Conditions of Approval - Planning Cannabis Retail Operations – 10)
- K. Cannabis Retailers shall not provide free samples of any type, including Cannabis Products, to any person and shall not allow any person to provide free samples on the Cannabis Retailer's lot. It has been conditioned the Cannabis Retailer shall not provide free samples of any type, including Cannabis Products, to any person and shall not allow any person to provide free samples on the Cannabis Retailer's lot. The project has been conditioned to meet this standard. (Conditions of Approval - Planning Cannabis Retail Operations – 11)
- L. Deliveries shall be conducted in accordance with California Business and Professions Code Section 26090 or as may be amended and all state regulations pertaining to delivery of Cannabis Products. The project has been conditioned to meet this standard. (Conditions of Approval - Planning Cannabis Retail Operations – 12)

- M. Cannabis or Cannabis Products shall not be sold or delivered by any means or method to any person within a motor vehicle. The project has been conditioned to meet this standard. (Conditions of Approval - Planning Cannabis Retail Operations – 13)
- N. Cannabis Retailers shall not include a drive-in, drive-through or walk up window where retail sales of Cannabis or Cannabis Products are sold to persons or persons within or about a motor vehicle. The project has been conditioned to meet this standard. (Conditions of Approval - Planning Cannabis Retail Operations – 14)

Cannabis Retail Findings:

1. The project complies with all the requirements of the State and County for the selling of Cannabis. This is met because the project has been conditioned to meet these requirements.
2. The project is not located within 1,000 feet from any Child Day Care Center, K-12 school, public park, or Youth Center or a variance has been approved allowing a shorter distance but not less than allowed by State law. This is met because a radius map buffering 1,000 feet from the subject site was prepared by Riverside County Geographic Information Systems and has not identified any Child Day Care Center, K-12 school, public park, or Youth Centers within 1,000 feet of the site. Therefore, the project meets this standard.
3. The project includes adequate measures that address enforcement priorities for Commercial Cannabis Activities including restricting access to minors, and ensuring that Cannabis and Cannabis Products are obtained from and supplied only to other permitted licensed sources within the State and not distributed out of State. This is met because the project has been conditioned to meet this requirement. (Conditions of Approval No. 28 Planning - General - O. Permit and License Posting, Conditions of Approval No. 23 Planning – General – K Monitoring Program)
4. For Cannabis Retailer lots with verified cannabis-related violations within the last 12 months prior to the adoption date of Ordinance No. 348.4898, the use will not contribute to repeat violation on the lot and all applicable fees have been paid. This is met because no record of any cannabis-related violations within the last 12 months exist at the project site.

Other Findings:

1. The project site is not located within a Criteria Cell of the Western Riverside County Multi-Species Habitat Conservation Plan.
2. The project site is located within the City of Riverside Sphere of Influence. This project was provided to City of Riverside for review and comment. No comments were received either in favor or opposition of the project.
3. The project site is not located within an Airport Influence Area (“AIA”) boundary and is therefore not subject to the Airport Land Use Commission (“ALUC”) review.
4. The project site is 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:

The project site is not located within a Cal Fire State Responsibility Area ("SRA"). Conditions of approval were placed on CUP No. 190011 requiring compliance with Ordinance No. 787.

Development Agreement:

The applicant has proposed entering into the attached draft development agreement (DA) with the County for the Project. The DA is consistent with the General Plan and Board Policy B-9. Additionally, the advisory notification document, conditions of approval, and entitlement approvals are incorporated in the exhibits of the DA and will ensure that the project is developed in a way that would not conflict with the public's health, safety, or general welfare. The DA has a term of 10 years and will grant the applicant vesting rights to develop the Project in accordance with the terms of the DA. In exchange, the DA provides certain public benefits that go beyond the basic requirements of the County including annual public benefit payments, which will be used for additional public safety services, infrastructure improvements, or community enhancement programs.

Approval Requirements and Conclusion:

Based on the findings provided in this staff report and conditions of approval, the project is consistent with the General Plan and any applicable specific plan, complies with the development standards of the M-SC zoning classification, complies with the permit requirements for all Commercial Cannabis Activities, complies with the minimum standard requirements and will not be detrimental to the public health, safety or general welfare. Additionally, the project complies with all applicable requirements of State law and ordinances of Riverside County.

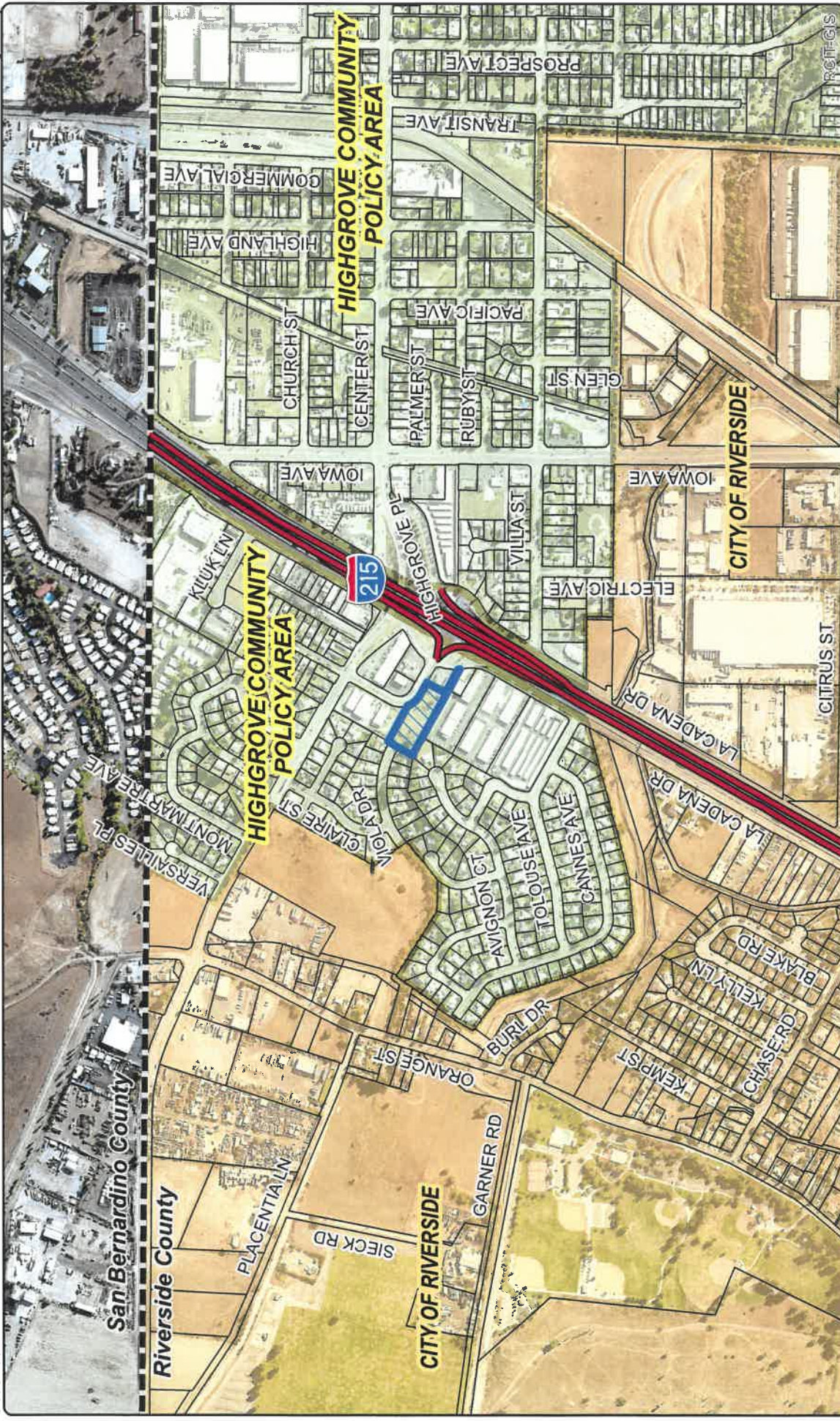
PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

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

RIVERSIDE COUNTY PLANNING DEPARTMENT
CUP190011
VICINITY/POLICY AREAS

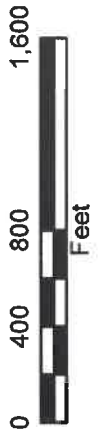
Supervisor: Spiegel
 District 2

Date Drawn: 04/17/2020
 Vicinity Map



Zoning Dist: North Riverside

Author: Vinnie Nguyen



REPLACEMENT: On October 7, 2008, the County of Riverside adopted a new General Plan, the Riverside General Plan, which replaced the Riverside County 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 at Riverside at (951) 940-1300 or visit the Riverside County Planning Department website at <http://planning.riversideca.gov>.

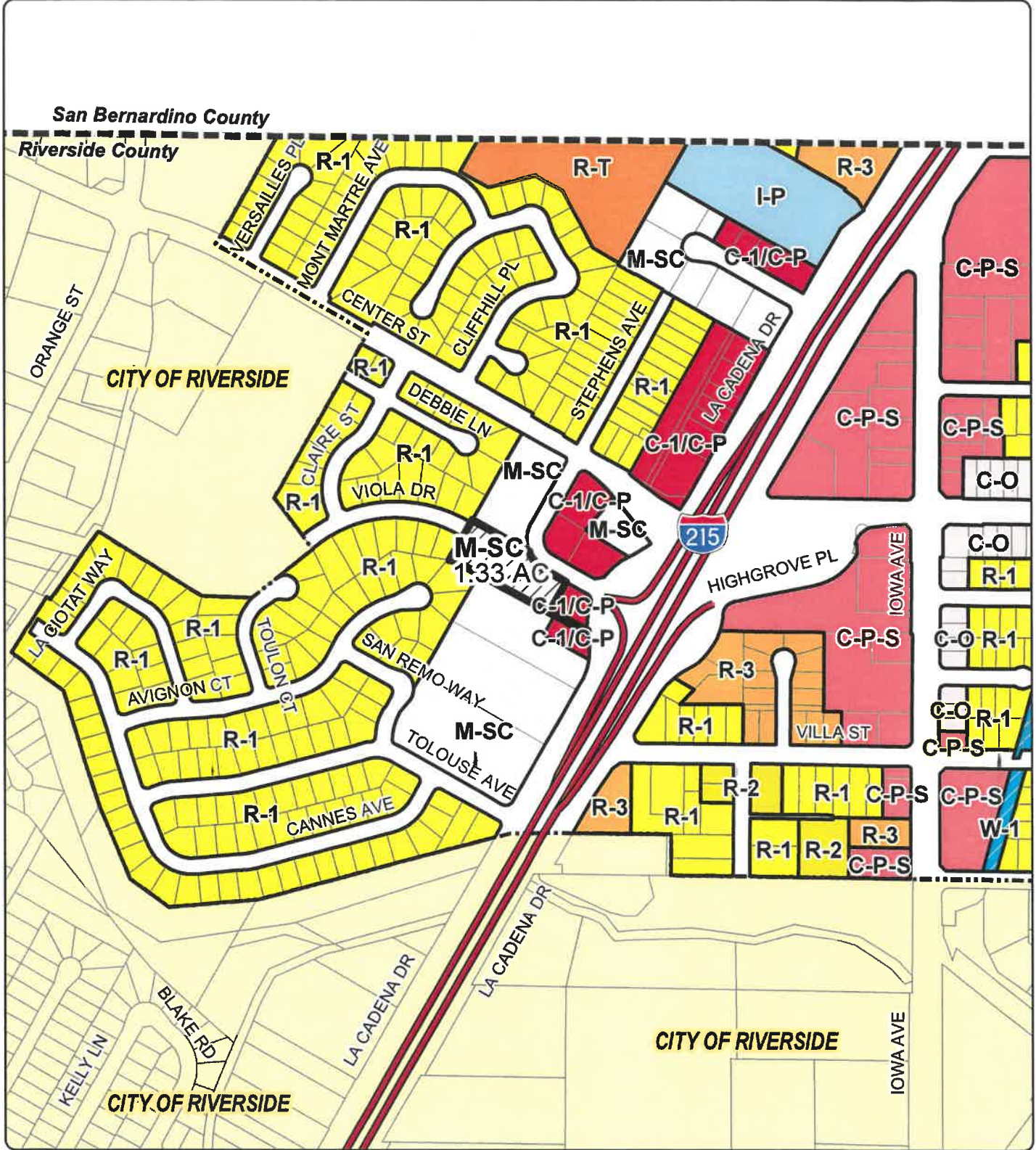
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP190011

EXISTING ZONING

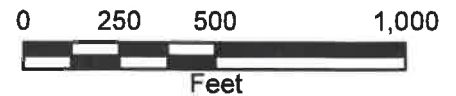
Supervisor: Spiegel
District 2

Date Drawn: 04/17/2020
Exhibit 2



Zoning Dist: North Riverside

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.crbma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP190011

LAND USE

Supervisor: Spiegel
District 2

Date Drawn: 04/17/2020
Exhibit 1



Zoning Dist: North Riverside

Author: Vinnie Nguyen



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

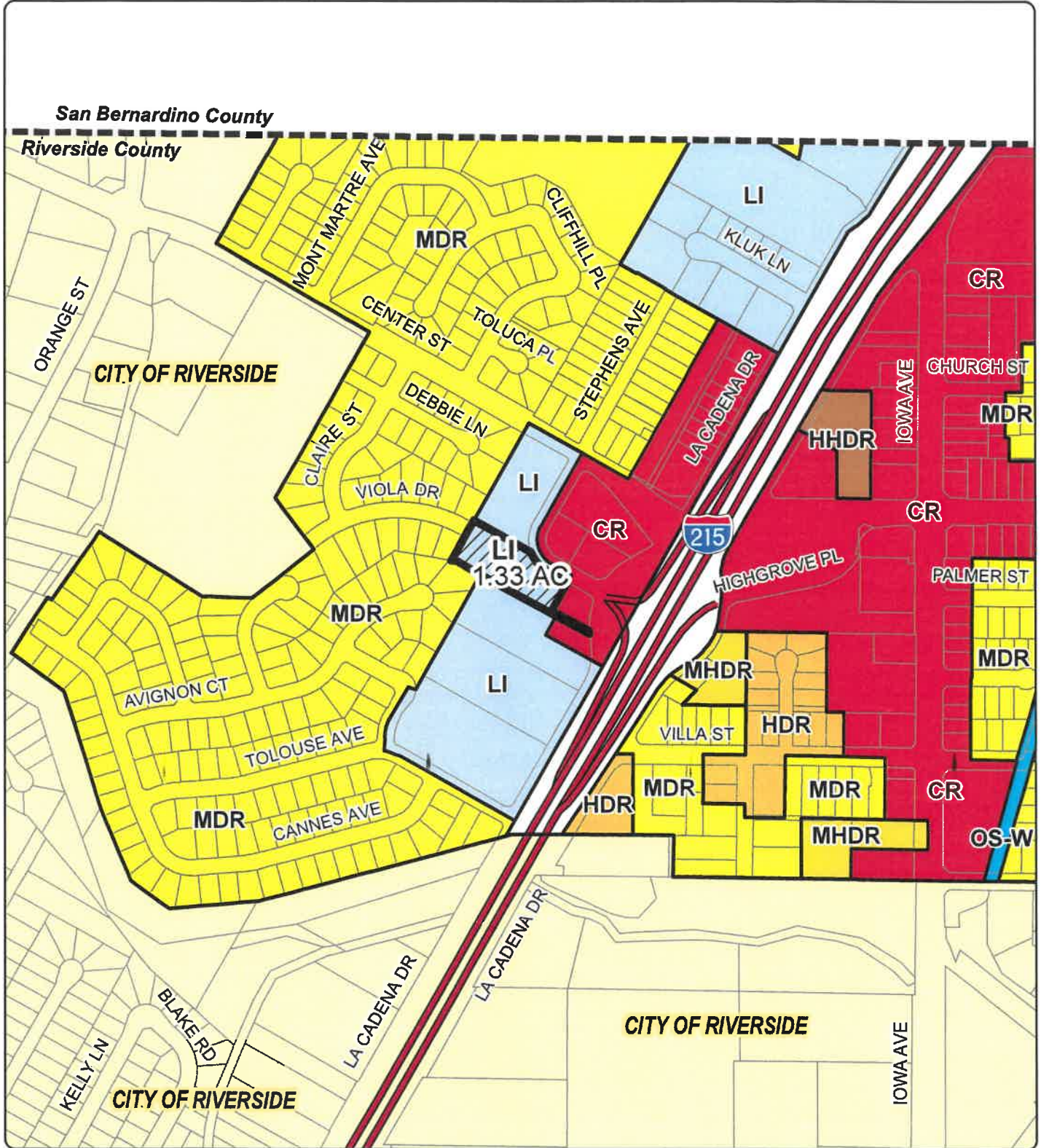
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP190011

EXISTING GENERAL PLAN

Supervisor: Spiegel
District 2

Date Drawn: 04/17/2020
Exhibit 5



Zoning Dist: North Riverside

Author: Vinnie Nguyen

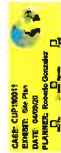


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SITE PLAN EXHIBIT "A" - CUP NO. 190011

381 W. LA CADENA

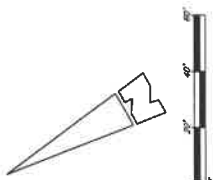
COUNTY OF RIVERSIDE, CA



CAREY CUPWORTH
 PROJECT MANAGER
 DATE: 06/12/19
LEGEND
 [Color-coded boxes for various site plan elements]

LEGEND

NO.	SYMBOL NUMBER	DESCRIPTION
01	[Symbol]	PROPOSED LANDSCAPE
02	[Symbol]	PROPOSED SIDEWALK
03	[Symbol]	EXISTING CONCRETE DRAINAGE CHANNEL
04	[Symbol]	EXISTING POWER POLE
05	[Symbol]	EXISTING GUARD RAIL
06	[Symbol]	NEW PULVIN SIGN
07	[Symbol]	COVERED TRASH ENCLOSURE
08	[Symbol]	EXISTING BARRIER
09	[Symbol]	EXISTING SIGNAGE
10	[Symbol]	EXISTING SIDEWALK
11	[Symbol]	PROPOSED FENCING
12	[Symbol]	PROPOSED PUMP FACILITY
13	[Symbol]	EXISTING SEPTIC TANK & SEPTAGE PIT
14	[Symbol]	PROPOSED SIGNAGE
15	[Symbol]	PROPOSED SIGNAGE
16	[Symbol]	PROPOSED FENCING (6 HIGH BRIGHTNESS ROW)
17	[Symbol]	PROPOSED BOLLARD POSTS

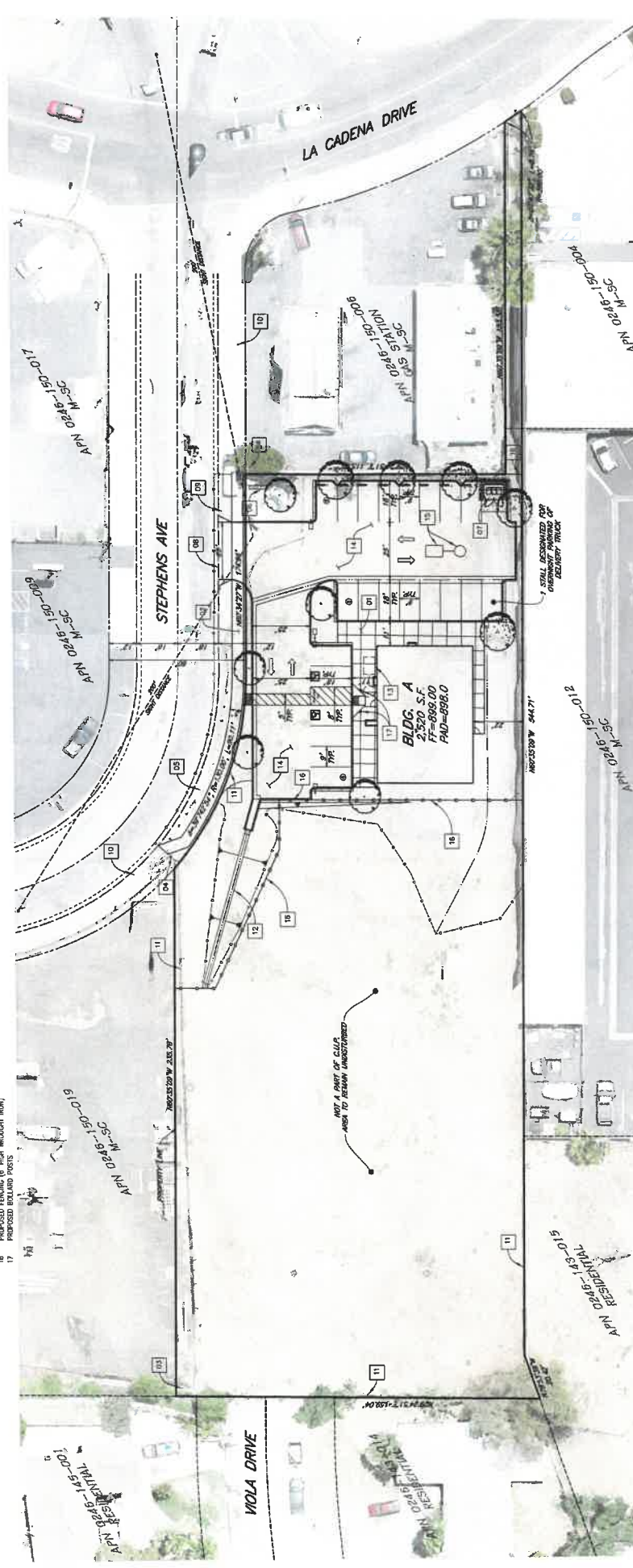
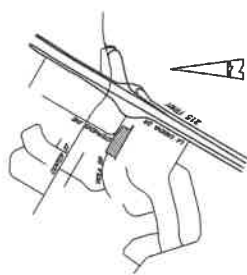


BUSINESS PLAN:

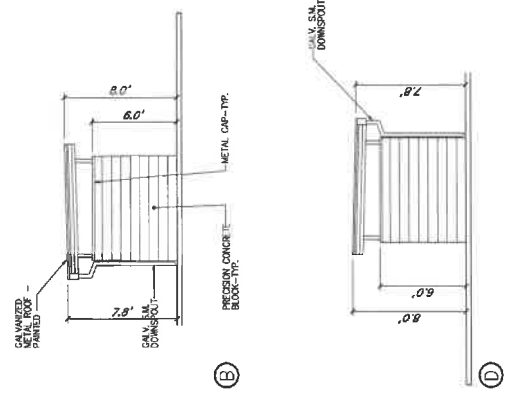
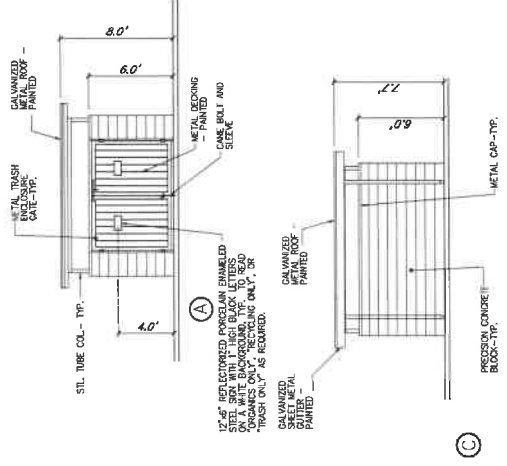
- OPERATE AS A DISPENSARY AND RETAILY BUSINESS WITH ALCOHOL (A) & MEDICAL (M) STATEMENT RETAILER LICENSE. STATE CANABUILD LICENSES AND COUNTY OF RIVERSIDE BUSINESS REGISTRATION WILL ALSO BE OBTAINED.
- HOURS OF OPERATION BETWEEN 7:00 AM TO 10:00 PM, MONDAY THROUGH FRIDAY.
- 24-HOUR SECURITY & SECURITY CAMERAS FOR PROTECTIVE PURPOSES. SECURITY TROOPERS WILL BE PROVIDED AS REQUIRED BY COUNTY OF RIVERSIDE.
- DELIVERY SERVICE WILL BE DONE IN-HOUSE AND NOT BY THIRD PARTY. DELIVERY SERVICE WILL BE LIMITED TO DELIVER TO DESIGNATED LOCATION ONLY.
- NO HAZARDOUS MATERIAL WILL BE ALLOWED OR STORED ON THE PREMISES. NO MANUFACTURING OF ANY SORT WILL BE DONE ON THE PREMISES. NO OPEN FLAMING TOOLS OR HOT SURFACES WILL BE USED ON THE PREMISES.
- ANY INDIVIDUALS OR EMPLOYEES TRANSPORTING CANNABIS GOODS FROM THE PREMISES TO A VEHICLE FOR TRANSPORTATION OR DELIVERY WILL BE ACCOMPANIED BY A SECURITY ESCORT DURING THE TRANSPORT.

ASSESSOR'S PARCEL NUMBERS
 246-16-005
PROPERTY SUMMARY
 ADDRESS: 381 W. LA CADENA, RIVERSIDE, CA 92507
 GROSS AREA: 1.84 ACRES
LAND USE SUMMARY
 BUILDING A RETAIL (CANNABIS DISPENSARY) - 2,520 SF
PARKING SUMMARY
 REQUIRED PARKING: 15
 BUILDING A PARKING SPACES (1 SPACE/200 SF) = 15
 PARKING PROVIDED: 15
 BUILDING A PARKING SPACES: 15
 - 22

APPLICANT:
 HEALTHY DESTINY ENTERPRISES, LLC
 410E BALBOA STREET
 RIVERSIDE, CA 92507
 CONTACT: DRAGAN P. HELDOROVIC
OWNER:
 HEALTHY DESTINY, LLC
 2207 MARBLE HILL
 RIVERSIDE, CA 92508
ENGINEER:
 AEC ENGINEERS
 23500 WILSON AVENUE
 COSTA MESA, CA 92626-3279
 CONTACT: MARK C. HANG, P.E.

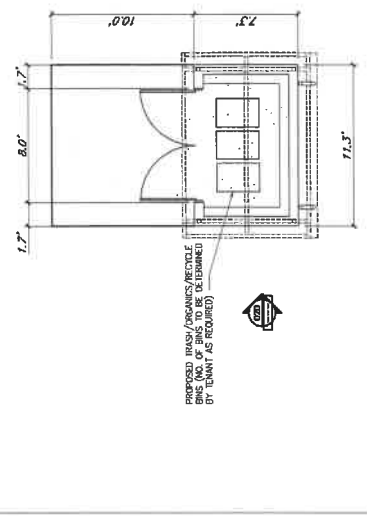


HUC ENGINEERS
 DATED: 06-12-19
 REVISED: 03-06-20



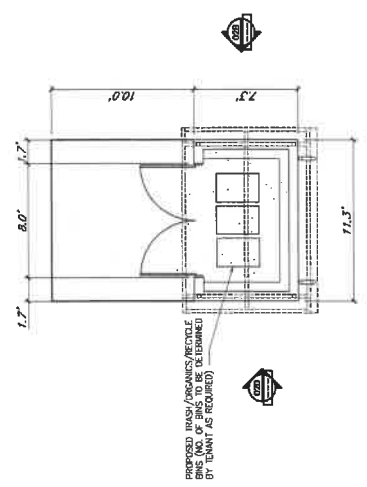
TRASH ENCLOSURE ELEVATIONS

02



TRASH ENCLOSURE FLOOR PLAN

05



DATED: 03-06-20

 RUC ENGINEERS
 REGISTERED PROFESSIONAL ENGINEERS
 CIVIL, MECHANICAL, ELECTRICAL, PLUMBING, AND SANITATION
 1000 WEST 10TH AVENUE, SUITE 1000, DENVER, CO 80202

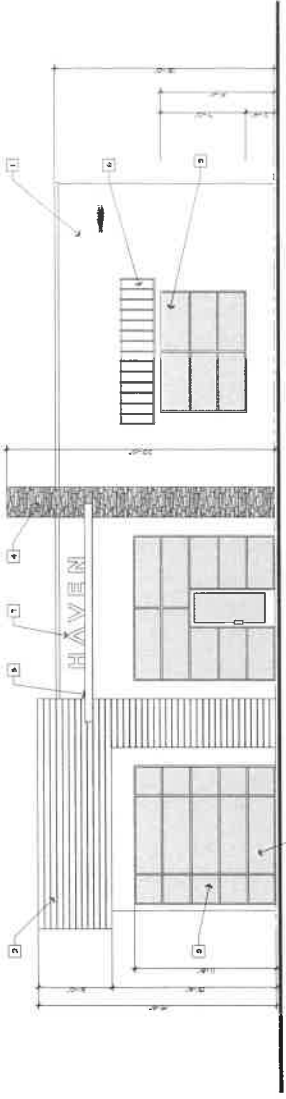
REVISION	DATE
1	14 NOV 14
2	21 NOV 14
3	23 NOV 14
4	25 NOV 14
5	26 NOV 14
6	28 NOV 14
7	08 DEC 14
8	08 JAN 15
9	08 JAN 15

NO PART OF THIS PLAN OR SPECIFICATION SHALL 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, WITHOUT THE WRITTEN PERMISSION OF STÜTEL DESIGN.

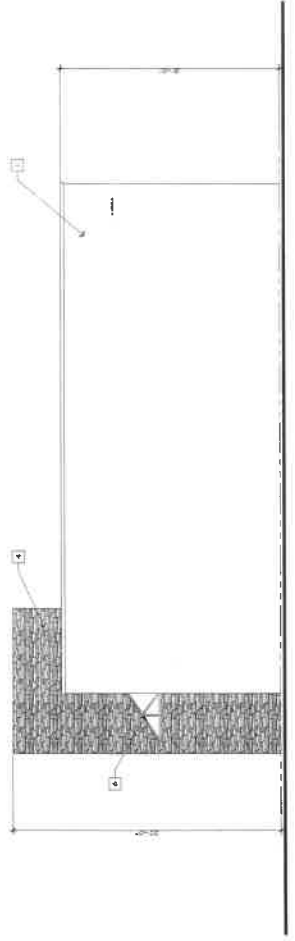
EXTERIOR ELEVATIONS

- KEYNOTES
- 1 EXTERIOR CORNER FINISH
 - 2 1/2" X 3/4" STEEL STUDS
 - 3 ALUMINUM STOREFRONT SYSTEM WITH FINISH TO LINE & FINISH
 - 4 FIRE RATED GLASS SYSTEM, INDUSTRIAL EDGE
 - 5 STEEL CHANNEL ENTRY CANOPY
 - 6 SPACING BEAM OPEN PER FINISH
 - 7 ALUMINUM BLACK FINISH
 - 8 HOLLOW METAL DOOR

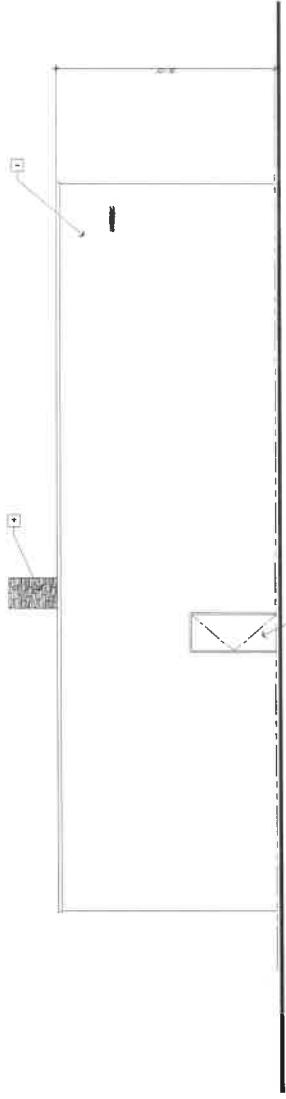
1 NORTH ELEVATION
 1/4" = 1'-0"



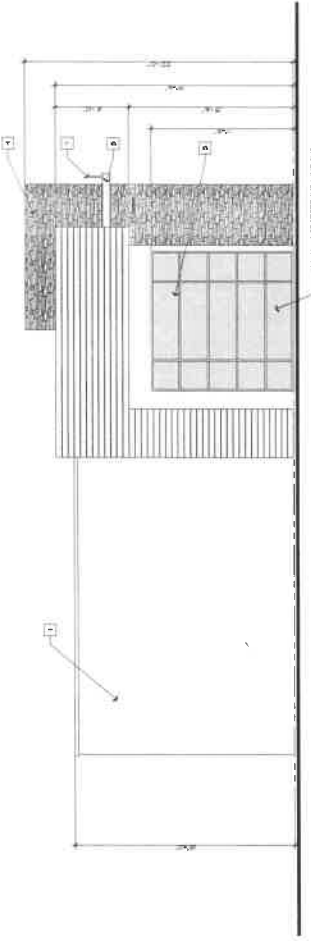
2 WEST ELEVATION
 1/4" = 1'-0"



3 SOUTH ELEVATION
 1/4" = 1'-0"



4 EAST ELEVATION
 1/4" = 1'-0"



CANNABIS RETAIL

381 W. LA CADENA DRIVE
RIVERSIDE, CA

DATE	DESCRIPTION
14 NOV '18	DESIGN
21 NOV '18	DEVELOPMENT
25 NOV '18	DEVELOPMENT
25 NOV '18	DEVELOPMENT
25 NOV '18	DEVELOPMENT
09 DEC '18	DEVELOPMENT - REV.
09 DEC '18	DESIGN
09 JAN '20	DATE REVISION

THIS SET OF PLANS AND SPECIFICATIONS SHALL BE CONSIDERED VALID ONLY IF ALL INFORMATION IS PROVIDED AS SHOWN AND APPROVED BY THE ARCHITECT. ANY CHANGES TO THE ORIGINAL SET OF PLANS SHALL BE THE RESPONSIBILITY OF THE ARCHITECT.

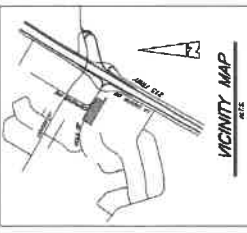
FLOOR PLAN

A21



BUILDING AREA 2,520 S.F.





PUBLIC UTILITIES SERVICES:

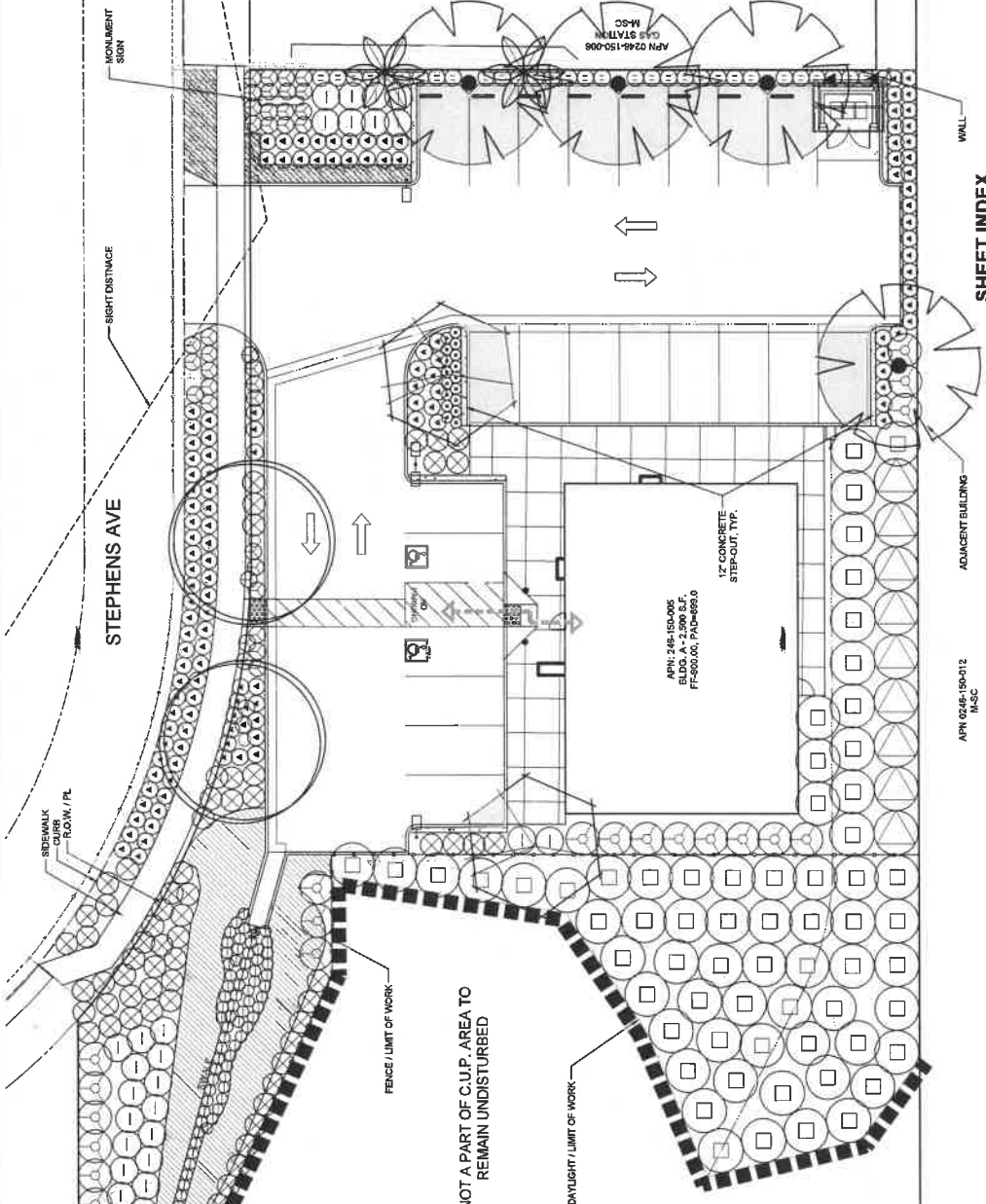
WATER & SEWER:
 RIVERSIDE COUNTY WATER DISTRICT
 485 ALLEN MARCO BLVD
 RIVERSIDE, CA 92506
 (951) 755-5000

TELEPHONE:
 951-798-7330

GAS:
 SCS CALIFORNIA GAS CO.
 1805 CALIFORNIA AVENUE
 HAMMONT, CA 92520

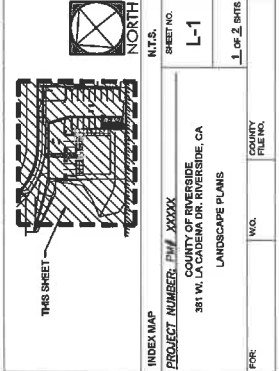
ELECTRIC:
 SOUTHERN CALIFORNIA GAS CO.
 492 SOUTH MAIN ST.
 RIVERSIDE, CA 92501
 (951) 527-2200

FIRE PROTECTION: RIVERSIDE COUNTY FIRE DEPARTMENT
 SCHOOL DISTRICT: CORONA-NAZCO UNIFIED SCHOOL DISTRICT
 2820 CLARK AVE.
 NORCO, CA 92586
 (951) 735-9399



PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
☉	EUCALYPTUS SIDEROXYLON RED IRONBARK	24" BOX	L	2
☉	LAGERSTROEMIA X NATCHIEZ	24" BOX	N	2
☉	WHITE GRAPE MYRTLE MULTI-TRUNK	24" BOX	L	4
☉	RUBUS LANCEA AFRICAN SUMAC	24" 8TH	L	2
☉	WASHINGTONIA ROBUSTA (EXISTING)	24" 8TH	L	2
☉	MEXICAN FAN PALM (EXISTING)	24" 8TH	L	2
SHRUBS	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
☉	ACACIA REDOLENS 'LOWBOY'	5 GAL	L	85
☉	BANK CATALPA	5 GAL	L	77
☉	CAREX TUMULECOA BERTOLINI SEDGE	5 GAL	L	17
☉	DIANELLA REVOLUTA 'LITTLE REV'	5 GAL	L	32
☉	LITTELETT FUCHIA 'LIT'	5 GAL	M	8
☉	DIETES BICOLOR FORTNIGHT LILY	5 GAL	M	2
☉	DODONAEA VISCOSA 'PURPUREA'	5 GAL	M	30
☉	PURPLE LEAFED IMPERIAL BUSH	5 GAL	M	132
☉	FIGS PLUMBA IN CREEPING TRIG	5 GAL	M	24
☉	LANTANA CAMMARA 'RADIATION'	5 GAL	M	87
☉	RADIATION LANTANA	5 GAL	M	37
☉	LANTANA MONTEVIDENSIS 'ALBA'	5 GAL	M	132
☉	WHITE TRAILING LANTANA	5 GAL	M	24
☉	LEUCOPHYLLUM FRUTESCENS	5 GAL	M	67
☉	NEARLY BARBERA RIGENS	5 GAL	M	37
☉	DEER GRASS	5 GAL	M	37
☉	ROSEA X FLOWER CARPET RED	5 GAL	M	37
☉	ROSE	5 GAL	M	138
SHRUB AREAS	BOTANICAL / COMMON NAME	SIZE	WUCOLS	SPACING QTY
▧	LOMANDRA LONGIFOLIA 'BREEZE'	1 GAL	M	35' O.C.
▧	DWARF MAY RUSH	1 GAL	M	35' O.C.
GROUND COVERS	BOTANICAL / COMMON NAME	SIZE	WUCOLS	SPACING QTY
▨	MYOPORUM PARVIFOLIUM	1 GAL	L	35' O.C.
▨	TRAILING MYOPORIUM	1 GAL	L	31



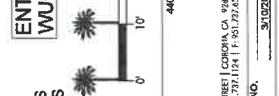
ENTIRE PROJECT IN WUCOLS ZONE IV

INDEX MAP

PROJECT NUMBER: PM XXXXX
 COUNTY OF RIVERSIDE
 381 W. LA CADENA DR. RIVERSIDE, CA
LANDSCAPE PLANS

INDEX MAP

SHEET NO.: L-1
NO. OF SHEETS: 1 of 2 SHEETS



APPLICANT:
 HEALTHY DESERT ENTERPRISE, LLC
 2142 BLAZING STREET
 RIVERSIDE, CA 92507
 CONTACT: DOUGLAS P. HELDOORN

ENGINEER:
 BMLA, INC.
 310 NORTH COY STREET
 CORONA, CA 92731
 (951) 732-1124
 CONTACT: SHANNON KARKSON

OWNER/DEVELOPER:
 HAIYUAN FAMILY LLC
 7201 MIRACLE WALK
 RIVERSIDE, CA 92506

ENGINEER:
 KMC ENGINEERS
 1930 CONIFER AVENUE
 CORONA, CA 92801-3370
 CONTACT: IRE C. TANG, P.E.

OWNER/DEVELOPER:
 HEALTHY DESERT ENTERPRISE, LLC
 2142 BLAZING STREET
 RIVERSIDE, CA 92507
 CONTACT: DOUGLAS P. HELDOORN

ENGINEER:
 BMLA, INC.
 310 NORTH COY STREET
 CORONA, CA 92731
 (951) 732-1124
 CONTACT: SHANNON KARKSON

APPLICANT:
 HEALTHY DESERT ENTERPRISE, LLC
 2142 BLAZING STREET
 RIVERSIDE, CA 92507
 CONTACT: DOUGLAS P. HELDOORN

PARKING LANDSCAPE: 3,524 SQ. FT.
TOTAL LANDSCAPE AREA: 548 SQ. FT.
TOTAL AREA SHADED: 1,121 SQ. FT.
PERCENTAGE PROVIDED: 31.7%
PERCENTAGE REQUIRED: 5.0%

REVISIONS:

NO.	DATE	DESCRIPTION

NOTE: WORK CONTAINED WITHIN THESE PLANS SHALL BE IN ACCORDANCE WITH THE 2015 CALIFORNIA GRADING PERMITS AND ANY LOCAL ORDINANCES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND UTILITIES LOCATIONS PRIOR TO CONSTRUCTION.

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES:

PLM CHECK OVERSIGHT ENGINEER: _____
REGISTERED PROFESSIONAL ENGINEER: _____

DATE SHOWN _____

REGISTERATION NUMBER _____

DATE SHOWN _____

REGISTERATION NUMBER _____

REGISTERED PROFESSIONAL ENGINEER: SHANNON KARKSON

REGISTERED PROFESSIONAL ENGINEER: SHANNON KARKSON

REGISTERED PROFESSIONAL ENGINEER: SHANNON KARKSON

REGISTERED PROFESSIONAL ENGINEER: SHANNON KARKSON

REVISION	DATE
1	14 NOV 14
2	21 NOV 14
3	29 NOV 14
4	29 NOV 14
5	29 NOV 14
6	05 DEC 14
7	05 DEC 14
8	05 JAN 20

14. ALL OF THESE PLANS AND SPECIFICATIONS SHALL BE THE PROPERTY OF STÜTZEL DESIGN. NO PARTS OF THESE PLANS OR SPECIFICATIONS SHALL 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, WITHOUT PERMISSION IN WRITING FROM STÜTZEL DESIGN.

- KEYNOTES**
1. OUTDOOR GRATEWAY FINISHER
 2. PRE-CAST STONE VENEER
 3. ALUMINUM CLADDING SYSTEM WITH FINISH LOGS & JOINTS
 4. PRE-CAST STONE VENEER - INSISTENTIAL EDGE
 5. STEEL CLADDING BRICK CANOPY
 6. STAINLESS STEEL OPEN WEB JOISTS
 7. ALUMINUM SLUOT - SILLING

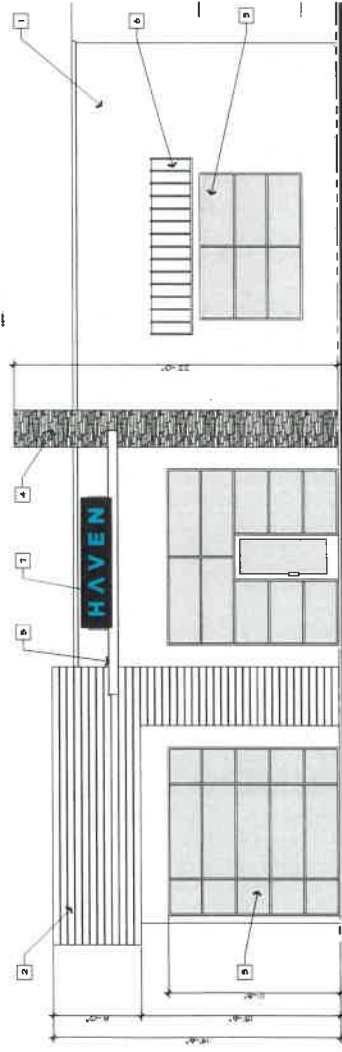


WEST ELEVATION
1/8" = 1'-0"

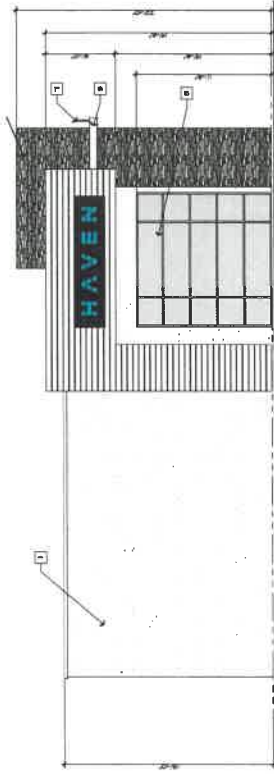


EAST ELEVATION
1/8" = 1'-0"

ELEVATIONS



North Elevation



East Elevation

Client: Haven
 Address: 381 W. La Cadena Rivesseider Ca.
 Phone: 1
 Email: 1

Contractor:

Page: 1

Date: 8-26-19

Revision

All work to comply with 2016 Calif. building codes

Codes in effect: 2016 cbc ccc section 600 each letter to be UL listed and labeled

All wall penetrations shall be sealed in an approved manner to provide a weather tight finish

Article 600: This sign is intended to be installed in accordance with the requirements of article 600 of the national electrical code and/or other applicable local codes 120 volt 20 amp primary electrical source PROVIDED BY OTHERS (SEPARATE PERMIT) within 5' of sign location (rec 600-5)

NOTE that the remote metal parts of a section sign or outline lighting system supplied by a remote Class 2, power supply are not required to be connected to an equipped grounding conductor (600.7 (B) (1) Ex)

This is an original unpublished drawing created by Machan Sign Company Inc. All drawings and/or artwork are copyrighted property of Machan Sign Company Inc. and should not be reproduced or retransmitted in any form without the expressed written consent from Machan Sign Company Inc.



1209 Euclid Ave.
 Long Beach Ca.
 90804
 Ph: 562 494-8676
 Fr: 562-494-8677
 machansign.com
 Lic# 793784

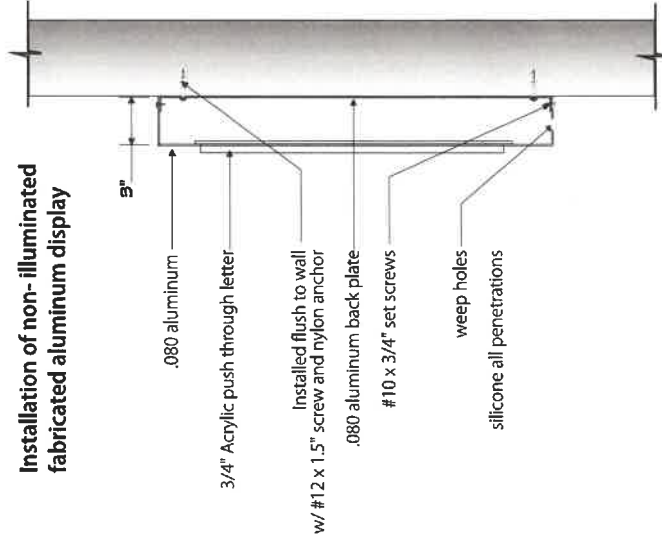
DESCRIPTION



Fabricated .080 aluminum with routed out faces backed with 3/4" thick acrylic push through letters. Installed flush to wall w/ #12 x 1.5" screw and nylon anchor



Installation of non-illuminated fabricated aluminum display



	<p>1209 Euclid Ave. Long Beach Ca. 90804 Ph: 562-494-8676 Fx: 562-494-8677 machansign.com Lic# 793784</p>	<p>Client: Haven Address: 381 W. La Cadena Riverside Ca. Phone: 1 Email: 1 Contractor:</p>	<p>Page: 2 Date: 8-26-19</p>	<p>All work to comply with 2016 Calif. building codes Codes in effect: 2016 cbc cec section 600 each letter to be UL listed and labeled All wall penetrations shall be sealed in an approved manner to provide a weather tight finish</p>	<p>Article 600: This sign is intended to be installed in accordance with the requirements of article 600 of the national electrical code and/or other applicable local codes within 5' of sign location (see 600-5) NOTE: that the remote metal parts of a section sign or outline lighting system supplied by a remote Class 2 power supply are not required to be connected to an equipped grounding conductor (600.7 (b) (1) Ex)</p>	<p>This is an original unpublished drawing created by Machan Sign Company Inc. All drawings and artwork are copyrighted property of Machan Sign Company Inc. and should not be reproduced or retransmitted in any form without the expressed written consent from Machan Sign Company Inc.</p>
--	---	--	----------------------------------	---	---	--

MONUMENT SIGN , NON-ILLUMINATED 65 Sq Ft overall


Manufacture one DOUBLE sided monument sign

Sign is comprised of .080 aluminum construction 2" x 2" aluminum square tube frame. Faces are routed out .080 aluminum with 3/4" thick acrylic push through letters, Installed on steel pipe in cement footing to California certified structural engineered wet stamped calculations
Sign base material to match building siding material

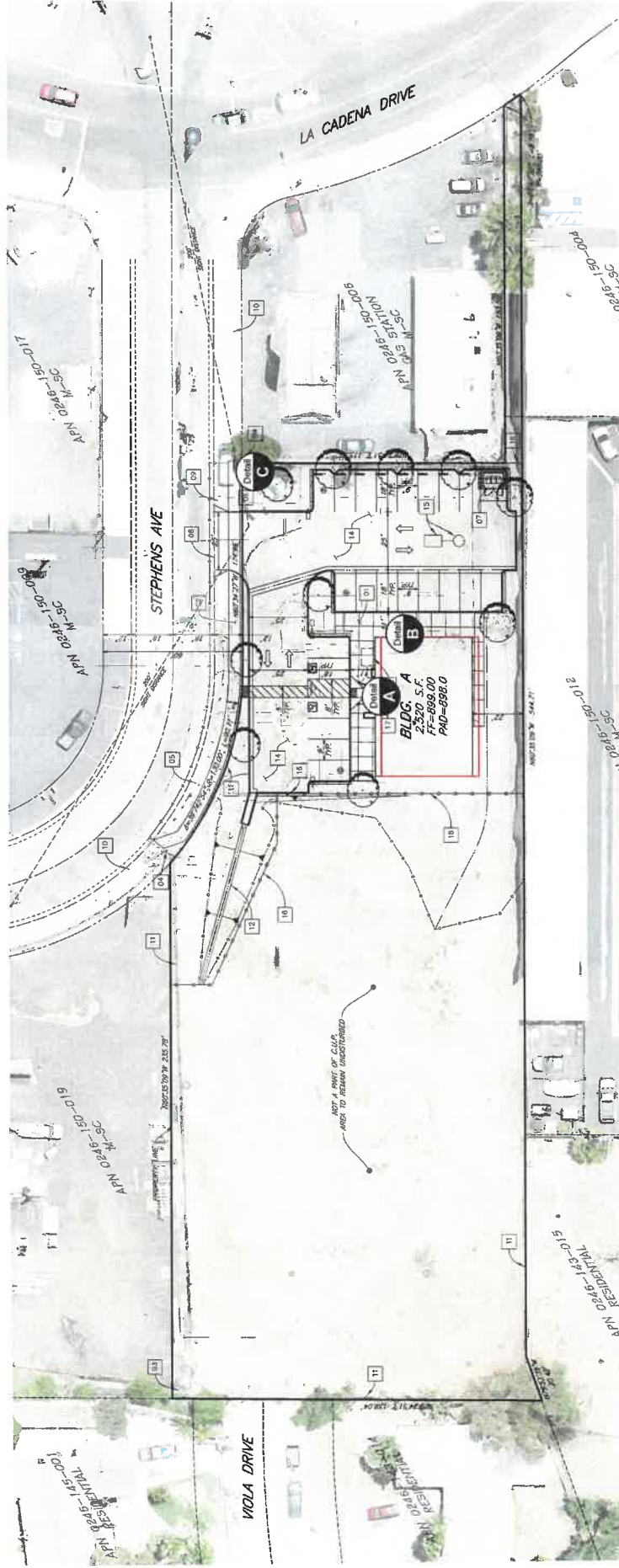


Front view

Side view

 <p>1209 Euclid Ave. Long Beach Ca. 90804 Ph: 562-494-8676 Fx: 562-494-8677 machansign.com Lic# 793784</p>	<p>Client: Haven Address: 381 W. La Cadena Riverside Ca. Phone: 1 Email: 1</p>	<p>Page: 3 Date: 8-25-19</p>	<p>All work to comply with 2016 Calif. building codes Codes in effect: 2016 cbc sec section 600 each letter to be UL listed and labeled All wall penetrations shall be sealed in an approved manner to provide a weather tight finish</p>	<p>Article 600: This sign is intended to be installed in accordance with the requirements of article 600 of the national electrical code and/or other applicable local codes 120 volt 20 amp primary electrical source. PROVIDED BY OTHERS (SEPARATE PERMIT) within 5' of sign location (rec 600-5) NOTE that the remote metal parts of a section sign or outline lighting system supplied by a remote class 2 power supply are not required to be connected to an equipped grounding conductor (600.7 (B) (1) EX)</p>	<p>This is an original unpublished drawing created by Machan Sign Company Inc. All drawings and/or artwork are copyrighted property of Machan Sign Company Inc. and should not be reproduced or retransmitted in any form without the expressed written consent from Machan Sign Company Inc.</p>
	<p>Contractor:</p>				

PLOT PLAN



<p>MACHAN SIGN COMPANY</p> <p>1209 Euclid Ave. Long Beach Ca. 90804 Ph: 562 494-8676 Fx: 562-494-8677 machansign.com Lic# 793784</p>	<p>Client: Haven</p> <p>Address: 381 W. La Cadena Riversider Ca.</p> <p>Phone: 1</p> <p>Email: 1</p> <p>Contractor:</p>	<p>Page: 3</p> <p>Date: 8-26-19</p>	<p>All work to comply with 2016 Calif. building codes</p> <p>Codes in effect: 2016 cbc cec section 600 each letter to be UL listed and labeled</p> <p>All wall penetrations shall be sealed in an approved manner to provide a weather tight finish</p>	<p>Article 600: This sign is intended to be installed in accordance with the requirements of article 600 of the national electrical code and/or other applicable local codes</p> <p>120 volt 20 amp primary electrical source, PROVIDED BY OTHERS (SEPARATE PERMIT) within 5' of sign location (sec 600-5)</p> <p>NOTE: that the remote metal parts of a section sign or outline lighting system supplied by a remote class 2, power supply are not required to be connected to an equipped grounding conductor (600.7 (b) (1) (c))</p>
	<p>This is an original unpublished drawing created by Machan Sign Company Inc. All drawings and/or artwork are copyrighted property of Machan Sign Company Inc. and should not be reproduced or retransmitted in any form without the expressed written consent from Machan Sign Company Inc.</p>			



**DEWIES
DESIGN**
GRANDE CALIFORNIA
DESIGN BUILDING

5725-Austin-Bluffs-Loop
Frisco, TX 75034



PROJECT NAME

**RIVERSIDE
PROJECT**
311 W. La Colina Drive
Riverside, CA 92501



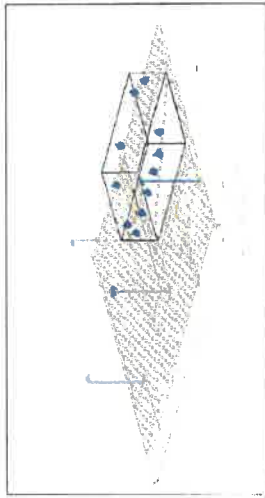
SALASOBIEN
ARCHITECTURE
1000 S. UNIVERSITY AVENUE
SUITE 200
SAN ANTONIO, TX 78205
TEL: (214) 885-6000
WWW.SALASOBIEN.COM

SHEET TITLE
**PHOTOMETRIC
SITE PLAN**

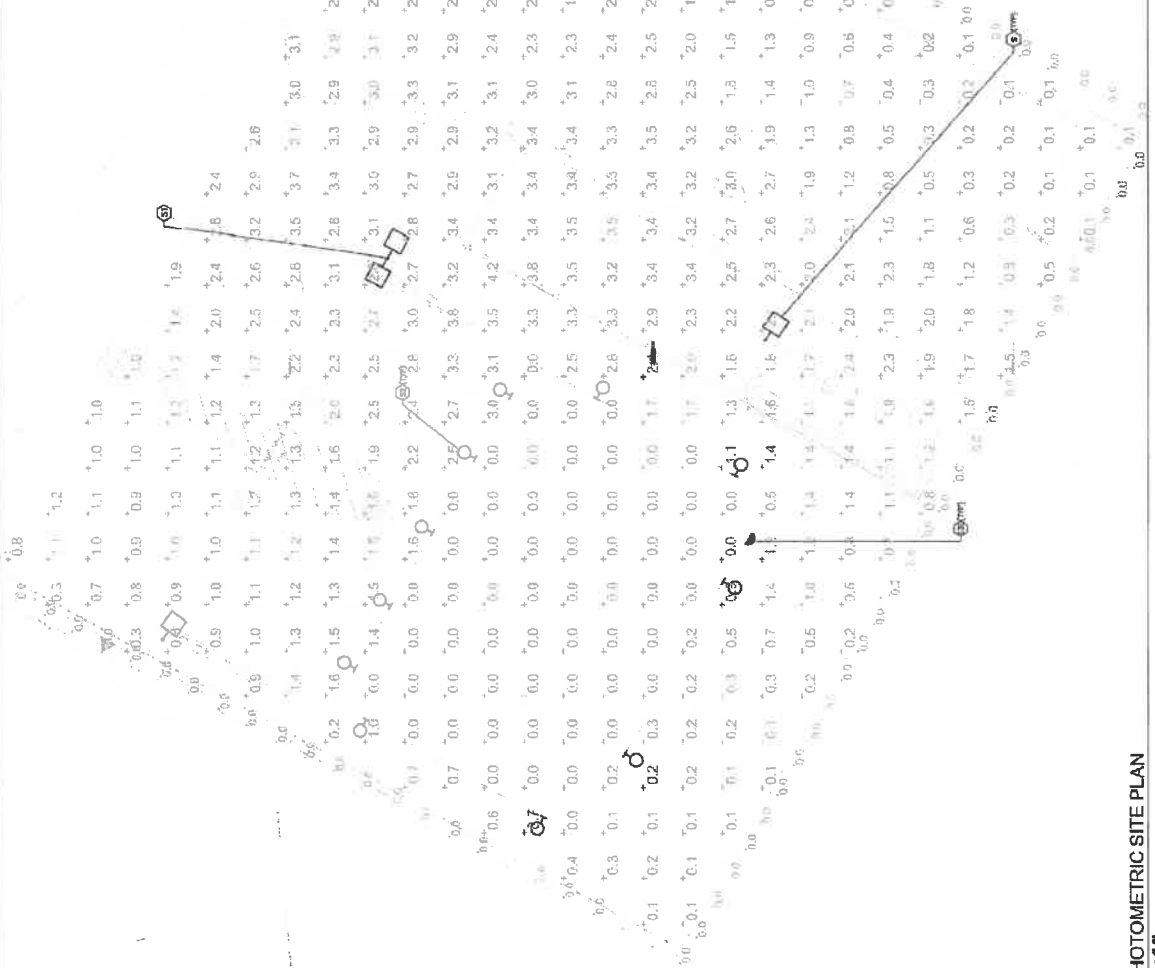


PROJECT NO. 19-110
LAST DATE REV. 07-23-2018
BY: J. CHAO, PE
DATE: 07-23-2018

SHEET
E1.1PH



PHOTOMETRIC ENTRY RENDERED VIEW
NOT TO SCALE



Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Property Line	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A
Site Lighting Area	+	1.4 fc	4.2 fc	0.0 fc	N/A	N/A

PHOTOMETRIC SITE PLAN
18'-0"



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

Juan C. Perez
Agency Director



05/28/20, 7:54 am

CUP190011

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for CUP190011. 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 CUP190011 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. 190011 (CUP190011) proposes a 2,520 square foot commercial building that consists of a storefront retail cannabis business with accompanying parking and on site landscaping on 0.55 net acres of a undeveloped parcel. The proposed commercial building consists of a reception and check-in area, cannabis retail sales area, offices, restrooms, a vault, vendor transaction areas, and a delivery area. Business operational requirements are stipulated in Development Agreement No. 1900007 (DA1900007).

Advisory Notification. 3 AND - Design Guidelines

Compliance with applicable Design Guidelines:

1. 2nd District Design Guidelines
2. County Wide Design Guidelines and Standards

Advisory Notification. 4 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBITS

- Exhibit A (Site Plan) Sheet 1 and 2, revised 03/06/2020.
- Exhibit B (Elevations) Sheet A3.1, dated 01/08/2020.
- Exhibit C (Floor Plans), Sheet A2.1 , dated 12/03/2019.
- Exhibit D (Conceptual Grading Plan), dated 03/06/2020.
- Exhibit E (Conceptual Landscaping and Irrigation Plans), Sheet L-1 and L-2, dated 03/10/2020.
- Exhibit F (Colors and Materials), Sheet A3.2, dated 01/08/2020.
- Exhibit G (Sign Plan), Sheet SIGN-1 through SIGN-4, dated 08/26/2019.
- Other Exhibit(s)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 4 **AND - Exhibits (cont.)**

Exhibit H (Photometric Site Plan), Sheet E1.1PH, dated 07/01/2019.

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

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. 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. 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)

BS-Plan Check

BS-Plan Check. 1 Gen - Custom

ADVISORY NOTIFICATION DOCUMENT

BS-Plan Check

BS-Plan Check. 1

Gen - Custom (cont.)

BUILDING AND SAFETY COMMENTS

To assist in providing an expeditious review, please cloud all corrections on revised exhibit. Items labeled as "Notifications" are for your information only and are not required for entitlement approval. Thank You.

NOTIFICATIONS:

ACCESSIBLE PATH OF TRAVEL:

Please include with the building submittal a revised site plan to indicate the required continuous accessible paved path of travel. The accessible path of travel details shall include;

1. Accessible path construction type (Asphalt or concrete).
2. Accessible path width.
3. Accessible path directional slope % and cross slope %.
4. All accessible ramp and curb cut-out locations and details where applicable.

The Accessible path of travel shall:

1. Connect to the public R.O.W. for each entrance.
2. Connect to all building(s).
3. Connect to all accessible parking loading/unloading areas.
4. Connect to accessible sanitary facilities.
5. Connect to areas of public accommodation.

Please be aware that the approved site plan with accessibility requirements should be included with any building plan submittals. The plan review staff may have additional comments depending on the additional information or revisions provided during the plan review process. Additional accessible requirements within the structure shall be reviewed during the building plan review.

CODE/ORDINANCE REQUIREMENTS:

The applicant shall obtain the required building permit(s) from the building department prior to any construction on the property. All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances regulations in effect at the time of building plan submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply.

NOTE: The new updated 2019 California Building Codes will be in effect as of January 1st 2020, as mandated by the state of California. Any building plan and fee payment submitted to the building department on or after January 1st, 2020 will be subject to the new updated California Building Code(s).

PERMIT ISSUANCE:

Per section 105.1 (2016 California Building Code, CBC): Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property.

The applicant shall obtain an approved final building inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure.

At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment. In residential applications, each separate structure will require a separate building permit.

ADVISORY NOTIFICATION DOCUMENT

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 Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

General

General. 1

General – Business Licensing

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department.

General. 2

General – Causes for Revocation

In the event the use hereby permitted under this permit is found:

- (a) to be in violation of the terms and conditions of this permit; and/or,
 - (b) to have been obtained by fraud or perjured testimony; and/or,
 - (c) to be detrimental to the public health, safety or general welfare, or is a public nuisance,
- then this permit shall be subject to revocation procedures.

General. 3

General – Ceased Operations

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this Conditional Use Permit and accompanying Development Agreement approval shall become null and void.

General. 4

General – Hold Harmless

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the project or its associated environmental documentation; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the project, including, but not limited to, decisions made in response to California Public Records Act requests; and

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

ADVISORY NOTIFICATION DOCUMENT

General

General. 4

General – Hold Harmless (cont.)

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

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

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

General. 5

General – Human Remains

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.

General. 6

General – Review Fees

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan, or mitigation and monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

General. 7

General – Unanticipated Resources

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

ADVISORY NOTIFICATION DOCUMENT

General

General. 7 General – Unanticipated Resources (cont.)

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

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis. Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

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

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

Planning

Planning. 1 General - A. Application Requirements

At the time of filing the application for a Commercial Cannabis Activity on a form provided by the Planning Department, the applicant shall also provide the applicable fee for processing the land use permit application. All entitlement fees shall be paid in full, prior to operating the cannabis business.

Planning. 2 General - B. State License Required

Obtain and maintain during the life of the Commercial Cannabis Activity the applicable California license issued pursuant to California Business and Professions Code Sections 19300.7 or 26050(a) as may be amended from time to time.

Planning. 3 General - C. Suspension, Revocation, or Termination of State License

Suspension of a license issued by the State of California, or by any State licensing authority, shall immediately suspend the ability of a Commercial Cannabis Activity to operate within the County until the State, or its respective State licensing authority, reinstates or reissues the State license. Revocation or termination of a license by the State of California, or by any State licensing authority, will also be grounds to revoke or terminate any conditional use permit granted to a Commercial Cannabis Activity pursuant to this Article.

Planning. 4 General - D. Health and Safety

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 4 General - D. Health and Safety (cont.)

Commercial Cannabis Activities shall at all times be operated in such a way as to ensure the health, safety, and welfare of the public. Commercial Cannabis Activities shall not create a public nuisance or adversely affect the health or safety of the nearby residents, businesses or employees working at the Commercial Cannabis Activity by creating dust, glare, heat, noise, noxious gasses, odor, smoke, traffic, vibration, unsafe conditions or other impacts, or be hazardous due to the use or storage of materials, processes, products, and runoff of water, pesticides or wastes.

Planning. 5 General - E. Development Agreement

No approval required by this ordinance shall be given for any permit for a Commercial Cannabis Activity unless the Board of Supervisors prior to or concurrently with approves a development agreement, pursuant to Section 18.26b of this ordinance, setting forth the terms and conditions under which the Commercial Cannabis Activity will operate in addition to the requirements of this ordinance, all other local ordinances and regulations, state law and such other terms and conditions that will protect and promote the public health, safety and welfare. No use or operation under any permit for a Commercial Cannabis Activity shall be allowed to begin until the development agreement is effective.

Planning. 6 General - F. Nuisance Odors

All Commercial Cannabis Activities shall be sited and operated in a manner that prevents Cannabis nuisance odors from being detected offsite. All Commercial Cannabis Activities shall provide a sufficient odor absorbing ventilation and exhaust system so that odor generated inside the Commercial Cannabis Activity that is distinctive to its operation is not detected outside of the operation's facility, anywhere on adjacent lots or public rights-of-way, on or about the exterior or interior common area walkways, hallways, breezeways, foyers, lobby areas, or any other areas available for use by common tenants or the visiting public, or within any other unit located inside the same building as the Commercial Cannabis Activity. In order to control nuisances such as odors, humidity and mold, Commercial Cannabis Activities shall install and maintain at the minimum, the following equipment, or any other equipment that can be proven to be an equally or more effective method or technology to control these nuisances:

1. An exhaust air filtration system with odor control that prevents internal odors from being emitted externally;
2. An air system that creates negative air pressure between the Commercial Cannabis Activities' interior and exterior, so that the odors generated by the Commercial Cannabis Activity are not detectable on the outside of the Commercial Cannabis Activity.

Planning. 7 General - G. Commercial Cannabis Activity Operator Qualifications

1. All operators and all employees of a Commercial Cannabis Activity must be 21 years of age or older.
2. Operators shall be subject to background checks.
3. Permits for Commercial Cannabis Activities shall not be granted for operators with felony convictions, as specified in subdivision (c) of Section 667.5 of the Penal Code and subdivision (c) of Section 1192.7 of

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 7 **General - G. Commercial Cannabis Activity Operator Qualifications (cont.)**
the Penal Code.

4. Applicants providing false or misleading information in the permitting process will result in rejection of the application or nullification or revocation of any permit granted pursuant to this Article.

Planning. 8 **General - H. Relocation of a Permitted Commercial Cannabis Activity**

In the event the permittee or successor in interest vacates and relocates the Commercial Cannabis Activity to a new location, a new conditional use permit will need to be granted by the County in accordance with this ordinance prior to commencing operations at the new location.

Planning. 9 **General - I. Hours of Operation**

A Commercial Cannabis Activity operating as a Cannabis Retailer may be open to the public seven days a week only between the hours of 6:00 A.M. and 10:00 P.M. All other Commercial Cannabis Activities may operate only during the hours specified in the conditional use permit granted by the County.

Planning. 10 **General - J. Inspections**

A Commercial Cannabis Activity shall be subject to inspections by appropriate local and State agencies, including, but not limited to, the Riverside County Departments of Code Enforcement, Planning, Fire, Public Health, Environmental Health, the Agricultural Commissioner's Office and the Sheriff's Department.

Planning. 11 **General - K. Monitoring Program**

Permittees of a Commercial Cannabis Activity shall participate in the County's monitoring program to verify permit requirements such as, but not limited to, security measures, water use and State track-and-trace requirements.

Planning. 12 **General - L. Restriction on Alcohol and Tobacco Sales or Consumption**

Commercial Cannabis Activities shall not allow the sale, dispensing, or consumption of alcoholic beverages or tobacco on the site of the Commercial Cannabis Activity.

Planning. 13 **General - M. Restriction on Consumption**

Cannabis shall not be consumed or used on the lot of any Commercial Cannabis Activity.

Planning. 14 **General - N. Security - Part 1**

A Commercial Cannabis Activity shall implement sufficient security measures to deter and prevent the unauthorized entrance into areas containing Cannabis or Cannabis Products, to deter and prevent the theft of Cannabis or Cannabis Products at the Commercial Cannabis Activity and to ensure emergency access in accordance with applicable Fire Code standards. Guard dogs shall not be used at the Commercial Cannabis Activity as a security measure. Security measures shall include, but not be limited to, the following:

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 14

General - N. Security - Part 1 (cont.)

1. A plan to prevent individuals from loitering on the lot if they are not engaging in activity expressly related to the Commercial Cannabis Activity.
2. 24 hour emergency contact information for the owner or an on-site employee which shall be provided to the County.
3. A professionally installed, maintained, and monitored alarm system.
4. Except for Live Cannabis Plants being cultivated at a cultivation facility and limited amounts of Cannabis for display purposes, all Cannabis and Cannabis Products shall be stored in a secured and locked structure and in a secured and locked safe room, safe, or vault, and in a manner as to prevent diversion, theft, and loss.
5. 24 hour security surveillance cameras to monitor all entrances and exits to a Commercial Cannabis Activity, all interior spaces within the Commercial Cannabis Activity that are open and accessible to the public, and all interior spaces where Cannabis, cash or currency is being stored for any period of time on a regular basis. The permittee for a Commercial Cannabis Activity shall be responsible for ensuring that the security surveillance camera's footage is accessible. Video recordings shall be maintained for a minimum of 90 days, and shall be made available to the County upon request.

Planning. 15

General - N. Security - Part 2

6. Sensors shall be installed to detect entry and exit from all secure areas.
7. Panic buttons shall be installed in all Commercial Cannabis Activities.
8. Any bars installed on the windows or the doors of a Commercial Cannabis Activity shall be installed only on the interior of the building.
9. Security personnel must be licensed by the State of California Bureau of Security and Investigative Services.
10. A Commercial Cannabis Activity shall have the capability to remain secure during a power outage and all access doors shall not be solely controlled by an electronic access panel to ensure locks are not released during a power outage.
11. A Commercial Cannabis Activity shall cooperate with the County and, upon reasonable notice to the Commercial Cannabis Activity, allow the County to inspect or audit the effectiveness of the security plan for the Commercial Cannabis Activity.
12. The permittee for a Commercial Cannabis Activity shall notify the Riverside County Sheriff's Department immediately after discovering any of the following:

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 15 General - N. Security - Part 2 (cont.)

- a. Significant discrepancies identified during inventory.
 - b. Diversion, theft, loss, or any criminal activity involving the Commercial Cannabis Activity or any agent or employee of the Commercial Cannabis Activity.
 - c. The loss or unauthorized alteration of records related to Cannabis, registering qualifying patients, primary caregivers, or employees or agents of the Commercial Cannabis Activity.
 - d. Any other breach of security.
13. Firearms shall not be permitted at a Commercial Cannabis Activity by an owner, manager, employee, volunteer or vendor other than those individuals authorized as a State Licensed Security Personnel.
14. Cannabis or Cannabis Products shall not be stored outside at any time.

Planning. 16 General - O. Permit and License Posting

The permittee shall post or cause to be posted at the Commercial Cannabis Activity all required County and State permits and licenses to operate. Such posting shall be in a central location, visible to the patrons, and in all vehicles that deliver or transport Cannabis.

Planning. 17 General - P. Signage

Signage for a Commercial Cannabis Activity shall comply with the following:

1. In addition to the requirements set forth in this section and California Business and Professions Code section 26152 as may be amended, business identification signage for a Commercial Cannabis Activity shall comply with Section 19.4 of this ordinance.
2. No Commercial Cannabis Activity shall advertise by having a person or device holding a sign or an air dancer sign advertising the activity to passersby, whether such person, device or air dancer is on the lot of the Commercial Cannabis Activity or elsewhere including, but not limited to, the public right-of-way.
3. No Commercial Cannabis Activity shall publish or distribute advertising or marketing that is attractive to children.
4. No Commercial Cannabis shall advertise or market Cannabis or Cannabis Products on motor vehicles.
5. Except for advertising signs inside a licensed Premises and provided that such advertising signs do not advertise or market Cannabis or Cannabis Products in a manner intended to encourage persons under 21 years of age to consume Cannabis or Cannabis Products, no Commercial Cannabis Activity shall advertise or market Cannabis or Cannabis Products on an advertising sign within 1,000 feet of a Child Day Care Center, a K-12 school, a public park or a Youth Center.
6. No signs placed on the lot of a Commercial Cannabis Activity shall obstruct any entrance or exit to the

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 17 **General - P. Signage (cont.)**

building or any window.

7. Each entrance to a Commercial Cannabis Activity shall be visibly posted with a clear and legible notice indicating that smoking, ingesting, or otherwise consuming Cannabis on the lot of the Commercial Cannabis Activity is prohibited.

8. Signage shall not be directly illuminated, internally or externally.

9. No banners, flags, billboards, or other prohibited signs may be used at any time.

Planning. 18 **General - Q. Records**

1. Each owner and permittee of a Commercial Cannabis Activity shall maintain clear and adequate records and documentation demonstrating that all Cannabis or Cannabis Products have been obtained from and are provided to other permitted and licensed Cannabis operations. The County shall have the right to examine, monitor, and audit such records and documentation, which shall be made available to the County upon written request.

2. Each owner and permittee of a Commercial Cannabis Activity shall maintain a current register of the names and contact information, including name, address, and telephone number, of anyone owning or holding an ownership interest in the Commercial Cannabis Activity, and of all the officers, managers, employees, agents and volunteers currently employed or otherwise engaged by the Commercial Cannabis Activity. The County shall have the right to examine, monitor, and audit such records and documentation, which shall be made available to the County upon request.

3. All Commercial Cannabis Activities shall maintain an inventory control and reporting system that accurately documents the present location, amounts, and descriptions of all Cannabis and Cannabis Products for all stages of the growing and production or manufacturing, laboratory testing and distribution processes until purchase by or distribution to a qualified patient, primary caregiver for medical purpose or an adult 21 years of age or older who qualifies to purchase adult-use Cannabis.

Planning. 19 **General - R. Water**

All Commercial Cannabis Activities shall obtain a 'Will Serve' letter from the applicable water purveyor, indicating agreement to supply water for the Commercial Cannabis Activity. The letter shall include the activity proposed and any improvements required for service. For Commercial Cannabis Activities where water service is not available, conditions from the Department of Environmental Health for a permitted onsite, in-ground well will be required for the conditional use permit. Irrigation and domestic water supplies shall not include water transported by vehicle from off-site sources.

Planning. 20 **General - S. Waste Water**

All Commercial Cannabis Activities shall obtain a 'Will Serve' letter from the applicable sanitary sewer purveyor, indicating agreement to supply sewer for the Commercial Cannabis Activity. The letter shall include the activity proposed and any improvements required for service. For Commercial Cannabis

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 20 **General - S. Waste Water (cont.)**

Activities where sewer service is not available, conditions from the Department of Environmental Health will be required for the conditional use permit. Where sanitary sewer is not available, the applicant shall obtain clearance from the appropriate regional water quality control board.

Planning. 21 **General - T. Parking**

Parking shall be provided in accordance with Section 18.12 of this ordinance.

Planning. 22 **General - U. Visibility**

In no case shall Live Cannabis Plants be visible from a public or private road, sidewalk, park or common public viewing area.

Planning. 23 **General - V. Hazardous Materials**

All Commercial Cannabis Activities that utilize hazardous materials shall comply with applicable hazardous waste generator, Riverside County Ordinance No. 615, and hazardous materials handling, Riverside County Ordinance No. 651, requirements and maintain any applicable permits for these programs from the Riverside County Fire Department, the Riverside County Department of Environmental Health, the Riverside County Department of Waste Resources and the Agricultural Commissioner.

Planning. 24 **General - W. Compliance with Local and State Laws and Regulations**

1. All Commercial Cannabis Activities shall comply with all applicable local and State laws, ordinances and regulations related to, but not limited to, the following: the California Environmental Quality Act, California Building Code, California Fire Code, Riverside County Ordinance No. 787, Riverside County Ordinance No. 457, Riverside County Ordinance No. 657, Riverside County Ordinance No. 745, Airport Land Use Compatibility Plans, weights and measures regulations, track and trace requirements, pesticide use, water quality, storm water discharge and the grading of land.

2. All buildings and structures, including greenhouse, hoop structures, or other similar structures shall comply with all applicable Building, Fire, and Safety laws and regulations. All buildings and structures shall be reviewed by the Riverside County Building and Safety Department in accordance with the California Building Code and Riverside County Ordinance No. 457 and by the Riverside County Fire Department in accordance with Riverside County Ordinance No. 787 and the California Fire Code.

Planning. 25 **General - X. Material Alterations to Premises**

No physical change, alteration, or modification shall be made to a Premises without first obtaining the appropriate approvals from the County, including but not limited to a substantial conformance or revised permit and all other necessary permits. Alterations or modifications requiring approval include, without limitation: (i) the removal, creation, or relocation of a common entryway, doorway, passage, or a means of public entry or exit, when such common entryway, doorway, or passage alters or changes limited-access areas within the Premises; (ii) the removal, creation, addition, or relocation of a Cultivation Area; (iii) or the addition or alteration of a water supply. The requirement of this Section is in addition to

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 1 Cannabis Retail Operations - 1 (cont.)

Planning-All. 1 Cannabis Retail Operations - 1

Entrances into the retail location of the Cannabis Retailer shall be separate from the reception area and locked at all times with entry strictly controlled. An electronic or mechanical entry system shall be utilized to limit access and entry to the retail location.

Planning-All. 2 Cannabis Retail Operations - 10

Cannabis Retailers shall not distribute any Cannabis or Cannabis Product unless such products are labeled and in a tamper-evident package in compliance with the California Business and Professions Code and any additional rules promulgated by a licensing authority.

Planning-All. 3 Cannabis Retail Operations - 11

Cannabis Retailers shall not provide free samples of any type, including Cannabis Products, to any person and shall not allow any person to provide free samples on the Cannabis Retailer's lot.

Planning-All. 4 Cannabis Retail Operations - 12

Deliveries shall be conducted in accordance with California Business and Professions Code Section 26090 or as may be amended and all state regulations pertaining to delivery of Cannabis Products.

Planning-All. 5 Cannabis Retail Operations - 13

Cannabis or Cannabis Products shall not be sold or delivered by any means or method to any person within a motor vehicle.

Planning-All. 6 Cannabis Retail Operations - 14

Cannabis Retailers shall not include a drive-in, drive-through or walk up window where retail sales of Cannabis or Cannabis Products are sold to persons or persons within or about a motor vehicle.

Planning-All. 7 Cannabis Retail Operations - 2

Cannabis Retailers may include the sale of Medical Cannabis, requiring an M-License from the State. Cannabis Retailers selling only Medical Cannabis shall verify consumers who enter the Premises are at least 18 years of age and that they hold a valid Physician's Recommendation.

Planning-All. 8 Cannabis Retail Operations - 3

Cannabis Retailers may include the sale of Adult Use Cannabis, requiring an A-license from the State. Cannabis Retailers selling only Adult Use Cannabis shall verify that consumers who enter the Premises are at least 21 years of age.

Planning-All. 9 Cannabis Retail Operations - 4

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 9 Cannabis Retail Operations - 4 (cont.)

A Cannabis Retailers may include the sale of both Medical and Adult use Cannabis requiring both an A-License and an M-License from the State. All Cannabis Retailers selling both Medical and Adult Use Cannabis shall verify that consumers who enter the premises are at least 18 years of age and that they hold a valid Physician's Recommendation or are at least 21 years of age.

Planning-All. 10 Cannabis Retail Operations - 5

Display areas shall include the smallest amount of Cannabis and Cannabis Products reasonably anticipated to meet sales during operating hours.

Planning-All. 11 Cannabis Retail Operations - 6

Cannabis and Cannabis Products not in the display area shall be maintained in a locked secure area.

Planning-All. 12 Cannabis Retail Operations - 7

Not more than 10% of the Cannabis Retailer floor area, up to a maximum of 50 square feet, shall be used for the sale of incidental goods such as, but not limited to, clothing, posters, or non-cannabis goods.

Planning-All. 13 Cannabis Retail Operations - 8

Restroom facilities shall be locked and under the control of the Cannabis Retailer.

Planning-All. 14 Cannabis Retail Operations - 9

Cannabis Retailers shall ensure that all Cannabis and Cannabis Products held for sale by the Cannabis Retailer are cultivated, manufactured, transported, distributed, and tested by California licensed and permitted facilities that are in full conformance with State and local laws and regulations.

Planning-GEO

Planning-GEO. 1 GEO200015 ACCEPTED

County Geologic Report GEO No. 200015, submitted for the project CUP190011, was prepared by NorCal Engineering, and is titled; "Geotechnical Investigation, Proposed Commercial Development, 381 West La Cadena Drive, County of Riverside, California," dated January 2, 2020. In addition, NorCal Engineering has submitted the following document:

"Response to County Geological Report Review Sheet dated April 16, 2020 – Proposed Commercial Development – Located at 381 West La Cadena Drive, in the County of Riverside, California," dated May 1, 2020.

GEO200015 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 an evaluation of historic aerial photographs, published geologic maps, and onsite observations, no indications of active faulting are present on or in the vicinity of the site. Therefore, the potential for surface fault rupture is considered low.

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1 GEO200015 ACCEPTED (cont.)

2. Groundwater in the vicinity is in excess of 50 feet and liquefaction potential is deemed low.
3. The potential for subsidence to negatively impact the site is considered low.
4. The upper on-site soils at the site are "low" in expansion potential.
5. Computations utilizing pressure curves and the recommended allowable soil bearing capacities reveal that the foundations will experience normal (static) settlements on the order of ¼ inch and differential settlements of less than ¼ inch.
6. Foundations will experience seismic settlements on the order of less than one inch, and differential seismic settlements would be on the order of ½ inch over a 30 foot horizontal distance in the building pad area.

GEO200015 recommended:

1. Any vegetation shall be removed and hauled from proposed grading areas prior to the start of grading operations.
2. Any removed soils may be reutilized as compacted fill once any deleterious material or oversized materials (>8 inches) is removed.
3. The upper 3 feet of existing fill soils or soils to a depth of 12 inches below bottom of new foundations, whichever is greater, be removed to competent native materials, the exposed surface scarified to a depth of 8 inches, brought to within 2% of optimum moisture and compacted to a minimum of 90% of the laboratory standard (ASTM D-1557) prior to placement of any additional compacted fill soils.
4. "Competent" native soils at bottom of excavations shall be defined as soils exhibiting a relative compaction of 85% or greater.
5. Grading shall extend a minimum of 5 horizontal feet outside the edges of foundations or equidistant to the depth of fill placed, whichever is greater.

GEO No. 200015 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 200015 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 RCTD - General

1. 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.
2. Alterations to natural drainage patterns shall require protecting downstream properties by means approved by the Transportation Department.
3. The Project shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 RCTD - General (cont.)

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. All centerline intersections shall be at 90 degrees, plus or minus 5 degrees.

8. The Project shall obtain approval of street improvement plans from the Transportation Department.

Improvement plans shall be based upon a design profile extending a minimum of 300 feet beyond the project limits.

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

Waste Resources

Waste Resources. 1 Waste - General

Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division.

AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:

- Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.
- Subscribe to a recycling service with their waste hauler.
- Provide recycling service to their tenants (if commercial or multi-family complex).
- Demonstrate compliance with the requirements of California Code of Regulations Title 14.

For more information, please visit:

www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory

Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

AB 1826 requires businesses and multifamily complexes to arrange for organic waste recycling services. Those subject to AB 1826 shall take at least one of the following actions in order to divert organic waste from disposal:

-Source separate organic material from all other recyclables and donate or self-haul to a permitted organic waste processing facility.

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 1

Waste - General (cont.)

-Enter into a contract or work agreement with gardening or landscaping service provider or refuse hauler to ensure the waste generated from those services meet the requirements of AB 1826.

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 EASEMENTS/PERMISSION Not Satisfied

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

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

In instances where the grading plan proposes drainage facilities on adjacent off site property, the owner/ applicant shall provide a copy of the recorded drainage easement or copy of Final Map.

060 - BS-Grade. 2 IF WQMP IS REQUIRED Not Satisfied

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the Final Water Quality Management Plan (WQMP) site plan for comparison to the grading plan.

060 - BS-Grade. 3 IMPROVEMENT SECURITIES Not Satisfied

Prior to issuance of a Grading Permit, the applicant may be required to post a Grading and/or Erosion Control Security. Please contact the Riverside County Transportation Department for additional information and requirements.

Planning

060 - Planning. 1 CAP Screening Table Measures Not Satisfied

Prior to grading permit issuance the applicant, in accordance with Ordinance No. 460, shall obtain an approved Parcel Merger establishing the whole site as one parcel. Documentation showing the recordation of the Parcel Merger shall be submitted to the Planning Department prior to the issuance of the grading permit for CUP190011. The proposed parcel shall comply with all applicable development standards for the parcel's zone classification as provided in Ordinance No. 348.

Planning-EPD

060 - Planning-EPD. 1 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.

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60. Prior To Grading Permit Issuance

Planning-EPD

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

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 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.
 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. 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

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80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 NO BUILDING PERMIT W/O GRADING PERMIT (cont.) Not Satisfied

Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department.

080 - BS-Grade. 2 ROUGH GRADE APPROVAL Not Satisfied

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

1. Submitting a "Wet Signed" copy of the Soils 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 or other means of site stabilization as approved by the County Inspector prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

E Health

080 - E Health. 1 OWTS Plans Not Satisfied

A set of two detailed plans drawn to a proper scale of the proposed subsurface sewage disposal system. To include a floor plan/plumbing schedule to ensure proper septic tank sizing.

080 - E Health. 2 Percolation Report Not Satisfied

A soil percolation report consistent with the Department's Local Agency Management Program (LAMP) is required.

080 - E Health. 3 Septic Tank Destruction Not Satisfied

Under a demo permit, properly destroy existing septic tank and seepage pit prior to building permit issuance.

080 - E Health. 4 Water Will Serve Not Satisfied

A "Will-Serve" letter is required from the appropriate water agency.

Fire

080 - Fire. 1 Prior to permit Not Satisfied

Final fire and life safety conditions will be addressed when the Office of the Fire Marshal reviews building plans. These conditions will be based on occupancy, use, California Building Code (CBC), California Fire Code (CFC), and related codes, which are in effect at the time of building plan

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80. Prior To Building Permit Issuance

Fire

080 - Fire. 1 Prior to permit (cont.) Not Satisfied
 submittal.

1. The Office of the Fire Marshal is required to set a minimum fire flow for the remodel or construction of all commercial buildings per CFC Appendix B and Table B105.1. The applicant/developer shall provide documentation to show there exists a water system capable of delivering said waterflow for 2 to 4 hour(s) duration at 20-PSI residual operating pressure. The required fire flow may be adjusted during the approval process to reflect changes in design, construction type, or automatic fire protection measures as approved by the Fire Prevention Bureau. Specific requirements for the project will be determined at time of submittal. (CFC 507.3, Appendix B)

080 - Fire. 2 Prior to permit Not Satisfied

1. The minimum number of fire hydrants required, as well as the location and spacing of fire hydrants, shall comply with the C.F.C. and NFPA 24. Fire hydrants shall be located no closer than 40 feet to a building. A fire hydrant shall be located within 50 feet of the fire department connection for buildings protected with a fire sprinkler system. The size and number of outlets required for the approved fire hydrants are (6" x 4" x 2 1/2" x 2 1/2") (CFC 507.5.1, 507.5.7, Appendix C, NFPA 24-7.2.3.)
2. Existing fire hydrants on public streets are allowed to be considered available. Existing fire hydrants on adjacent properties shall not be considered available unless fire apparatus access roads extend between properties and easements are established to prevent obstruction of such roads. (CFC 507, 501.3)

080 - Fire. 3 Prior to permit Not Satisfied

1. The Fire Department emergency vehicular access road shall be (all weather surface) capable of sustaining an imposed load of 75,000 lbs. GVW. The approved fire access road shall be in place during the time of construction. Temporary fire access roads shall be approved by the Office of the Fire Marshal. (CFC 501.4)
2. Prior to construction, all locations where structures are to be built shall have an approved Fire Department access based on street standards approved by the Office of the Fire Marshal. (CFC 501.4)
3. Fire lanes and fire apparatus access roads shall have an unobstructed width of not less than twenty-four (24) as approved by the Office of the Fire Marshal and an unobstructed vertical clearance of not less the thirteen (13) feet six (6) inches. (CFC 503.2.1)

080 - Fire. 4 Prior to permit Not Satisfied

Prior to building permit issuance, please provide a business plan with a complete scope of work. Indicate any storage, hazardous materials or manufacturing that may be conducted on this site, and management of any "limited access" areas on site (manual/automatic locking doors, etc...). In addition, please note proposed business hours and if open flame devices will be on site.

Transportation

080 - Transportation. 1 RCTD - 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

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 RCTD - Annex L&LMD/Other Dist (cont.) Not Satisfied
(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 Stephens Avenue.

080 - Transportation. 2 RCTD - Landscaping/Trail Com/Ind Not Satisfied

Landscaping within public road right of-way shall comply with Transportation Department standards, Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859 and shall require approval by the Transportation Department.
Landscaping plans shall be designed within the Stephens Avenue and submitted to the Transportation Department. Landscaping Plans shall be submitted on standard County format (24" x 36").
Landscaping plans shall with the street improvement plans.

080 - Transportation. 3 RCTD-USE-WQ - ESTABLISH WQMP MAINT ENTITY Not Satisfied

A maintenance plan and signed WQMP/BMP maintenance agreement shall be submitted to the Transportation Department shall be approved and recorded against the property. A maintenance organization will be established with a funding source for the permanent maintenance.

080 - Transportation. 4 RCTD-USE-WQ - IMPLEMENT WQMP Not Satisfied

The Project shall construct BMP facilities described in the approved Final County WQMP prior to the issuance of a building permit to the satisfaction of County Grading Inspection Section. The Project is responsible for performing all activities described in the County WQMP and that copies of the approved Final County WQMP are provided to future owners/occupants.

Waste Resources

080 - Waste Resources. 1 Waste - Recyclables Collection and Loading Area Not Satisfied

Prior to issuance of a building permit, the applicant shall submit one electronic (1) copy of a Recyclables Collection and Loading Area plot plan to the Riverside County Department of Waste Resources for review and approval to WastePlanning@rivco.org. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of Waste Resources (found at <http://www.rcwaste.org/business/planning/design>) and shall show the location of and access to the collection area for recyclable materials, shall demonstrate space allocation for trash and recyclable materials and have the adequate signage indicating the location of 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 Guidelines items. Detailed drawings of the Trash Enclosure and its particular construction details, e.g., building materials, location, construction methods etc., should be included as part of the Project plan submittal to the Riverside County Department of Building and Safety.

080 - Waste Resources. 2 Waste Recycling Plan Not Satisfied

Prior to issuance of a building permit, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must

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80. Prior To Building Permit Issuance

Waste Resources

080 - Waste Resources. 2 Waste Recycling Plan (cont.) Not Satisfied

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 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 E Health Clearance Not Satisfied

Prior to building permit final, clearance must be obtained from the Department of Environmental Health.

Transportation

090 - Transportation. 1 RCTD - Existing Maintained Not Satisfied

Stephens Avenue along project boundary is a paved County maintained road designated as a LOCAL ROAD and shall be improved with 6" concrete curb and gutter located 18 feet from centerline to curb line (project side), and must match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 60 foot full-width dedicated right-of-way in accordance with County Standard No. 91, Ordinance 461.

NOTE:

1. A 6' concrete sidewalk (project side) shall be constructed adjacent to curb-line and join to the

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 1 RCTD - Existing Maintained (cont.) Not Satisfied
existing sidewalks within the 12' parkway as directed by the Director of Transportation.

2. The driveway shall be constructed per County Standard No. 207-A, Ordinance 461.

3. Join the curb and gutter to the existing curb and gutter as directed by the Director of Transportation.

090 - Transportation. 2 RCTD - Payment of Transportation Fees Not Satisfied

Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the Project shall pay fees in accordance with the fee schedule in effect at the time of payment:

1. Transportation Uniform Mitigation Fees (TUMF) in accordance with Ordinance No. 824.

090 - Transportation. 3 RCTD-USE-WQ - WQMP COMPLETION Not Satisfied

Prior to Building Final Inspection, the Project is required to furnish educational materials regarding water quality to future owners/occupants, provide an engineered WQMP certification, inspection of BMPs, GPS location of BMPs, ensure that the requirements for inspection and cleaning the BMPs are established, and for businesses registering BMPs with the Transportation Department's Business Storm Water Compliance Program Section.

Waste Resources

090 - Waste Resources. 1 Waste - Recyclables Collection and Loading Area Inspection Not Satisfied

Prior to final building inspection, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and verified through an on-site inspection by the Riverside County Department of Waste Resources.

090 - Waste Resources. 2 Waste - Recycling and Organics Compliance Not Satisfied

Prior to final inspection, the applicant shall complete a Mandatory Commercial Recycling and Organics Recycling Compliance form (Form D). Form D requires applicants to identify programs or plans that address commercial and organics recycling, in compliance with State legislation/regulation. Once completed, Form D shall be submitted to the Recycling Section of the Department of Waste Resources for approval. For more information go to: www.rcwaste.org/business/planning/applications. To obtain Form D, please contact the Recycling Section at 951-486-3200, or email to: Waste-CompostingRecycling@rivco.org.

090 - Waste Resources. 3 Waste Reporting Form and Receipts Not Satisfied

Prior to final building inspection, evidence (i.e., waste reporting form along with receipts or other types of verification) to demonstrate project compliance with the approved Waste Recycling Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

DEVELOPMENT AGREEMENT NO. 1900007

This Development Agreement (hereinafter “Agreement”) is entered into effective on the date it is recorded with the Riverside County Recorder (hereinafter the “Effective Date”) by and among the COUNTY OF RIVERSIDE (hereinafter “COUNTY”), and the persons and entities listed below (hereinafter “OWNER”):

Khurana Family, LLC
Healthy Desert Enterprise, LLC
Chad Franks

RECITALS

WHEREAS, COUNTY is authorized to enter into binding development agreements with persons having legal or equitable interests in real property for the development of such property, pursuant to Article 11, Section 7 of the California Constitution and Section 65864, et seq. of the Government Code; and,

WHEREAS, COUNTY has adopted Procedures and Requirements of the County of Riverside for the Consideration of Development Agreements (hereinafter “Procedures and Requirements”), pursuant to Section 65865 of the Government Code; and,

WHEREAS, OWNER has requested COUNTY to enter into a development agreement and proceedings have been taken in accordance with the Procedures and Requirements of COUNTY; and,

WHEREAS, by electing to enter into this Agreement, COUNTY shall bind future Boards of Supervisors of COUNTY by the obligations specified herein and limit the future exercise of certain governmental and proprietary powers of COUNTY; and,

WHEREAS, the terms and conditions of this Agreement have undergone extensive review by COUNTY and the Board of Supervisors and have been found to be fair, just and reasonable;

and,

WHEREAS, the best interests of the citizens of Riverside County and the public health, safety and welfare will be served by entering into this Agreement; and,

WHEREAS, all of the procedures of the California Environmental Quality Act (Public Resources Code, Section 21000 et seq.) have been met with respect to the Project and the Agreement; and,

WHEREAS, this Agreement and the Project are consistent with the Riverside County General Plan and any specific plan applicable thereto; and,

WHEREAS, all actions taken and approvals given by COUNTY have been duly taken or approved in accordance with all applicable legal requirements for notice, public hearings, findings, votes, and other procedural matters; and,

WHEREAS, this Agreement will confer substantial private benefits on OWNER by granting vested rights to develop the Property in accordance with the provisions of this Agreement; and,

WHEREAS, OWNER proposes to develop the Property to be used for the Commercial Cannabis Activity described in Exhibit E (“the Development Plan”); and,

WHEREAS, Riverside County Ordinance 348.4898 (hereafter “Ordinance 348.4898”) establishes a regulatory permitting process for Commercial Cannabis Activities and prohibits all Commercial Cannabis Activities in all land use zones without the benefit of a land use permit issued by the COUNTY; and,

WHEREAS, Board of Supervisors Policy No. B-9 further sets forth provisions to be included in development agreements in order to implement applicable General Plan provisions, to ensure that the County does not disproportionately bear the burden of commercial cannabis activities throughout the County, to ensure the County receives public benefits for the commercial cannabis activities, to ensure there are adequate resources available for enforcement of permitted

and unpermitted commercial cannabis activities, and to give cannabis owners and property owners certainty as to the County’s requirements; and,

WHEREAS, this Agreement complies with the provisions of both Ordinance No. 348.4898 and Board Policy B-9; and,

WHEREAS, this Agreement will eliminate uncertainty in planning and provide for the orderly development of the Property, ensure progressive installation of necessary improvements, provide for public services appropriate to the development of the Project, and generally serve the purposes for which development agreements under Sections 65864, et seq. of the Government Code are intended; and,

WHEREAS, OWNER has incurred and will in the future incur substantial costs in order to assure development of the Property in accordance with this Agreement; and,

WHEREAS, OWNER has incurred and will in the future incur substantial costs in excess of the generally applicable requirements in order to assure vesting of legal rights to develop the Property in accordance with this Agreement.

COVENANTS

NOW, THEREFORE, in consideration of the above recitals and of the mutual covenants hereinafter contained and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. DEFINITIONS AND EXHIBITS.

1.1 Definitions. The following terms when used in this Agreement shall be defined as follows:

1.1.1 “Agreement” means this Development Agreement.

1.1.2 “Base Rate” means an amount equal to \$16.00 multiplied by the entire Cannabis Area, as shown in Exhibit “G” and which is payable to COUNTY annually

pursuant to Subsections 4.2.1 and 4.2.2 of this Agreement and increased annually by 2% from and after the date of this agreement.

1.1.3 “Commercial Cannabis Activity” means the cultivation, possession, manufacture, distribution, processing, storing, laboratory testing, packaging, labeling, transportation, delivery or sale of Cannabis and cannabis products as provided for in Ordinance No. 348, as amended through Ordinance No. 348.4898, and any other subsequently adopted zoning ordinance amendment or subsequently adopted zoning ordinance.

1.1.4 “Conditional Use Permit” means the land use permit required by COUNTY to conduct Commercial Cannabis Activities.

1.1.5 “COUNTY” means the County of Riverside, a political subdivision of the State of California.

1.1.6 “Development” means the improvement of the Property for the purposes of completing the structures, improvements and facilities comprising the Project including, but not limited to: grading; the construction of infrastructure and public facilities related to the Project whether located within or outside the Property; the construction or reconstruction of buildings and structures; the tenant improvements of structures, and the installation of landscaping. When authorized by a Subsequent Development Approval as provided by this Agreement, “development” includes the maintenance, repair, reconstruction or redevelopment of any building, structure, improvement or facility after the construction and completion thereof.

1.1.7 “Development Approvals” means all permits and other entitlements for use subject to approval or issuance by COUNTY in connection with use of the Property and for development of the Property for Commercial Cannabis Activities including, but not

limited to:

- (a) Conditional use permits, and site plans;
- (b) Zoning Amendments;
- (c) General Plan Amendments
- (d) Tentative and final subdivision and parcel maps;
- (e) Grading and building permits;
- (f) Any permits or entitlements necessary from the COUNTY;
- (g) Any easements necessary from COUNTY or any other land owner;
- (h) Specific plans and specific plan amendments;
- (i) Right of Entry agreements

1.1.8 “Development Exaction” means any requirement of the COUNTY in connection with or pursuant to any Land Use Regulation or Development Approval for the dedication of land, the construction of improvements or public facilities, or the payment of fees in order to lessen, offset, mitigate or compensate for the impacts of development on the environment or other public interests.

1.1.9 “Development Plan” means the Existing or Proposed Development Approvals and the Existing Land Use Regulations applicable to development of the Property.

1.1.10 “Effective Date” means the date this Agreement is recorded with the County Recorder.

1.1.11 “Existing Development Approvals” means all Development Approvals approved or issued prior to the Effective Date. Existing Development Approvals includes the Development Approvals incorporated herein as Exhibit “C” and all other Development

Approvals which are a matter of public record on the Effective Date.

1.1.12 “Existing Land Use Regulations” means all Land Use Regulations in effect on the Effective Date. Existing Land Use Regulations includes the Land Use Regulations incorporated herein as Exhibit “D” and all other Land Use Regulations which are a matter of public record on the Effective Date.

1.1.13 “Land Use Regulations” means all ordinances, resolutions, codes, rules, regulations and official policies of COUNTY governing the development and use of land, including, without limitation, the permitted use of land, the density or intensity of use, subdivision requirements, the maximum height and size of proposed buildings and structures, the provisions for reservation or dedication of land for public purposes, and the design, improvement and construction standards and specifications applicable to the development of the property. “Land Use Regulations” does not include any COUNTY ordinance, resolution, code, rule, regulation or official policy, governing:

- (a) The conduct of businesses, professions, and occupations;
- (b) Taxes and assessments;
- (c) The control and abatement of nuisances;
- (d) The granting of encroachment permits and the conveyance of rights and interests which provide for the use of or the entry upon public property;
- (e) The exercise of the power of eminent domain.

1.1.14 “Mortgagee” means a mortgagee of a mortgage, a beneficiary under a deed of trust or any other security-device lender, and their successors and assigns.

1.1.15 “OWNER” means the owner of the PROPERTY and the persons and

entities listed as OWNER on the first page of this Agreement. OWNER shall also include any of the following:

1. A person with an aggregate ownership interest of 20 percent or more in the Commercial Cannabis Activity for which a license or permit is being sought, unless the interest is solely a security, lien, or encumbrance.
2. The chief executive officer of a nonprofit or other entity for the Commercial Cannabis Activity.
3. A member of the board of directors of a nonprofit for the Commercial Cannabis Activity.
4. An individual who will be participating in the direction, control, or management of the person applying for a Commercial Cannabis Activity Conditional Use Permit or State license.”

1.1.16 “Project” means the development of the Property contemplated by the Development Plan as such Plan may be further defined, enhanced or modified pursuant to the provisions of this Agreement.

1.1.17 “Property” means the real property described on Exhibit “A” and shown on Exhibit “B” to this Agreement.

1.1.18 “Reservations of Authority” means the rights and authority excepted from the assurances and rights provided to OWNER under this Agreement and reserved to COUNTY under Section 3.5 of this Agreement.

1.1.19 “Subsequent Development Approvals” means all Development Approvals approved subsequent to the Effective Date in connection with development of the Property.

1.1.20 “Subsequent Land Use Regulations” means any Land Use Regulations adopted and effective after the Effective Date of this Agreement.

1.1.21 “Transfer” means sale, assignment, lease, sublease or any other transfer of a legal or equitable interest in the Property.

1.2 Exhibits. The following documents are attached to, and by this reference made a part of, this Agreement:

Exhibit “A” - Legal Description of the Property

Exhibit “B” - Map Showing Property and Its Location

Exhibit “C” - Existing Development Approvals

Exhibit “D” - Existing Land Use Regulations

Exhibit “E” - Commercial Cannabis Activity Site Plan & Description

Exhibit “F” - Applicable Annual Public Benefits Base Payments

Exhibit “G” - Commercial Cannabis Area calculation exhibit.

Exhibit “H” - Additional Public Benefits Exhibit

2. GENERAL PROVISIONS.

2.1 Binding Effect of Agreement. The Property is hereby made subject to this Agreement. Development of the Property is hereby authorized and shall be carried out only in accordance with the terms of this Agreement.

2.2 Ownership of Property. OWNER represents and covenants that it is the owner of a legal or equitable interest in the Property or a portion thereof.

2.3 Term. This Agreement shall commence on the Effective Date and shall continue for a period of ten years thereafter, unless this term is modified or extended for one additional five year term pursuant to the provisions of this Agreement and so long as the Project is in compliance with all applicable conditions of approval and County ordinances.

2.4 Transfer.

2.4.1 Right to Transfer. OWNER shall have the right to transfer the Property in whole or in part (provided that no such partial transfer shall violate the Subdivision Map Act, Government Code Section 66410, et seq., or Riverside County Ordinance No. 460) to any person, partnership, joint venture, firm or corporation at any time during the term of this Agreement; provided, however, that any such transfer shall include the assignment and assumption of the rights, duties and obligations arising under or from this Agreement and be made in strict compliance with the following conditions precedent:

(a) No transfer of any right or interest under this Agreement shall be made unless made together with the sale, transfer or assignment of all or a part of the Property.

(b) Concurrent with any such transfer or within fifteen (15) business days thereafter, OWNER shall notify COUNTY, in writing, of such transfer and shall provide COUNTY with an executed agreement by the transferee, in a form reasonably acceptable to COUNTY, providing therein that the transferee expressly and unconditionally assumes all the duties and obligations of OWNER under this Agreement.

Any transfer not made in strict compliance with the foregoing conditions shall constitute a default by OWNER under this Agreement. Notwithstanding the failure of any transferee to execute the agreement required by Paragraph (b) of this Subsection 2.4.1, the burdens of this Agreement shall be binding upon such transferee, but the benefits of this Agreement shall not inure to such transferee until and unless such agreement is executed.

2.4.2 Release of Transferring Owner. Notwithstanding any transfer, a transferring OWNER shall continue to be obligated under this Agreement unless such

transferring OWNER is given a release in writing by COUNTY, which release shall be provided by COUNTY upon the full satisfaction by such transferring OWNER of the following conditions:

(a) OWNER no longer has a legal or equitable interest in all or any part of the Property.

(b) OWNER is not then in default under this Agreement.

(c) OWNER has provided COUNTY with the notice and executed agreement required under Paragraph (b) of Subsection 2.4.1 above.

(d) The transferee provides COUNTY with security equivalent to any security previously provided by OWNER to secure performance of its obligations hereunder.

2.4.3 Subsequent Transfer. Any subsequent transfer after an initial transfer shall be made only in accordance with and subject to the terms and conditions of this Section.

2.5 Amendment or Cancellation of Agreement. This Agreement may be amended or cancelled in whole or in part only by written consent of all parties in the manner provided for in Government Code Section 65868. This provision shall not limit any remedy of COUNTY or OWNER as provided by this Agreement.

2.6 Termination. This Agreement shall be deemed terminated and of no further effect upon the occurrence of any of the following events:

(a) Expiration of the stated term of this Agreement as set forth in Section 2.3.

(b) Entry of a final judgment by a court of competent jurisdiction setting aside, voiding or annulling the adoption of the ordinance approving this Agreement. For purposes of clarity this termination section excludes entry of a final judgment by a

court of competent jurisdiction setting aside, voiding or annulling the adoption of Board of Supervisors' Policy No. B-9.

(c) The adoption of a referendum measure overriding or repealing the ordinance approving this Agreement.

(d) OWNER's election to terminate this Agreement. If OWNER elects not to develop all or a portion of the Property as a Commercial Cannabis Activity, OWNER shall provide notice of such election to the COUNTY, such notice by OWNER shall (i) seek to terminate this Agreement as to the portion of the Property that is the subject of such notice of termination; and (ii) shall acknowledge that the Conditional Use Permit (CUP No. 190011) shall be null and void as to the Property that is the subject of such notice of termination. Following receipt of OWNER's notice of election to terminate this Agreement, OWNER and COUNTY shall execute an appropriate instrument in recordable form evidencing such termination, and shall cause such instrument to be an amendment to this Agreement to be processed in accordance with COUNTY's "Procedures and Requirements for the Consideration of Development Agreements (Commercial Cannabis Activities)" set forth in Resolution No. 2019-037.

(e) When OWNER no longer has a legal or equitable interest in the Property or has ceased operations on the Property for a period of ninety (90) consecutive days and no evidence demonstrating continuing and ongoing use of the Property consistent with the approved Conditional Use Permit No. 190011.

(f) Federal Enforcement of the Federal Controlled Substances Act against OWNER or the COUNTY. The parties understand that cannabis is still classified as a Schedule I Drug under the Federal Controlled Substances Act, 21

U.S.C. §§ 801 et seq. In the event there is federal enforcement of the Federal Controlled Substances Act against the COUNTY for the COUNTY's enactment of a comprehensive, regulatory framework for commercial cannabis activities or against OWNER for OWNER's own commercial cannabis activities, this Agreement shall be deemed terminated and of no further effect.

(g) Revocation of a Commercial Cannabis Activity Conditional Use Permit or State License.

Upon the termination of this Agreement, no party shall have any further right or obligation hereunder except with respect to any obligation to have been performed prior to such termination or with respect to any default in the performance of the provisions of this Agreement which has occurred prior to such termination or with respect to any obligations which are specifically set forth as surviving this Agreement.

2.7 Notices.

(a) As used in this Agreement, "notice" includes, but is not limited to, the communication of notice, request, demand, approval, statement, report, acceptance, consent, waiver, appointment or other communication required or permitted hereunder.

(b) All notices shall be in writing and shall be considered given either:

(i) when delivered in person to the recipient named below; (ii) on the date of delivery shown on the return receipt, after deposit in the United States mail in a sealed envelope as either registered or certified mail with return receipt requested, and postage and postal charges prepaid, and addressed to the recipient named below; (iii) on the next business day when delivered by overnight United States mail or courier service; or (iv) on the date of delivery shown in the facsimile records of the party sending the facsimile after transmission by facsimile to the recipient named below. All notices shall be addressed as follows:

If to COUNTY:

Clerk of the Board of Supervisors
Riverside County Administrative Center
4080 Lemon Street, First Floor
Riverside, CA 92502
Fax No. (951) 955-1071

with copies to:

County Executive Officer
Riverside County Administrative Center
4080 Lemon Street, 4th Floor
Riverside, CA 92501
Fax No. (951) 955-1105

and

Assistant TLMA Director — Planning and Land Use
Transportation and Land Management Agency
Riverside County Administrative Center,
4080 Lemon Street, 12th Floor
Riverside, CA 92501
Fax No. (951) 955-1817

and

County Counsel
County of Riverside
3960 Orange Street, Suite 500
Riverside, CA 92501
Fax No. (951) 955-6363

If to OWNER:

Chad Franks
24092 La Hermosa Avenue
Laguna Niguel, CA 92677

(c) Either party may, by notice given at any time, require subsequent notices to be given to another person or entity, whether a party or an officer or representative of

a party, or to a different address, or both. Notices given before actual receipt of notice of change shall not be invalidated by any such change.

3. DEVELOPMENT OF THE PROPERTY.

3.1 Rights to Develop. Subject to the terms of this Agreement including the Reservations of Authority, OWNER shall have a vested right to develop the Property in accordance with, and to the extent of, the Development Plan. The Existing Development Approvals shall not expire and shall remain valid for the Term of this Agreement so long as the Project remains in compliance with all conditions of approval for the Existing Development Approvals and in compliance with this Agreement. The Project shall remain subject to all Subsequent Development Approvals required to complete the Project as contemplated by the Development Plan. Except as otherwise provided in this Agreement, the permitted uses of the Property, the density and intensity of use, the maximum height and size of proposed buildings and structures, and provisions for reservation and dedication of land for public purposes shall be those set forth in the Development Plan.

3.2 Effect of Agreement on Land Use Regulations. Except as otherwise provided under the terms of this Agreement including the Reservations of Authority, the rules, regulations and official policies governing permitted uses of the Property, the density and intensity of use of the Property, the maximum height and size of proposed buildings and structures, and the design, improvement and construction standards and specifications applicable to development of the Property shall be the Existing Land Use Regulations. In connection with any Subsequent Development Approval, COUNTY shall exercise its discretion in accordance with the Development Plan, and as provided by this Agreement including, but not limited to, the Reservations of Authority. COUNTY shall accept for processing, review and action all applications for Subsequent Development Approvals, and such applications shall be processed in

the normal manner for processing such matters.

3.3 Timing of Development. The parties acknowledge that OWNER cannot at this time predict when or the rate at which phases of the Property will be developed. Such decisions depend upon numerous factors which are not within the control of OWNER, such as market orientation and demand, interest rates, absorption, completion and other similar factors. Since the California Supreme Court held in Pardee Construction Co. v. City of Camarillo (1984) 37 Cal.3d 465, that the failure of the parties therein to provide for the timing of development resulted in a later adopted initiative restricting the timing of development to prevail over such parties' agreement, it is the parties' intent to cure that deficiency by acknowledging and providing that OWNER shall have the right to develop the Property in such order and at such rate and at such times as OWNER deems appropriate within the exercise of its subjective business judgment.

3.4 Changes and Amendments. The parties acknowledge that refinement and further development of the Project will require Subsequent Development Approvals and may demonstrate that changes are appropriate and mutually desirable in the Existing Development Approvals. In the event OWNER finds that a change in the Existing Development Approvals is necessary or appropriate, OWNER shall apply for a Subsequent Development Approval to effectuate such change and COUNTY shall process and act on such application in accordance with the Existing Land Use Regulations, except as otherwise provided by this Agreement including the Reservations of Authority. If approved, any such change in the Existing Development Approvals shall be incorporated herein as an addendum to Exhibit "C", and may be further changed from time to time as provided in this Section. Unless otherwise required by law, as determined in COUNTY's reasonable discretion, a change to the Existing Development Approvals shall be deemed "minor" and not require an amendment to this Agreement provided such change does not:

- (a) Alter the permitted uses of the Property as a whole; or,

(b) Increase the density or intensity of use of the Property as a whole;

or,

(c) Increase the maximum height and size of permitted buildings or structures;

or,

(d) Delete a requirement for the reservation or dedication of land for public purposes within the Property as a whole; or,

(e) Constitute a project requiring a subsequent or supplemental environmental impact report pursuant to Section 21166 of the Public Resources Code.

3.5 Reservations of Authority.

3.5.1 Limitations. Reservations and Exceptions. Notwithstanding any other provision of this Agreement, the following Subsequent Land Use Regulations shall apply to the development of the Property.

(a) Processing fees and charges of every kind and nature imposed by COUNTY to cover the estimated actual costs to COUNTY of processing applications for Development Approvals or for monitoring compliance with any Development Approvals granted or issued.

(b) Procedural regulations relating to hearing bodies, petitions, applications, notices, findings, records, hearings, reports, recommendations, appeals and any other matter of procedure.

(c) Regulations governing construction standards and specifications including, without limitation, the Building Code, Plumbing Code, Mechanical Code, Electrical Code, Fire Code and Grading Code applicable in the County.

(d) Regulations imposing Development Exactions. Development

Exactions shall be applicable to development of the Property if such Development Exaction is applied uniformly to development, either throughout the COUNTY or within a defined area of benefit which includes the Property. No such subsequently adopted Development Exaction shall apply if its application to the Property would physically prevent development of the Property for the uses and to the density or intensity of development set forth in the Development Plan.

(e) Regulations which may be in conflict with the Development Plan but which are reasonably necessary to protect the public health and safety. To the extent possible, any such regulations shall be applied and construed so as to provide OWNER with the rights and assurances provided under this Agreement.

(f) Regulations which are not in conflict with the Development Plan. Any regulation, whether adopted by initiative or otherwise, limiting the rate or timing of development of the Property shall be deemed to conflict with the Development Plan and shall therefore not be applicable to the development of the Property.

(g) Regulations which are in conflict with the Development Plan provided OWNER has given written consent to the application of such regulations to development of the Property.

3.5.2 Subsequent Development Approvals. This Agreement shall not prevent COUNTY, in acting on Subsequent Development Approvals, from applying Subsequent Land Use Regulations which do not conflict with the Development Plan, nor shall this Agreement prevent COUNTY from denying or conditionally approving any Subsequent Development Approval on the basis of the Existing Land Use Regulations or any Subsequent Land Use Regulation not in conflict with the Development Plan.

3.5.3 Modification or Suspension by State or Federal Law. In the event that State or Federal laws or regulations, enacted after the Effective Date of this Agreement, prevent or preclude compliance with one or more of the provisions of this Agreement or require changes in plans, maps or permits approved by the COUNTY, such provisions of this Agreement shall be modified or suspended as may be necessary to comply with such State or Federal laws or regulations, provided, however, that this Agreement shall remain in full force and effect to the extent it is not inconsistent with such laws or regulations and to the extent such laws or regulations do not render such remaining provisions impractical to enforce.

3.5.4 Intent. The parties acknowledge and agree that COUNTY is restricted in its authority to limit its police power by contract and that the foregoing limitations, reservations and exceptions are intended to reserve to COUNTY all of its police power which cannot be so limited. This Agreement shall be construed, contrary to its stated terms if necessary, to reserve to COUNTY all such power and authority which cannot be restricted by contract.

3.5.5. Application of State and Local Regulatory Laws Governing Commercial Cannabis Activities. The operation of Commercial Cannabis Activities is a highly regulated business activity, and it is subject to various state and local laws and regulations. This Agreement does not, and the County cannot and does not intend to, give OWNER the right to continue its operations without complying with applicable state and local laws governing its operations. OWNER shall be responsible for obtaining, and maintaining throughout the entire term of this Agreement, all applicable state licenses, permits, approvals, and consents, even if the applicable state laws and regulations are altered following the Effective Date.

3.6. Public Works. If OWNER is required by this Agreement to construct any public works facilities which will be dedicated to COUNTY or any other public agency upon completion, and if required by applicable laws to do so, OWNER shall perform such work in the same manner and subject to the same requirements as would be applicable to COUNTY or such other public agency if it would have undertaken such construction.

3.7 Provision of Real Property Interests by COUNTY. In any instance where OWNER is required to construct any public improvement on land not owned by OWNER, OWNER shall at its sole cost and expense provide or cause to be provided, the real property interests necessary for the construction of such public improvements. In the event OWNER is unable, after exercising reasonable efforts to acquire the real property interests necessary for the construction of such public improvements, and if so instructed by OWNER and upon OWNER'S provision of adequate security for costs COUNTY may reasonably incur, COUNTY shall negotiate the purchase of the necessary real property interests to allow OWNER to construct the public improvements as required by this Agreement and, if necessary, in accordance with the procedures established by law, use its power of eminent domain to acquire such required real property interests. OWNER shall pay all costs associated with such acquisition or condemnation proceedings. This Section 3.7 is not intended by the parties to impose upon the OWNER an enforceable duty to acquire land or construct any public improvements on land not owned by OWNER, except to the extent that the OWNER elects to proceed with the development of the Project, and then only in accordance with valid conditions imposed by the COUNTY upon the development of the Project under the Subdivision Map Act, Government Code Section 66410 et seq., or other legal authority.

3.8 Regulation by Other Public Agencies. It is acknowledged by the parties that other public agencies not within the control of COUNTY possess authority to regulate aspects of the

development of the Property separately from or jointly with COUNTY and this Agreement does not limit the authority of such other public agencies. For example, pursuant to Government Code Section 66477 and Section 10.35 of Riverside County Ordinance No. 460, another local public agency may provide local park and recreation services and facilities and in that event, it is permitted, and therefore shall be permitted by the parties, to participate jointly with COUNTY to determine the location of land to be dedicated or in lieu fees to be paid for local park purposes, provided that COUNTY shall exercise its authority subject to the terms of this Agreement.

3.9 Tentative Tract Map Extension. Notwithstanding the provisions of Section 66452.6(a)(1) of the Government Code, regarding extensions of time for approved tentative maps subject to a development agreement, no tentative subdivision map or tentative parcel map, heretofore or hereafter approved in connection with development of the Property, shall be granted an extension of time except in accordance with the Subdivision Map Act and Existing Land Use Regulations.

3.10 Vesting Tentative Maps. If any tentative or final subdivision map, or tentative or final parcel map, heretofore or hereafter approved in connection with development of the Property, is a vesting map under the Subdivision Map Act (Government Code Section 66410, et seq.) and Riverside County Ordinance No. 460 and if this Agreement is determined by a final judgment to be invalid or unenforceable insofar as it grants a vested right to develop to OWNER, then and to that extent the rights and protections afforded OWNER under the laws and ordinances applicable to vesting maps shall supersede the provisions of this Agreement. Except as set forth immediately above, development of the Property shall occur only as provided in this Agreement, and the provisions in this Agreement shall be controlling over any conflicting provision of law or ordinance concerning vesting maps.

3.11 Request for Proposal Responses. Unless superseded by the terms of this Agreement, development of the Property shall be consistent with the Request for Proposal

Responses submitted to the COUNTY and associated with CAN 190042, incorporated herein by this reference.

4. PUBLIC BENEFITS.

4.1 Intent. The parties acknowledge and agree that development of the Property will detrimentally affect public interests which will not be fully addressed by the Development Plan and further acknowledge and agree that this Agreement confers substantial private benefits on OWNER which should be balanced by commensurate public benefits. Accordingly, the parties intend to provide consideration to the public to balance the private benefits conferred on OWNER by providing more fully for the satisfaction of public interests.

4.2 Public Benefits for Commercial Cannabis Activities.

4.2.1 Annual Public Benefit Base Payments. Prior to the issuance of the first grading permit or the first building permit, whichever occurs first, for any part of the Commercial Cannabis Activity, OWNER shall pay to COUNTY an amount equal to the Base Payment calculated per Section 1.1.2 of this Agreement (“Base Payment”); provided, however, that such initial annual Base Payment shall be prorated based on the number of whole months remaining between the date of payment and the first following June 30th.

4.2.2 Subsequent Annual Base Payments. The Annual Base Payments shall be subject to annual increases in an amount of 2%. Prior to the first July 1st following the initial Base Payment and each July 1st thereafter during the term of the Agreement, OWNER shall pay to COUNTY an amount equal to the Base Payment plus the 2% annual increase.

4.3 Annual Additional Public Benefits. OWNER shall perform Additional Public Benefits identified in Exhibit “H” that will benefit the community in which the Commercial Cannabis Activity is located. Prior to the issuance of the first grading permit or the first

building permit, whichever occurs first, for any part of the Commercial Cannabis Activity, OWNER shall pay to COUNTY an amount equal to the additional annual public benefit set forth in Exhibit “H” of this Agreement (“Additional Public Benefit”); provided, however, that such initial annual payment shall be prorated based on the number of whole months remaining between the date of payment and the first following June 30th.

4.3.1 Subsequent Annual Additional Public Benefits. The Additional Public Benefit payment provided in Exhibit “H” shall be subject to annual increases in an amount of 6%. Prior to the first July 1st following the initial Additional Public Benefit payment and each July 1st thereafter during the term of the Agreement, OWNER shall pay to COUNTY an amount equal to the Additional Public Benefit plus the 6% annual increase.

4.4 Taxes. Nothing herein shall be construed to relieve OWNER from paying and remitting all applicable federal, state and local taxes applicable to the Project, including but not limited to, income taxes, property taxes, local sales and use taxes, and any taxes imposed on cannabis activities and cannabis products pursuant to the Medicinal and Adult-Use Cannabis Regulation and Safety Act.

4.5 Assessments. Nothing herein shall be construed to relieve the Property from assessments levied against it by the County pursuant to any statutory procedure for the assessment of property to pay for infrastructure and/or services which benefit the Property.

4.6 New Taxes. Any subsequently enacted County taxes, including but not limited to any taxes on commercial cannabis activities, shall apply to the Project. In the event that County taxes are enacted specifically for commercial cannabis activities and cannabis products, the parties agree that this Agreement may be modified in accordance with Section 2.5 to reduce the OWNER’s total public benefit payment (the sum total of the Base Rate plus the Additional Public Benefit) by an amount equal to the amount of the tax imposed on the OWNER for commercial cannabis

activities and cannabis products. The parties acknowledge that the intent of being able to modify the Agreement in the event County taxes are enacted on commercial cannabis activities and cannabis products is to enable the authority to adjust the total public benefit amount due and payable under this Agreement by the OWNER.

4.7 Vote on Future Assessments and Fees. In the event that any assessment, fee or charge which is applicable to the Property is subject to Article XIID of the California Constitution and OWNER does not return its ballot, OWNER agrees, on behalf of itself and its successors that the County may count OWNER's ballot as affirmatively voting in favor of such assessment, fee or charge.

5. FINANCING OF PUBLIC IMPROVEMENTS. If deemed appropriate, COUNTY and OWNER will cooperate in the formation of any special assessment district, community facilities district or alternate financing mechanism to pay for the construction and/or maintenance and operation of public infrastructure facilities required as part of the Development Plan. OWNER also agrees that it will not initiate and/or cooperate in the formation of any such special assessment district, community facilities district or alternate financing mechanism involving any other public agency without the prior written consent of the COUNTY.

Should the Property be included within such a special assessment district, community facilities district or other financing entity, the following provisions shall be applicable:

(a) In the event OWNER conveys any portion of the Property and/or public facilities constructed on any portion of the Property to COUNTY or any other public entity and said Property is subject to payment of taxes and/or assessments, such taxes and/or assessments shall be paid in full by OWNER prior to completion of any such conveyance.

(b) If OWNER is in default in the payment of any taxes and/or assessments, OWNER shall be considered to be in default of this Agreement and COUNTY may, in its sole

discretion, initiate proceedings pursuant to Section 8.4 of this Agreement.

Notwithstanding the foregoing, it is acknowledged and agreed by the parties that nothing contained in this Agreement shall be construed as requiring COUNTY or the COUNTY Board of Supervisors to form any such district or to issue and sell bonds.

6. REVIEW FOR COMPLIANCE.

6.1 Annual Review. The TLMA Director, in consultation with the County Executive Officer and County Counsel, shall review this Agreement annually, on or before the Effective Date, in order to ascertain the good faith compliance by OWNER with the terms of the Agreement. In order to facilitate this review, OWNER shall submit an annual monitoring report, in a form specified by the TLMA Director providing all information necessary to evaluate such good faith compliance as determined by the TLMA Director. OWNER shall pay the annual review and administration fee set forth in Ordinance No. 671 prior to submission of each annual monitoring report. Prior to the issuance of any grading permit or building permit for any part of the Project, OWNER shall prepay a fee deposit and administration fee as set forth in Ordinance No. 671 (the "Monitoring Fee Prepayment"). The Monitoring Fee Prepayment shall be retained by the COUNTY until termination of this Agreement, may be used by the COUNTY at any time if there is a failure to pay any part of the annual monitoring and administration fees required under Ordinance No. 671, and shall be promptly replenished by OWNER up to the original required amount after notice by COUNTY to OWNER. Failure by OWNER to submit an annual monitoring report, on or before the Effective Date of each year in the form specified by the TLMA Director, to pay any part of the annual monitoring and administration fee required under Ordinance No. 671, to make the Monitoring Fee Prepayment or to replenish the Monitoring Fee Prepayment shall constitute a default by OWNER under this Agreement.

6.2 Special Review. The Board of Supervisors may order a special review of compliance with this Agreement at any time. The TLMA Director, in consultation with the County Executive Officer and County Counsel, shall conduct such special reviews.

6.3 Property Inspection. In accordance with applicable regulations set forth in the Medicinal and Adult Use Cannabis Regulation and Safety Act and upon twenty-four (24) hour written notice, OWNER shall allow COUNTY representatives access to the Property and all buildings and structures located on the Property to determine compliance with CUP No. 190011 and this Agreement.

6.4 Records Inspection. Upon written request by the COUNTY, OWNER shall provide records to the COUNTY demonstrating compliance with this Agreement, CUP No. 190011 and consistency with the Request for Proposal Responses associated with CAN 190042 including, but not limited to, ownership of Property, local hiring and local ownership programs.

6.5 Procedure.

(a) During either an annual review or a special review, OWNER shall be required to demonstrate good faith compliance with the terms of the Agreement. The burden of proof on this issue shall be on OWNER.

(b) Upon completion of an annual review or a special review, the TLMA Director shall submit a report to the Board of Supervisors setting forth the evidence concerning good faith compliance by OWNER with the terms of this Agreement and his recommended finding on that issue.

(c) If the Board finds on the basis of substantial evidence that OWNER has complied in good faith with the terms and conditions of this Agreement, the review shall be concluded.

(d) If the Board makes a preliminary finding that OWNER has not complied in good faith with the terms and conditions of this Agreement, the Board may modify or

terminate this Agreement as provided in Section 6.4 and Section 6.5. Notice of default as provided under Section 8.4 of this Agreement shall be given to OWNER prior to or concurrent with, proceedings under Section 6.4 and Section 6.5.

6.6 Proceedings Upon Modification or Termination. If, upon a preliminary finding under Section 6.3, COUNTY determines to proceed with modification or termination of this Agreement, COUNTY shall give written notice to OWNER of its intention so to do. The notice shall be given at least ten calendar days prior to the scheduled hearing and shall contain:

- (a) The time and place of the hearing;
- (b) A statement as to whether or not COUNTY proposes to terminate or to modify the Agreement; and,
- (c) Such other information as is reasonably necessary to inform OWNER of the nature of the proceeding.

6.7 Hearing on Modification or Termination. At the time and place set for the hearing on modification or termination, OWNER shall be given an opportunity to be heard and shall be entitled to present written and oral evidence. OWNER shall be required to demonstrate good faith compliance with the terms and conditions of this Agreement. The burden of proof on this issue shall be on OWNER. If the Board of Supervisors finds, based upon substantial evidence, that OWNER has not complied in good faith with the terms or conditions of the Agreement, the Board may terminate this Agreement or modify this Agreement and impose such conditions as are reasonably necessary to protect the interests of the County. The decision of the Board of Supervisors shall be final, subject only to judicial review pursuant to Section 1094.5 of the Code of Civil Procedure.

6.8 Certificate of Agreement Compliance. If, at the conclusion of an annual or special review, OWNER is found to be in compliance with this Agreement, COUNTY shall, upon request

by OWNER, issue a Certificate of Agreement Compliance (“Certificate”) to OWNER stating that after the most recent annual or special review and based upon the information known or made known to the TLMA Director and Board of Supervisors that (1) this Agreement remains in effect and (2) OWNER is not in default. The Certificate shall be in recordable form, shall contain information necessary to communicate constructive record notice of the finding of compliance, shall state whether the Certificate is issued after an annual or a special review and shall state the anticipated date of commencement of the next annual review. OWNER may record the Certificate with the County Recorder. Whether or not the Certificate is relied upon by transferees or OWNER, COUNTY shall not be bound by a Certificate if a default existed at the time of the Periodic or Special Review, but was concealed from or otherwise not known to the TLMA Director or Board of Supervisors.

7. INCORPORATION AND ANNEXATION.

7.1 Intent. If all or any portion of the Property is annexed to or otherwise becomes a part of a city or another county, it is the intent of the parties that this Agreement shall survive and be binding upon such other jurisdiction.

7.2 Incorporation. If at any time during the term of this Agreement, a city is incorporated comprising all or any portion of the Property, the validity and effect of this Agreement shall be governed by Section 65865.3 of the Government Code.

7.3 Annexation. OWNER and COUNTY shall oppose, in accordance with the procedures provided by law, the annexation to any city of all or any portion of the Property unless both OWNER and COUNTY give written consent to such annexation.

8. DEFAULT AND REMEDIES.

8.1 Remedies in General. It is acknowledged by the parties that COUNTY would not

have entered into this Agreement if it were to be liable in damages under this Agreement, or with respect to this Agreement or the application thereof.

In general, each of the parties hereto may pursue any remedy at law or equity available for the breach of any provision of this Agreement, except that COUNTY shall not be liable in damages to OWNER, or to any successor in interest of OWNER, or to any other person, and OWNER covenants not to sue for damages or claim any damages:

- (a) For any breach of this Agreement or for any cause of action which arises out of this Agreement; or
- (b) For the taking, impairment or restriction of any right or interest conveyed or provided under or pursuant to this Agreement; or
- (c) Arising out of or connected with any dispute, controversy or issue regarding the application, validity, interpretation or effect of the provisions of this Agreement.

Notwithstanding anything in this Article 8 to the contrary, OWNER's liability to COUNTY in connection with this Agreement shall be limited to direct damages and shall exclude any other liability, including without limitation liability for special, indirect, punitive or consequential damages in contract, tort, warranty, strict liability or otherwise.

8.2 Specific Performance. The parties acknowledge that money damages and remedies at law generally are inadequate and specific performance and other non-monetary relief are particularly appropriate remedies for the enforcement of this Agreement and should be available to all parties for the following reasons:

- (a) Money damages are unavailable against COUNTY as provided in Section 8.1 above.
- (b) Due to the size, nature and scope of the project, it may not be practical or possible to restore the Property to its natural condition once implementation of this

Agreement has begun. After such implementation, OWNER may be foreclosed from other choices it may have had to utilize the Property or portions thereof. OWNER has invested significant time and resources and performed extensive planning and processing of the Project in agreeing to the terms of this Agreement and will be investing even more significant time and resources in implementing the Project in reliance upon the terms of this Agreement, and it is not possible to determine the sum of money which would adequately compensate OWNER for such efforts.

8.3 General Release. Except for non-damage remedies, including the remedy of specific performance and judicial review as provided for in Section 8, OWNER, for itself, its successors and assignees, hereby releases the COUNTY, its officers, agents, employees, and independent contractors from any and all claims, demands, actions, or suits of any kind or nature whatsoever arising out of any liability, known or unknown, present or future, including, but not limited to, any claim or liability, based or asserted, pursuant to Article I, Section 19 of the California Constitution, the Fifth Amendment of the United States Constitution, or any other law or ordinance which seeks to impose any other monetary liability or damages, whatsoever, upon the COUNTY because it entered into this Agreement or because of the terms of this Agreement. OWNER hereby waives the provisions of Section 1542 of the Civil Code which provides:

A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS THAT THE CREDITOR OR RELEASING PARTY DOES NOT KNOW OR SUSPECT TO EXIST IN HIS OR HER FAVOR AT THE TIME OF EXECUTING THE RELEASE AND THAT, IF KNOWN BY HIM OR HER WOULD HAVE MATERIALLY AFFECTED HIS OR HER SETTLEMENT WITH THE DEBTOR OR RELEASED PARTY.

OWNER Initials

OWNER Initials

OWNER Initials

8.4 Termination or Modification of Agreement for Default of OWNER. Subject to the provisions contained in Subsection 2.5 herein, COUNTY may terminate or modify this Agreement for any failure of OWNER to perform any material duty or obligation of OWNER under this Agreement, or to comply in good faith with the terms of this Agreement (hereinafter referred to as “default”); provided, however, COUNTY may terminate or modify this Agreement pursuant to this Section only after providing written notice to OWNER of default setting forth the nature of the default and the actions, if any, required by OWNER to cure such default and, where the default can be cured, OWNER has failed to take such actions and cure such default within 60 days after the effective date of such notice or, in the event that such default cannot be cured within such 60 day period but can be cured within a longer time, has failed to commence the actions necessary to cure such default within such 60 day period and to diligently proceed to complete such actions and cure such default.

8.5 Termination of Agreement for Default of COUNTY. OWNER may terminate this Agreement only in the event of a default by COUNTY in the performance of a material term of this Agreement and only after providing written notice to COUNTY of default setting forth the nature of the default and the actions, if any, required by COUNTY to cure such default and, where the default can be cured, COUNTY has failed to take such actions and cure such default within 60

days after the effective date of such notice or, in the event that such default cannot be cured within such 60 day period but can be cured within a longer time, has failed to commence the actions necessary to cure such default within such 60 day period and to diligently proceed to complete such actions and cure such default.

8.6 Attorneys' Fees. In any action at law or in equity to enforce or interpret this Agreement, or otherwise arising out of this Agreement, including without limitation any action for declaratory relief or petition for writ of mandate, the parties shall bear their own attorneys' fees.

9. THIRD PARTY LITIGATION.

9.1 General Plan Litigation. COUNTY has determined that this Agreement is consistent with its General Plan, and that the General Plan meets all requirements of law. OWNER has reviewed the General Plan and concurs with COUNTY's determination. The parties acknowledge that:

(a) Litigation may be filed challenging the legality, validity and adequacy of the General Plan; and,

(b) If successful, such challenges could delay or prevent the performance of this Agreement and the development of the Property.

COUNTY shall have no liability in damages under this Agreement for any failure of COUNTY to perform under this Agreement or the inability of OWNER to develop the Property as contemplated by the Development Plan of this Agreement as the result of a judicial determination that on the Effective Date, or at any time thereafter, the General Plan, or portions thereof, are invalid or inadequate or not in compliance with law.

9.2 Third Party Litigation Concerning Agreement. OWNER shall defend, at its expense, including attorneys' fees, indemnify, and hold harmless COUNTY, its officers, agents, employees and independent contractors from any claim, action or proceeding against COUNTY,

its officers, agents, employees or independent contractors to attack, set aside, void, or annul the approval of this Agreement or the approval of any permit granted pursuant to this Agreement. COUNTY shall promptly notify OWNER of any such claim, action or proceeding, and COUNTY shall cooperate in the defense. If COUNTY fails to promptly notify OWNER of any such claim, action or proceeding, or if COUNTY fails to cooperate in the defense, OWNER shall not thereafter be responsible to defend, indemnify, or hold harmless COUNTY. COUNTY may in its discretion participate in the defense of any such claim, action or proceeding.

9.3 Indemnity. In addition to the provisions of 9.2 above, OWNER shall indemnify and hold COUNTY, its officers, agents, employees and independent contractors free and harmless from any liability whatsoever, based or asserted upon any act or omission of OWNER, its officers, agents, employees, subcontractors and independent contractors, for property damage, bodily injury, or death (OWNER's employees included) or any other element of damage of any kind or nature, relating to or in any way connected with or arising from the activities contemplated hereunder, including, but not limited to, the study, design, engineering, construction, completion, failure and conveyance of the public improvements, save and except claims for damages arising through the sole active negligence or sole willful misconduct of COUNTY. OWNER shall defend, at its expense, including attorneys' fees, COUNTY, its officers, agents, employees and independent contractors in any legal action based upon such alleged acts or omissions. COUNTY may in its discretion participate in the defense of any such legal action.

9.4 Environment Assurances. OWNER shall indemnify and hold COUNTY, its officers, agents, employees and independent contractors free and harmless from any liability, based or asserted, upon any act or omission of OWNER, its officers, agents, employees, subcontractors, predecessors in interest, successors, assigns and independent contractors for any violation of any federal, state or local law, ordinance or regulation relating to industrial hygiene or to environmental

conditions on, under or about the Property, including, but not limited to, soil and groundwater conditions, and OWNER shall defend, at its expense, including attorneys' fees, COUNTY, its officers, agents, employees and independent contractors in any action based or asserted upon any such alleged act or omission. COUNTY may in its discretion participate in the defense of any such action.

9.5 Reservation of Rights. With respect to Sections 9.2, 9.3 and 9.4 herein, COUNTY reserves the right to either (1) approve the attorney(s) which OWNER selects, hires or otherwise engages to defend COUNTY hereunder, which approval shall not be unreasonably withheld, or (2) conduct its own defense, provided, however, that OWNER shall reimburse COUNTY forthwith for any and all reasonable expenses incurred for such defense, including attorneys' fees, upon billing and accounting therefor.

9.6 Survival. The provisions of Sections 8.1 through 8.3, inclusive, Section 8.6 and Sections 9.1 through 9.6, inclusive, shall survive the termination of this Agreement.

10. MORTGAGEE PROTECTION.

The parties hereto agree that this Agreement shall not prevent or limit OWNER, in any manner, at OWNER's sole discretion, from encumbering the Property or any portion thereof or any improvement thereon by any mortgage, deed of trust or other security device securing financing with respect to the Property. COUNTY acknowledges that the lenders providing such financing may require certain Agreement interpretations and modifications and agrees upon request, from time to time, to meet with OWNER and representatives of such lenders to negotiate in good faith any such request for interpretation or modification. COUNTY will not unreasonably withhold its consent to any such requested interpretation or modification provided such interpretation or modification is consistent with the intent and purposes of this Agreement. Any Mortgagee of the Property shall be entitled to the following rights and privileges:

(a) Neither entering into this Agreement nor a breach of this Agreement shall defeat, render invalid, diminish or impair the lien of any mortgage on the Property made in good faith and for value, unless otherwise required by law.

(b) The Mortgagee of any mortgage or deed of trust encumbering the Property, or any part thereof, which Mortgagee, has submitted a request in writing to the COUNTY in the manner specified herein for giving notices, shall be entitled to receive written notification from COUNTY of any default by OWNER in the performance of OWNER's obligations under this Agreement.

(c) If COUNTY timely receives a request from a Mortgagee requesting a copy of any notice of default given to OWNER under the terms of this Agreement, COUNTY shall provide a copy of that notice to the Mortgagee within ten (10) days of sending the notice of default to OWNER. The Mortgagee shall have the right, but not the obligation, to cure the default during the remaining cure period allowed such party under this Agreement.

(d) Any Mortgagee who comes into possession of the Property, or any part thereof, pursuant to foreclosure of the mortgage or deed of trust, or deed in lieu of such foreclosure, shall take the Property, or part thereof, subject to the terms of this Agreement. No Mortgagee (including one who acquires title or possession to the Property, or any portion thereof, by foreclosure, trustee's sale, deed in lieu of foreclosure, lease termination, eviction or otherwise) shall have any obligation to construct or complete construction of improvements, or to guarantee such construction or completion; provided, however, that a Mortgagee shall not be entitled to devote the Property to solar power plant use except in full compliance with this Agreement. A Mortgagee in possession shall not have an obligation or duty under this Agreement to perform any of OWNER's obligations or other affirmative covenants of OWNER hereunder, or to guarantee such performance; provided, however, that to the extent that any covenant to be performed by OWNER is a condition precedent to the performance of a covenant by COUNTY, the performance thereof

shall continue to be a condition precedent to COUNTY's performance hereunder. All payments called for under Section 4 of this Agreement shall be a condition precedent to COUNTY's performance under this Agreement. Any transfer by any Mortgagee in possession shall be subject to the provisions of Section 2.4 of this Agreement.

11. MISCELLANEOUS PROVISIONS.

11.1 Recordation of Agreement. This Agreement and any amendment, modification, termination or cancellation thereof shall be recorded with the County Recorder by the Clerk of the Board of Supervisors within the period required by Section 65868.5 of the Government Code.

11.2 Entire Agreement. This Agreement sets forth and contains the entire understanding and agreement of the parties, and there are no oral or written representations, understandings or ancillary covenants, undertakings or agreements which are not contained or expressly referred to herein. No testimony or evidence of any such representations, understandings or covenants shall be admissible in any proceeding of any kind or nature to interpret or determine the terms or conditions of this Agreement.

11.3 Severability. If any term, provision, covenant or condition of this Agreement shall be determined invalid, void or unenforceable, the remainder of this Agreement shall not be affected thereby to the extent such remaining provisions are not rendered impractical to perform taking into consideration the purposes of this Agreement. Notwithstanding the foregoing, the provision of the Public Benefits set forth in Sections 4.2 and 4.3 of this Agreement, including the payments set forth therein, are essential elements of this Agreement and COUNTY would not have entered into this Agreement but for such provisions, and therefore in the event such provisions are determined to be invalid, void or unenforceable, this entire Agreement shall be null and void and of no force and effect whatsoever.

11.4 Interpretation and Governing Law. This Agreement and any dispute arising hereunder shall be governed and interpreted in accordance with the laws of the State of California. This Agreement shall be construed as a whole according to its fair language and common meaning to achieve the objectives and purposes of the parties hereto, and the rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be employed in interpreting this Agreement, all parties having been represented by counsel in the negotiation and preparation hereof.

11.5 Section Headings. All section headings and subheadings are inserted for convenience only and shall not affect any construction or interpretation of this Agreement.

11.6 Gender and Number. As used herein, the neuter gender includes the masculine and feminine, the feminine gender includes the masculine, and the masculine gender includes the feminine. As used herein, the singular of any word includes the plural.

11.7 Joint and Several Obligations. If this Agreement is signed by more than one OWNER, all obligations of such OWNERS under this Agreement shall be joint and several, and the default of any such OWNER shall be the default of all such OWNERS.

11.8 Time of Essence. Time is of the essence in the performance of the provisions of this Agreement as to which time is an element.

11.9 Waiver. Failure by a party to insist upon the strict performance of any of the provisions of this Agreement by the other party, or the failure by a party to exercise its rights upon the default of the other party; shall not constitute a waiver of such party's right to insist and demand strict compliance by the other party with the terms of this Agreement thereafter.

11.10 No Third Party Beneficiaries. Unless expressly stated herein, this Agreement is made and entered into for the sole protection and benefit of the parties and their successors and assigns. No other person shall have any right of action based upon any provision of this Agreement.

11.11 Force Majeure. Neither party shall be deemed to be in default where failure or delay in performance of any of its obligations under this Agreement is caused by floods, earthquakes, other Acts of God, fires, wars, riots or similar hostilities, strikes and other labor difficulties beyond the party's control, (including the party's employment force). If any such events shall occur, the term of this Agreement and the time for performance by either party of any of its obligations hereunder may be extended by the written agreement of the parties for the period of time that such events prevented such performance, provided that the term of this Agreement shall not be extended under any circumstances for more than five (5) years.

11.12 Mutual Covenants. The covenants contained herein are mutual covenants and also constitute conditions to the concurrent or subsequent performance by the party benefited thereby of the covenants to be performed hereunder by such benefited party.

11.13 Successors in Interest. The burdens of this Agreement shall be binding upon, and the benefits of this Agreement shall inure to, all successors in interest to the parties to this Agreement. All provisions of this Agreement shall be enforceable as equitable servitudes and constitute covenants running with the land. Each covenant to do or refrain from doing some act hereunder with regard to development of the Property: (a) is for the benefit of and is a burden upon every portion of the Property; (b) runs with the Property and each portion thereof; and, (c) is binding upon each party and each successor in interest during ownership of the Property or any portion thereof.

11.14 Counterparts. This Agreement may be executed by the parties in counterparts, which counterparts shall be construed together and have the same effect as if all of the parties had executed the same instrument.

11.15 Jurisdiction and Venue. Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of

any provision of this Agreement shall be filed and tried in the Riverside Historic Courthouse of the Superior Court of the County of Riverside, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court.

11.16 Project as a Private Undertaking. It is specifically understood and agreed by and between the parties hereto that the development of the Project is a private development, that neither party is acting as the agent of the other in any respect hereunder, and that each party is an independent contracting entity with respect to the terms, covenants and conditions contained in this Agreement. No partnership, joint venture or other association of any kind is formed by this Agreement. The only relationship between COUNTY and OWNER is that of a government entity regulating the development of private property and the owner of such property.

11.17 Further Actions and Instruments. Each of the parties shall cooperate with and provide reasonable assistance to the other to the extent contemplated hereunder in the performance of all obligations under this Agreement and the satisfaction of the conditions of this Agreement. Upon the request of either party at any time, the other party shall promptly execute, with acknowledgement or affidavit if reasonably required, and file or record such required instruments and writings and take any actions as may be reasonably necessary under the terms of this Agreement to carry out the intent and to fulfill the provisions of this Agreement or to evidence or consummate the transactions contemplated by this Agreement.

11.18 Eminent Domain. No provision of this Agreement shall be construed to limit or restrict the exercise by COUNTY of its power of eminent domain. As used herein, "Material Condemnation" means a condemnation of all or a portion of the Property that will have the effect of preventing development of the Project in accordance with this Agreement. In the event of a Material Condemnation, OWNER may (i) request the COUNTY to amend this Agreement and/or to amend the Development Plan, which amendment shall not be unreasonably withheld, (ii) decide,

in its sole discretion, to challenge the condemnation, or (iii) request that COUNTY agree to terminate this Agreement by mutual agreement, which agreement shall not be unreasonably withheld, by giving a written request for termination to the COUNTY.

11.19 Agent for Service of Process. In the event OWNER is not a resident of the State of California or it is an association, partnership or joint venture without a member, partner or joint venturer resident of the State of California, or it is a foreign corporation, then in any such event, OWNER shall file with the TLMA Director, upon its execution of this Agreement, a designation of a natural person residing in the State of California, giving his or her name, residence and business addresses, as its agent for the purpose of service of process in any court action arising out of or based upon this Agreement, and the delivery to such agent of a copy of any process in any such action shall constitute valid service upon OWNER. If for any reason service of such process upon such agent is not feasible, then in such event OWNER may be personally served with such process out of this County and such service shall constitute valid service upon OWNER. OWNER is amenable to the process so served, submits to the jurisdiction of the Court so obtained and waives any and all objections and protests thereto. OWNER for itself, assigns and successors hereby waives the provisions of the Hague Convention (Convention on the Service Abroad of Judicial and Extra Judicial Documents in Civil or Commercial Matters, 20 U .S.T. 361, T.I.A.S. No. 6638).

11.20 Designation of COUNTY Officials. Except for functions to be performed by the Board of Supervisors, COUNTY may, at any time and in its sole discretion, substitute any COUNTY official to perform any function identified in this Agreement as the designated responsibility of any other official. COUNTY shall provide notice of such substitution pursuant to Section 2.7; provided, however, the failure to give such notice shall not affect the authority of the substitute official in any way.

11.21 Authority to Execute. The person executing this Agreement on behalf of OWNER warrants and represents that he has the authority to execute this Agreement on behalf of his corporation, partnership or business entity and warrants and represents that he has the authority to bind OWNER to the performance of its obligations hereunder.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year set forth below.

COUNTY OF RIVERSIDE, a political subdivision of the State of California

Dated: _____

By _____
V. Manuel Perez
Chairman, Board of Supervisors

ATTEST:

KECIA HARPER
Clerk of the Board

By _____
Deputy
(SEAL)

Dated: _____

OWNER: Khurana Family, LLC,
a California limited liability company

By: _____
Surinder Pal Singh
Manager

Dated: _____

OWNER: Healthy Desert Enterprise, LLC,
a California limited liability company

By: _____
Douglas P. Heldoorn
Manager

Dated: _____

OWNER: Chad Franks

By: _____
Chad Franks

(ALL SIGNATURES SHALL BE ACKNOWLEDGED BEFORE A NOTARY PUBLIC.
EXECUTION ON BEHALF OF ANY CORPORATION SHALL BE BY TWO
CORPORATE OFFICERS.)

EXHIBIT "A"

Development Agreement No. 1900007

LEGAL DESCRIPTION OF PROPERTY

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

ALL THAT PORTION OF LOT 145 OF SOUTHERN CALIFORNIA COLONY ASSOCIATION AS SHOWN BY MAP RECORDED IN BOOK 7, PAGE 3 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WESTERLY LINE OF COLTON AVENUE AND LOT LINE BETWEEN LOT 134 AND LOT 145 OF SAID LANDS OF SOUTHERN CALIFORNIA COLONY ASSOCIATION;
THENCE NORTH 29° 00' EAST ON THE WESTERLY LINE OF SAID COLTON AVENUE, 100.76 FEET FOR THE POINT OF BEGINNING;
THENCE NORTH 61° 00' WEST, 616.2 FEET;
THENCE NORTH 58° 57' EAST 175.75 FEET;
THENCE SOUTH 61° 00' EAST 528.4 FEET, MORE OR LESS TO SAID WESTERLY LINE OF COLTON AVENUE;
THENCE SOUTH 29° 00' WEST ALONG SAID WESTERLY LINE OF COLTON AVENUE, 152.24 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE PORTION THEREOF, PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WESTERLY LINE OF COLTON AVENUE WITH THE LOT LINE BETWEEN LOTS 134 AND 145 OF SAID LANDS OF SOUTHERN CALIFORNIA COLONY ASSOCIATION;
THENCE NORTH 20° 00' EAST ALONG THE WESTERLY LINE OF SAID COLTON AVENUE, 108 FEET FOR THE POINT OF BEGINNING;
THENCE NORTH 61° 00' WEST, 230 FEET;
THENCE NORTH 29° 00' EAST, 145 FEET;
THENCE SOUTH 61° 00' EAST, 230 FEET TO A POINT ON SAID WESTERLY LINE OF COLTON AVENUE;
THENCE SOUTH 29° 00' WEST ALONG SAID WESTERLY LINE OF COLTON AVENUE; 145 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM A RIGHT OF WAY FOR DRIVEWAY PURPOSES OVER THE 7.24 FOOT STRIP OF LAND ADJOINING SAID EXPECTED PARCEL ON THE SOUTH AS GRANTED TO FRANK A. GLEICH AND MAUDIE K. GLEICH, HIS WIFE, BY DEED RECORDED AUGUST 10, 1936 IN BOOK 288, PAGE 370 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED FEBRUARY 3, 1960 AS INSTRUMENT NO. 9279 OF OFFICIAL

RECORDS.

PARCEL 2:

ALL THAT PORTION OF LOT 145 OF LANDS OF SOUTHERN CALIFORNIA COLONY ASSOCIATION, AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 3 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE COMMON CORNER OF LOTS 146 AND 145 OF SAID LANDS OF SOUTHERN CALIFORNIA COLONY ASSOCIATION, IN THE CENTER OF COLTON AVENUE;
THENCE SOUTH 29° 00' WEST ALONG SAID CENTERLINE OF COLTON AVENUE, 407.15 FEET;
THENCE NORTH 61° 00' WEST, 563.4 FEET FOR THE POINT OF BEGINNING;
THENCE CONTINUING NORTH 61° 00' WEST, TO THE WESTERLY LINE OF SAID LOT 145;
THENCE SOUTH 29° 00' WEST ALONG THE WESTERLY LINE OF SAID LOT 145 TO A POINT 566.9 WEST FROM THE NORTHWEST CORNER OF SAID LOT 145;
THENCE SOUTH 80° 37' EAST, 20.95 FEET;
THENCE NORTH 58° 37' EAST, 176.7 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED FEBRUARY 3, 1960 AS INSTRUMENT NO. 9279 OF OFFICIAL RECORDS.

EXHIBIT "B"

Development Agreement No. 1900007

MAP OF PROPERTY AND ITS LOCATION



EXHIBIT "C"

Development Agreement No. 1900007

EXISTING DEVELOPMENT APPROVALS

SPECIFIC PLAN

ZONING

LAND DIVISIONS

OTHER DEVELOPMENT APPROVALS

Conditional Use Permit No. 190011

The development approvals listed above include the approved maps and all conditions of approval.

COPIES OF THE EXISTING DEVELOPMENT APPROVALS LISTED ABOVE ARE ON FILE IN THE RIVERSIDE COUNTY PLANNING DEPARTMENT AND ARE INCORPORATED HEREIN BY REFERENCE.

EXHIBIT "D"

Development Agreement No. 1900007

EXISTING LAND USE REGULATIONS

1. Riverside County Comprehensive General Plan as amended through Resolution No. 2019-050
2. Ordinance No. 348 as amended through Ordinance No. 348.4913
3. Ordinance No. 448 as amended through Ordinance No. 448.A
4. Ordinance No. 457 as amended through Ordinance No. 457.105
5. Ordinance No. 458 as amended through Ordinance No. 458.16
6. Ordinance No. 460 as amended through Ordinance No. 460.154
7. Ordinance No. 461 as amended through Ordinance No. 461.10
8. Ordinance No. 509 as amended through Ordinance No. 509.2
9. Ordinance No. 547 as amended through Ordinance No. 547.7
10. Ordinance No. 555 as amended through Ordinance No. 555.20
11. Ordinance No. 617 as amended through Ordinance No. 617.4
12. Ordinance No. 650 as amended through Ordinance No. 650.6
13. Ordinance No. 659 as amended through Ordinance No. 659.13
14. Ordinance No. 663 as amended through Ordinance No. 663.10
15. Ordinance No. 671 as amended through Ordinance No. 671.21
16. Ordinance No. 673 as amended through Ordinance No. 673.4
17. Ordinance No. 679 as amended through Ordinance No. 679.4
18. Ordinance No. 682 as amended through Ordinance No. 682.4
19. Ordinance No. 726 as amended through Ordinance No. 726
20. Ordinance No. 743 as amended through Ordinance No. 743.3

21. Ordinance No. 748 as amended through Ordinance No. 748.1
22. Ordinance No. 749 as amended through Ordinance No. 749.1
23. Ordinance No. 752 as amended through Ordinance No. 752.2
24. Ordinance No. 754 as amended through Ordinance No. 754.3
25. Ordinance No. 787 as amended through Ordinance No. 787.9
26. Ordinance No. 806 as amended through Ordinance No. 806
27. Ordinance No. 810 as amended through Ordinance No. 810.2
28. Ordinance No. 817 as amended through Ordinance No. 817.1
29. Ordinance No. 824 as amended through Ordinance No. 824.15
30. Ordinance No. 847 as amended through Ordinance No. 847.1
31. Ordinance No. 859 as amended through Ordinance No. 859.3
32. Ordinance No. 875 as amended through Ordinance No. 875.1
33. Ordinance No. 915 as amended through Ordinance No. 915
34. Ordinance No. 925 as amended through Ordinance No. 925.1
35. Ordinance No. 926 as amended through Ordinance No. 926
36. Ordinance No. 927 as amended through Ordinance No. 927
37. Ordinance No. 931 as amended through Ordinance No. 931
38. Resolution No. 2019-037 Establishing Procedures and Requirements of
the County of Riverside for the Consideration of Development
Agreements (Commercial Cannabis Activities)
39. Board of Supervisors Policy No. B-9 Commercial Cannabis Activities

COPIES OF THE EXISTING LAND USE REGULATIONS LISTED ABOVE ARE ON
FILE IN THE RIVERSIDE COUNTY PLANNING DEPARTMENT AND ARE
INCORPORATED HEREIN BY REFERENCE.

EXHIBIT "E"

Development Agreement No. 1900007

COMMERCIAL CANNABIS ACTIVITY SITE PLAN & DESCRIPTION

EXHIBIT "F"

Development Agreement No. 190007

APPLICABLE PUBLIC BASE BENEFITS PAYMENTS

The Cannabis Retailer operating at the Property pursuant to CUP No. 190011 includes one building totaling 2,500 square feet as shown on Exhibit "G". In accordance with Board Policy B-9, the base public benefit is \$16.00 per square foot. Therefore, the public base benefit payment will be \$40,000 and will increase annually at a rate of 2%.

EXHIBIT "G"

Development Agreement No. 190007

CANNABIS AREA CALCULATION EXHIBIT

The Cannabis Area calculation includes the 2,500 square foot cannabis retail building as shown in this Exhibit "G".

EXHIBIT "H"

Development Agreement No. 190007

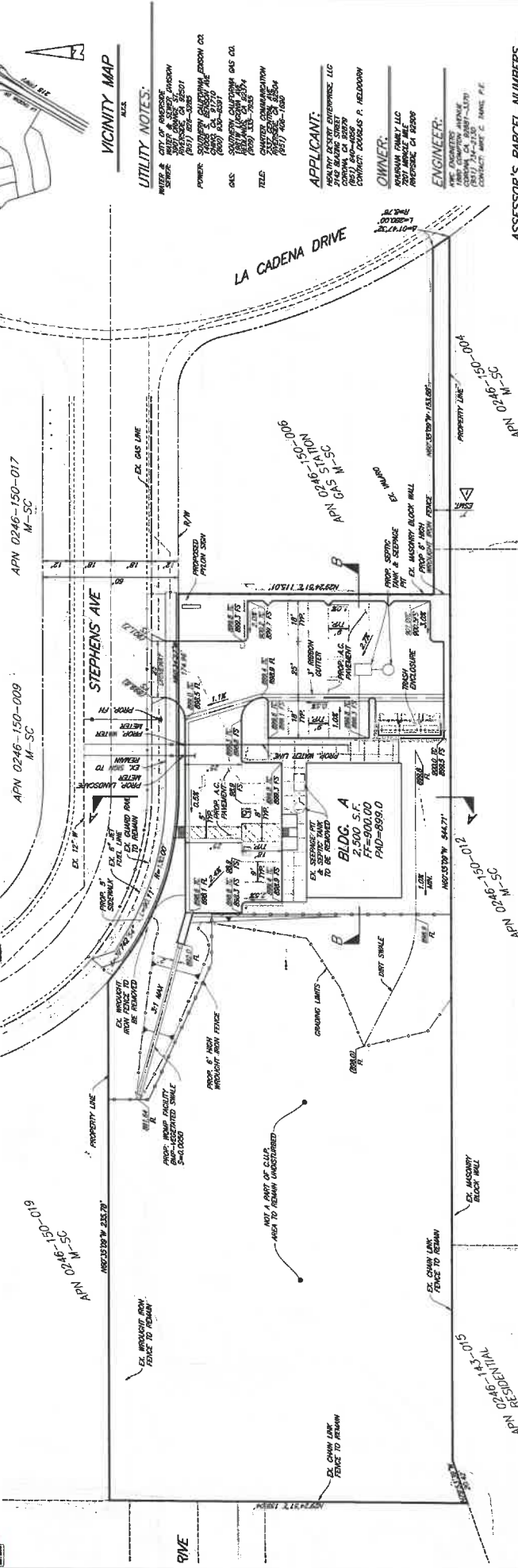
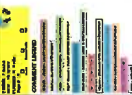
COMMERCIAL CANNABIS ACTIVITY ADDITIONAL PUBLIC BENEFIT

The additional annual public benefit provided by the OWNER shall be \$50,000 with an annual increase of 6%. The COUNTY will utilize this additional annual public benefit within the surrounding community for additional public benefits including, but not limited to, code enforcement, public safety services, infrastructure improvements, community enhancement programs and other similar public benefits as solely determined by the COUNTY's Board of Supervisors. Additionally, consistent with CAN 190042, OWNER will participate in community events, career opportunity events, as well as educational and wellness seminars within the surrounding community.

CONDITIONAL USE PERMIT NO. 190011

381 W. LA CADENA DR. RIVERSIDE, CA

COUNTY OF RIVERSIDE, CA



UTILITY NOTES:
 WATER: CITY OF RIVERSIDE, 1000 W. G ST., RIVERSIDE, CA 92501 (951) 955-3885
 POWER: PACIFIC GAS AND ELECTRIC, 1000 W. G ST., RIVERSIDE, CA 92501 (951) 955-3885
 GAS: SOUTHWEST CALIFORNIA GAS CO., 1000 W. G ST., RIVERSIDE, CA 92501 (951) 955-3885
 TELE: SOUTHWEST CALIFORNIA TELEPHONE CO., 1000 W. G ST., RIVERSIDE, CA 92501 (951) 955-3885

APPLICANT:
 MRS. J. L. CORDEN, INCORPORATED, 2001 W. G ST., RIVERSIDE, CA 92501
 CONTACT: DOUGLAS P. HELDORFF

OWNER:
 KERNER FAMILY LLC, 2001 W. G ST., RIVERSIDE, CA 92501
 CONTACT: DOUGLAS P. HELDORFF

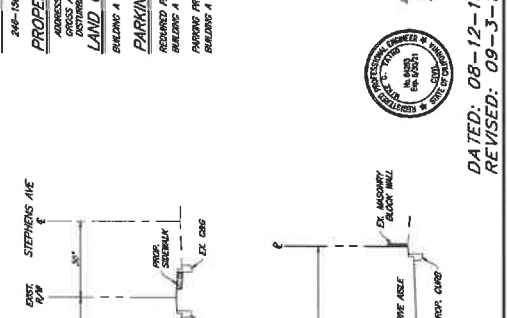
ENGINEER:
 HUG ENGINEERS, 1000 W. G ST., RIVERSIDE, CA 92501
 CONTACT: MATT C. HAIN, P.E.

ASSESSOR'S PARCEL NUMBERS
 246-150-008

PROPERTY SUMMARY
 ADDRESS: 381 W. LA CADENA, RIVERSIDE, CA 92501
 DISTURBED AREA: 2,500 S.F.
 DISTURBED AREA: 2,500 S.F.

LAND USE SUMMARY
 BUILDING: A RETAIL (GARAGES, DEPENDENCY) - 2,500 S.F.

PARKING SUMMARY
 REQUIRED PARKING: 13
 BUILDING A PARKING SPACES (1 SPACE/200 SF) = 13
 PARKING PROVIDED: 13
 BUILDING A PARKING SPACES = 20



GENERAL NOTES:

- ASSESSOR'S PARCEL NUMBERS (APNs): 246-150-008
- PROJECT AREA: 2,500 S.F. DISTURBED AREA. NET 2,500 S.F.
- THOMAS CODE: PHASE 246, ORD. 88 OR CE (RIVERSIDE COUNTY 2008 EDITION)
- PAC DRAINAGE TOPOGRAPHY (TOWN LINE 2017)
- THIS PROJECT IS NOT LOCATED WITHIN A SPECIFIC PLAN
- NO EASEMENTS OF RECORD ARE KNOWN TO EXIST ON THE PROPERTY SITE EXCEPT AS SHOWN HEREIN
- THIS SITE HAS NO POTENTIAL OF LANDSLIDES AND OTHER GEOLOGICAL HAZARDS, AND IS NOT WITHIN A SPECIAL STUDY ZONE
- THIS SITE IS NOT SUBJECT TO INUNDATION OF FLOODED HALLOWAY
- THIS SITE IS NOT SUBJECT TO SUBSIDENCE
- FOR FIRM PANEL: MAP NO. RECORDS CODE, ZONE 1

EASEMENT NOTES:
 THE SHOWN HEREIN WERE PLOTTED FROM RECORD DATA BASED ON THE ASSUMPTION THAT THE OWNER OF RECORD HAS THE NECESSARY RIGHTS AND INTERESTS IN THE PROPERTY AS SHOWN HEREIN. ANY EASEMENT FOR WHICH THE OWNER OF RECORD HAS KNOWLEDGE OF THE EXISTENCE OF THE PROPERTY IS THE PROPERTY OF RECORD.

STATEMENT OF PREPARER:
 I HEREBY STATE THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION AND THAT THE OWNER OF RECORD HAS THE NECESSARY RIGHTS AND INTERESTS IN THE PROPERTY AS SHOWN HEREIN. ANY EASEMENT FOR WHICH THE OWNER OF RECORD HAS KNOWLEDGE OF THE EXISTENCE OF THE PROPERTY IS THE PROPERTY OF RECORD.

MATT C. HAIN, P.E. DATE: 08/12/19

LEGAL DESCRIPTION:

REAL PROPERTY IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1:
 ALL THAT PORTION OF LOT 145 OF SOUTHWEST CALIFORNIA COLONY ASSOCIATION AS SHOWN BY MAP RECORDED IN BOOK 7, PAGE 3 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE INTERSECTION OF THE WESTERLY LINE OF COLTON AVENUE AND LOT LINE BETWEEN LOT 134 AND LOT 145 OF SAID TRACT, THENCE NORTH 27° 00' 00" EAST ALONG THE WESTERLY LINE OF SAID COLTON AVENUE, 100.78 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 61° 00' 00" EAST 250.75 FEET; THENCE SOUTH 61° 00' 00" WEST 250.75 FEET; THENCE SOUTH 27° 00' 00" WEST 100.78 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE PORTION THEREOF, PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE INTERSECTION OF THE WESTERLY LINE OF COLTON AVENUE WITH THE LOT LINE BETWEEN LOTS 134 AND 145 OF SAID TRACT, THENCE NORTH 27° 00' 00" EAST ALONG THE WESTERLY LINE OF SAID COLTON AVENUE, 100.78 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 61° 00' 00" EAST 250.75 FEET; THENCE SOUTH 61° 00' 00" WEST 250.75 FEET; THENCE SOUTH 27° 00' 00" WEST 100.78 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
 ALL THAT PORTION OF LOT 145 OF SOUTHWEST CALIFORNIA COLONY ASSOCIATION AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 3 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE CORNER OF THE CORNER OF THE WESTERLY LINE OF COLTON AVENUE AND THE WESTERLY LINE OF SAID COLTON AVENUE, THENCE SOUTH 61° 00' 00" WEST 250.75 FEET; THENCE SOUTH 27° 00' 00" WEST 100.78 FEET; THENCE NORTH 27° 00' 00" EAST 100.78 FEET; THENCE NORTH 61° 00' 00" EAST 250.75 FEET; THENCE SOUTH 61° 00' 00" WEST 250.75 FEET; THENCE SOUTH 27° 00' 00" WEST 100.78 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE PORTION THEREOF, PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE CORNER OF THE CORNER OF THE WESTERLY LINE OF COLTON AVENUE AND THE WESTERLY LINE OF SAID COLTON AVENUE, THENCE SOUTH 61° 00' 00" WEST 250.75 FEET; THENCE SOUTH 27° 00' 00" WEST 100.78 FEET; THENCE NORTH 27° 00' 00" EAST 100.78 FEET; THENCE NORTH 61° 00' 00" EAST 250.75 FEET; THENCE SOUTH 61° 00' 00" WEST 250.75 FEET; THENCE SOUTH 27° 00' 00" WEST 100.78 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE PORTION THEREOF, PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE CORNER OF THE CORNER OF THE WESTERLY LINE OF COLTON AVENUE AND THE WESTERLY LINE OF SAID COLTON AVENUE, THENCE SOUTH 61° 00' 00" WEST 250.75 FEET; THENCE SOUTH 27° 00' 00" WEST 100.78 FEET; THENCE NORTH 27° 00' 00" EAST 100.78 FEET; THENCE NORTH 61° 00' 00" EAST 250.75 FEET; THENCE SOUTH 61° 00' 00" WEST 250.75 FEET; THENCE SOUTH 27° 00' 00" WEST 100.78 FEET TO THE POINT OF BEGINNING.

HUG ENGINEERS
 1000 W. G ST., RIVERSIDE, CA 92501
 (951) 955-3885
 MATT C. HAIN, P.E.

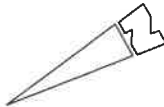
DATED: 08-12-19
REVISED: 09-3-19

SITE PLAN EXHIBIT "A" - CUP NO. 190011

381 W. LA CADENA COUNTY OF RIVERSIDE, CA

LEGEND

NO.	SYMBOL NUMBER	DESCRIPTION
01	[Symbol]	PROPOSED HARDSHIP
02	[Symbol]	PROPOSED SIDEWALK
03	[Symbol]	EXISTING CONCRETE DRAINAGE CHANNEL
04	[Symbol]	EXISTING POWER POLE
05	[Symbol]	EXISTING CHAIN LINK FENCE
06	[Symbol]	NEW PULVIN SOIL
07	[Symbol]	COVERED TRASH ENCLOSURE
08	[Symbol]	NEW SIDEWALK
09	[Symbol]	EXISTING SIDEWALK
10	[Symbol]	EXISTING FENCING
11	[Symbol]	PROPOSED WMP FACILITY
12	[Symbol]	EXISTING SEPTIC TANK & SEPTAGE PIT
13	[Symbol]	PROPOSED SEPTIC TANK & SEPTAGE PIT
14	[Symbol]	PROPOSED SEPTIC TANK & SEPTAGE PIT
15	[Symbol]	PROPOSED SEPTIC TANK & SEPTAGE PIT
16	[Symbol]	PROPOSED FENCING



ASSESSOR'S PARCEL NUMBERS
240-10-000

PROPERTY SUMMARY
ADDRESS: 381 W. LA CADENA, RIVERSIDE, CA 92501
GROSS AREA: 1.38 ACRES
ACQUIRED FOR: CLIA PARKING

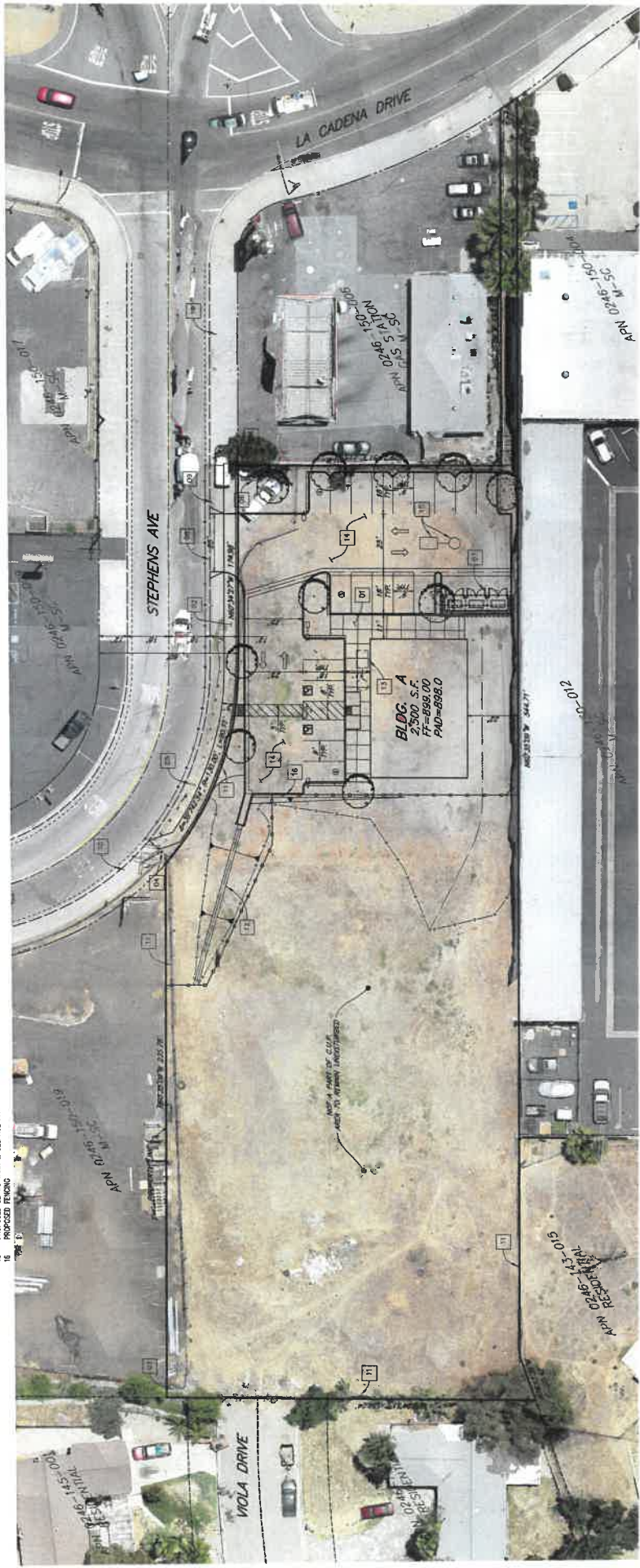
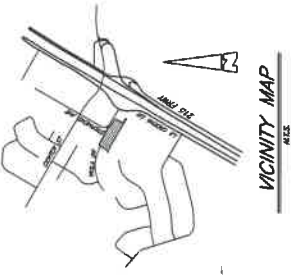
LAND USE SUMMARY
BUILDING A RETAIL (COMMERCIAL DEPARTMENT) = 2,500 SF

PARKING SUMMARY
REQUIRED PARKING: 13
BUILDING A PARKING SPACES (1 SPACE/200 SF) = 13
PARKING PROVIDED: 20
BUILDING A PARKING SPACES = 20

APPLICANT:
HEALTHY DESIGN ENTERPRISES, LLC
2142 BLAINE STREET
RIVERSIDE, CA 92503
CONTACT: DOUGLAS P. WELDON

OWNER:
HEALTHY DESIGN ENTERPRISES, LLC
2142 BLAINE STREET
RIVERSIDE, CA 92503

ENGINEER:
ARC ENGINEERS
1000 UNIVERSITY AVENUE
RIVERSIDE, CA 92507-5779
CONTACT: MICHAEL C. TANG, P.E.



DATED: 08-12-19
REVISED: 09-3-19

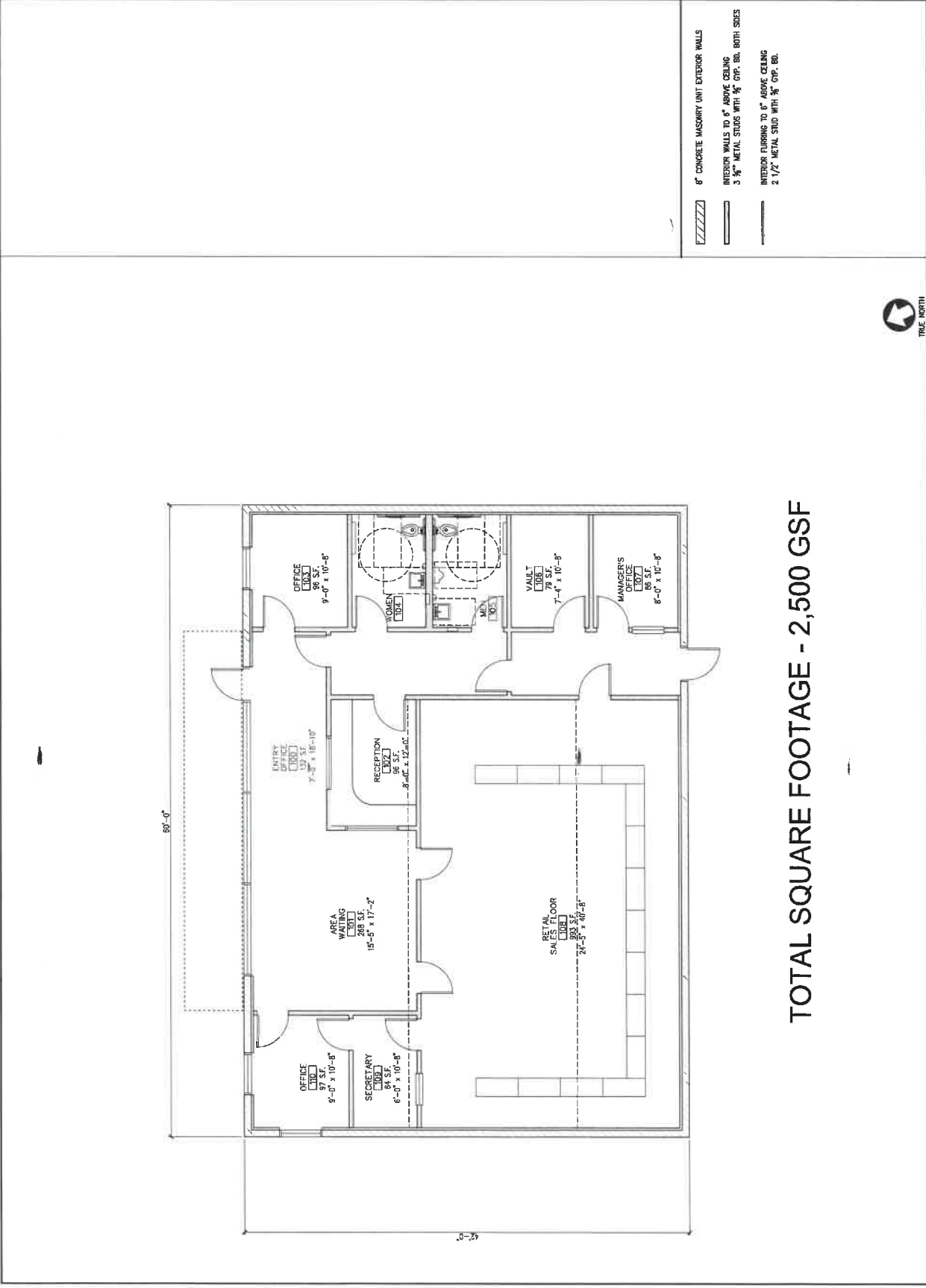




**DEWEES
DESIGN**
ORANGE CALIFORNIA
PH: 714.961.1100
WWW.DEWEESDESIGN.COM

C.U.P. SUBMITTAL #1 - JULY 05, 2019

PROJECT NAME: RIVERSIDE PROJECT 381 W. LA CAJENA DRIVE RIVERSIDE, CA 92501	Architect: DEWEES DESIGN	DATE: 07-27-2019
PROJECT NO.: 19-119	LAST REVISION: 07-27-2019	BY: [Signature]
<p>PROPOSED FLOOR PLAN ALT. 1</p> <p>COMMITMENT BOARD</p> <p>1. I hereby certify that the information furnished on this form is true and correct. I am the owner or an authorized agent of the owner and I am authorized to sign this form.</p> <p>2. I authorize the undersigned architect or engineer to prepare and submit to the appropriate agency all applications, reports, and other documents necessary for the issuance of a permit for the project described herein.</p> <p>3. I understand that the undersigned architect or engineer is not responsible for the accuracy or completeness of the information furnished on this form.</p> <p>4. I understand that the undersigned architect or engineer is not responsible for the accuracy or completeness of the information furnished on this form.</p>		



TOTAL SQUARE FOOTAGE - 2,500 GSF

- 6" CONCRETE MASONRY UNIT EXTERIOR WALLS
- INTERIOR WALLS TO 6" ABOVE CEILING
- 3 1/2" METAL STUDS WITH 1/2" GYP. BR. BOTH SIDES
- INTERIOR FLOORING TO 6" ABOVE CEILING
- 2 1/2" METAL STUD WITH 1/2" GYP. BR.



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 25, 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. Sheriff’s Dept.

Riv. Co. Waste Resources Management Dept.
Board of Supervisors - Supervisor:
Sphere of Influence
Western Municipal Water District (WMWD)
Southern California Edison Co. (SCE)
Southern California Gas Co.

CONDITIONAL USE PERMIT NO. 190011 – CEQ190073 – Applicant: Healthy Desert Enterprise, LLC – Second Supervisorial District – North Riverside Zoning District – Highgrove Area Plan: Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 FAR), Light Industrial (CD: LI) (.25 - .60 FAR) – Location: North of Toulouse Ave, east of Viola Dr, south of Center St, and west of W. La Cadena Dr – 1.33 Acres – Zoning: Manufacturing – Service commercial (M-SC) – **REQUEST:** Development Agreement No 1900007. would impose a lifespan on the proposed cannabis project and provide community benefit to the Highgrove Area. Conditional Use Permit No. 190011 proposes to construct a new 2,500 sq ft commercial building to be used as a storefront for a retail cannabis business – APN: 246-150-005 – **BBID: 309-190-299**

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 August 8, 2019.** Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner’s name. Thank you.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

Any questions regarding this project, should be directed to Mina Morgan, Project Planner at (951) 955-6035, or e-mail at mimorgan@rivco.org / MAILSTOP #: 1070

Public Hearing Path: Administrative Action: DH: PC: BOS:

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

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

REVISED PERMIT Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Healthy Desert Enterprise, LLC

Contact Person: Douglas P. Heldoorn E-Mail: caliberdoug@yahoo.com

Mailing Address: 2142 Blazing Street
Corona CA 92879
City State ZIP

Daytime Phone No: (951) 640-4056 Fax No: () _____

Engineer/Representative Name: KWC Engineers

Contact Person: Brandon Barnett E-Mail: brandon.barnett@kwcengineers.com

Mailing Address: 1880 Compton Avenue, Suite 100
Corona CA 92881
City State ZIP

Daytime Phone No: (951) 734-2130 x203 Fax No: (951) 734-9139

Property Owner Name: Khurana Family, LLC

Contact Person: Surinder Pal Singh E-Mail: _____

Mailing Address: 7201 Miracle Mile
Riverside CA 92506
City State ZIP

Daytime Phone No: () _____ Fax No: () _____

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

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

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APPLICATION FOR LAND USE AND DEVELOPMENT


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

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

SURINDER PAL SINGH
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): 246-150-005

Approximate Gross Acreage: 1.33 acres

General location (nearby or cross streets): North of Toulouse Avenue, South of Center Street, East of Viola Drive, West of W. La Cadena Drive & I-215.

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

Cannabis Retail Facility

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): Section 19.519

Number of existing lots: _____

EXISTING Buildings/Structures: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1					<input type="checkbox"/>	
2					<input type="checkbox"/>	
3					<input type="checkbox"/>	
4					<input type="checkbox"/>	
5					<input type="checkbox"/>	
6					<input type="checkbox"/>	
7					<input type="checkbox"/>	
8					<input type="checkbox"/>	
9					<input type="checkbox"/>	
10					<input type="checkbox"/>	

Place check in the applicable row, if building or structure is proposed to be removed.

PROPOSED Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
1	2,500	22'	1	Cannabis Retail
2				
3				
4				
5				
6				
7				
8				
9				
10				

PROPOSED Outdoor Uses/Areas: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
No.*	Square Feet	Use/Function
1		
2		
3		
4		
5		

APPLICATION FOR LAND USE AND DEVELOPMENT

6		
7		
8		
9		
10		

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

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

Related cases filed in conjunction with this application:

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

If yes, provide Application No(s). CAN190042
(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: Healthy Desert Enterprise, LLC

Address: 2142 Blazing Street, Corona, CA 92879

Phone number: 951-640-4056

Address of site (street name and number if available, and ZIP Code): 381 W. LaCadena Dr., Riverside 92508

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 246-150-005

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

Regulatory Identification number: _____

Date of list: _____

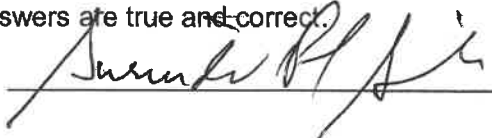
Applicant: _____ Date _____

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

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

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

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

Owner/Authorized Agent (1)  Date 06/28/2019
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

Khurana Family, LLC

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

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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

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

CONDITIONAL USE PERMIT NO. 190011 and DEVELOPMENT AGREEMENT NO. 1900007 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15303(c) (New Construction or Conversion of Small Structures) – CEQ190073 – Applicant: Healthy Desert Enterprise, LLC – Second Supervisorial District – North Riverside Zoning District – Highgrove Area Plan: Community Development: Commercial Retail (CD-CR) (0.20 – 0.35 FAR) – Location: Northerly of Toulouse Avenue, easterly of Viola Drive, southerly of Center Street, and westerly of W. La Cadena Drive – 1.33 Acres – Zoning: Manufacturing – Service commercial (M-SC) – **REQUEST:** Development Agreement No. 1900007 (DA1900007) sets forth the terms and conditions under which the Commercial Cannabis Activity of Conditional Use Permit No. 190011 (CUP190011) will operate in addition to the requirements established under Ordinance No. 348, and all other local ordinances and regulations, state law and such other terms and conditions. DA190007 has a term of 10 years and grants the applicant vesting rights to develop the Project and provide community benefits to the Highgrove Area. CUP190011 is a proposal for a new 2,520 sq. ft. commercial building that consists of a storefront retail cannabis business with accompanying parking and onsite landscaping on 0.55 acres of a 1.55 acre (net) undeveloped parcel. The proposed commercial building consists of a reception and check-in area, a cannabis retail sales area, offices, restrooms, a vault, vendor transaction areas, and a delivery area.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **JUNE 3, 2020**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501

Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference and at the Place of Hearing, as listed above. Public access to the meeting location will be allowed, but limited to comply with the Executive Order. Information on how to participate in the hearing will be available on the Planning Department website at: <https://planning.rctlma.org/>.

For further information regarding this project please contact the Project Planner Rob Gonzalez at (951) 955-9549 or email at rgonzalez@rivco.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Commission will consider the proposed application at the public hearing.

The case file for the proposed project is available for review via email by contacting the project planner. Please contact the project planner regarding additional viewing methods.

Any person wishing to comment on the proposed project may submit their comments in writing by mail or email, or by phone between the date of this notice and the public hearing; or, 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: Rob Gonzalez, P.O. Box 1409, Riverside, CA 92502-1409

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 CUP190011 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

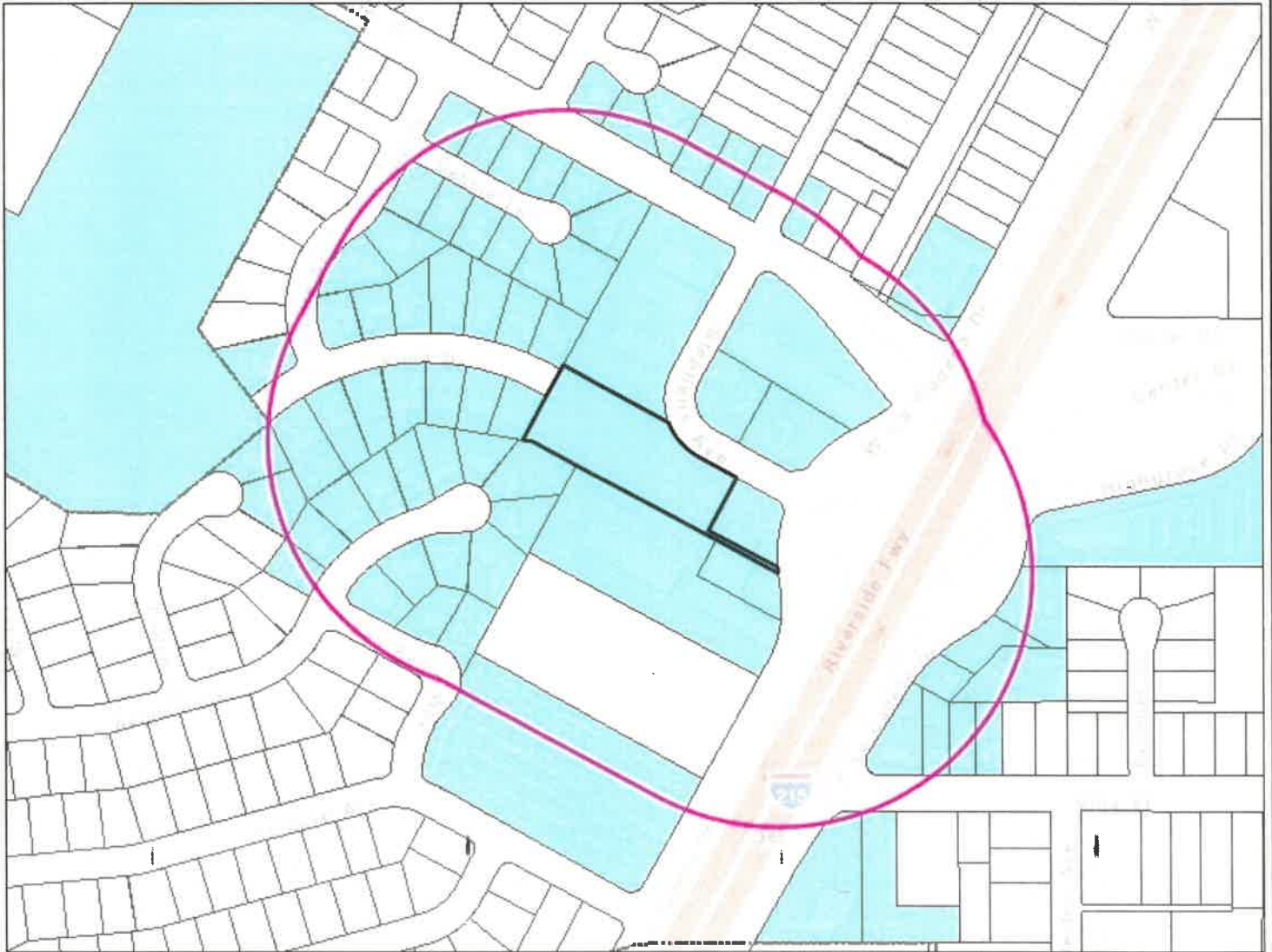
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

Riverside County GIS Mailing Labels

CUP190011 (600 feet buffer)



Legend

-  County Boundary
-  Cities
-  Parcels
-  World Street Map

Notes



0 376 752 Feet

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246122016
QUINN MCKINLEY HARRIS
3251 TOLUCA PL
RIVERSIDE CA 92501

246122017
JUSTO C. AVILA
3261 TOLUCA PL
RIVERSIDE CA 92501

246122018
ABRAHAM J. TREVINO
3277 TOLUCA PL
RIVERSIDE CA 92501

246122019
GARCIA MARTIN ESTATE OF
627 CHAMOMILE ST
SAN ANTONIO TX 78245

246122020
ROSA EMMA PALOMINO
3225 CENTER ST
RIVERSIDE CA 92501

246122022
GARY W. ARNOLD
20907 VIA VERDE
COVINA CA 91724

246123013
JOSEPH PITRUZZELLO
6381 PERCIVAL DR
RIVERSIDE CA 92506

246123025
JOSEPH PITRUZZELLO
6381 PERCIVAL DR
RIVERSIDE CA 92506

246123026
ILENE PITRUZZELLO
6381 PERCIVAL DR
RIVERSIDE CA 92506

246130001
KINGS CO
9033 E EASTER PL STE 112
CENTENNIAL CO 80112

246143006
JOYCE STEWART
3397 TOULON CT
RIVERSIDE CA 92501

246143007
MORTGAGE EQUITY CONVERSION ASSET
8950 CYPRESS WATERS BLVD
COPPELL TX 75019

246143008
RICHARD L. CHUBB
3340 VIOLA DR
RIVERSIDE CA 92501

246143009
HELEN M. VEGA
3336 VIOLA DR
RIVERSIDE CA 92501

246143010
ALEX PEDROZA
3330 VIOLA DR
RIVERSIDE CA 92501

246143011
CANDIDO GAMBOA
3306 VIOLA DR
RIVERSIDE CA 92501

246143012
HEATHER EDBERG
3280 VIOLA DR
RIVERSIDE CA 92501

246143013
GOLDEN OPPORTUNITY NO 14
4900 SANTA ANITA AVE # 2C
EL MONTE CA 91731

246143014
JOHN D. PETTIT
22002 TANAGER ST
GRAND TERRACE CA 92313

246143015
HEATHER BROOKENS
401 AVIGNON CT
RIVERSIDE CA 92501

246143016
HUMBERTO RAMIREZ
410 AVIGNON CT
RIVERSIDE CA 92501

246143017
JESUS HERNANDEZ
420 AVIGNON CT
RIVERSIDE CA 92501

246143018
JESUS PAREDES
3289 SAN REMO WAY
RIVERSIDE CA 92501

246143019
HAMILTON FELIX SOUZA DE PAULA
3291 SAN REMO WAY
RIVERSIDE CA 92501

246143020
LOUDEN
8665 E HARTFORD DR NO 200
SCOTTSDALE AZ 85255

246143021
JOHN E. WALKER
440 AVIGNON CT
RIVERSIDE CA 92501

246143022
VICTOR M. MOLINERO
1640 S ELDERBERRY CT
ONTARIO CA 91762

246143023
HERNANDEZ ROSALIE V
403 AVIGNON CT
RIVERSIDE CA 92501

246143024
SAUL ENCISO
407 AVIGNON CT
RIVERSIDE CA 92501

246143025
MIGUEL ANGEL LUNA
411 AVIGNON CT
RIVERSIDE CA 92501

246143026
RICHARD V. MERCADO
421 AVIGNON CT
RIVERSIDE CA 92501

246143027
ZENAIDA GONZALEZ
431 AVIGNON CT
RIVERSIDE CA 92501

246143028
RONALD B. GRAY
441 AVIGNON CT
RIVERSIDE CA 92501

246143029
LORENA MENDOZA MARTINEZ
451 AVIGNON CT
RIVERSIDE CA 92501

246144001
ZHIYANG ZOU
23511 E SILSBY RD
BEACHWOOD OH 44122

246145001
MPSN PROP
4900 SANTA ANITA NO 2C
EL MONTE CA 91731

246145002
3261 VIOLA DR
RIVERSIDE CA 92501

246145003
JEREMY W. HUCKABAA
3273 VIOLA DR
RIVERSIDE CA 92501

246145004
M SOFIA R ARZATE
3279 VIOLA DR
RIVERSIDE CA 92501

246145005
RODRIGO ZEPEDA
3291 VIOLA DR
RIVERSIDE CA 92501

246145006
ROBERT FRANK TORRES
3305 VIOLA DR
RIVERSIDE CA 92501

246145007
EDUARDO FLORES PARDO
3331 VIOLA DR
RIVERSIDE CA 92501

246145008
FORTINO SALINAS DEL PILAR
360 CLAIRE ST
RIVERSIDE CA 92501

246145009
ABDIEL CORONEL
340 CLAIRE ST
RIVERSIDE CA 92501

246145010
MONICA T. CARDWELL
3332 DEBBIE LN
RIVERSIDE CA 92501

246145011
RICHARD A. HINOJOSA
3306 DEBBIE LN
RIVERSIDE CA 92501

246145012
IRIS LORRAINE DAVOODI COURTNEY
743 S CANYON GARDEN LN
ANAHEIM CA 92808

246145013
IGNACIO ROMA
3278 DEBBIE LN
RIVERSIDE CA 92501

246145014
ALEX NAVA
3260 DEBBIE LN
RIVERSIDE CA 92501

246145015
LINCOLN TRUST CO
7130 MAGNOLIA AVE STE N
RIVERSIDE CA 92504

246145016
PAUL N. NAVARRO
3251 DEBBIE LN
RIVERSIDE CA 92501

246145017
LARRY YOUNG
3261 DEBBIE LN
RIVERSIDE CA 92501

246145018
KRISTIE L. MOORE
3277 DEBBIE LN
RIVERSIDE CA 92501

246145019
RIVERA NELLIE
3271 DEBBIE LN
RIVERSIDE CA 92501

246145020
WESLEY ZABLOUDIL
3305 DEBBIE LN
RIVERSIDE CA 92501

246145021
TAMAYO LOUIS T
3331 DEBBIE LN
RIVERSIDE CA 92501

246150004
GLORIA J. DEGENNARO
1000 E ALESSANDRO BLV
RIVERSIDE CA 92508

246150005
KHURANA FAMILY
7201 MIRACLE MILE
RIVERSIDE CA 92506

246150006
AZAN INC
1506 N FUCHSIA AVE
ONTARIO CA 91762

246150008
JAMES R. COFFRON
P O BOX 126
TOPAZ CA 96133

246150009
JAKES VENTURE
2305 CALLE AGATA
SAN DIMAS CA 91773

246150012
FROME DEV OMEGA
151 KALMUS DR STE F2
COSTA MESA CA 92626

246150017
KHURANA FAMILY LLC
7201 MIRACLE MILE
RIVERSIDE CA 92506

246150019
CENTER STREET INDUSTRIAL PARK
3240 MISSION INN AVE
RIVERSIDE CA 92507

246150022
TRI CITY SELF STORAGE
7095 INDIANA AVE STE 100
RIVERSIDE CA 92506

247071001
TIEM LAM PHU
400 E LA CADENA DR
RIVERSIDE CA 92501

247071002
KOMTUM INV
400 E LA CADENA DR
RIVERSIDE CA 92507

247071003
YONY PANTALEON ACEVEDO
426 E LA CADENA DR
RIVERSIDE CA 92501

247071004
SALVADOR C. ARCEO
1409 VILLA ST
RIVERSIDE CA 92507

247071007
DENISE M. KAISER
1423 VILLA ST
RIVERSIDE CA 92507

247071008
WILFRIDO JIMENEZ
1431 VILLA ST
RIVERSIDE CA 92507

247071009
JOHN J. BETHEA
1441 VILLA ST
RIVERSIDE CA 92507

247071010
CLAUDIA ISABEL MCPHEE
1461 VILLA ST
RIVERSIDE CA 92507

247072001
FRATERNITY ORDER OF EAGLES AERIE #997
466 E LACADENA DR
RIVERSIDE CA 92507

247072012
FRATERNAL ORDER OF EAGLES AERIE 997
466 E LA CADENA DR
RIVERSIDE CA 92501

247081024
NSA PROP HOLDINGS
2082 MICHELSON STE 212B
IRVINE CA 92612

Applicant (CUP190011):
Healthy Desert Enterprise LLC.
C/O Douglas Heldoorn
2142 Blazing St
Corona, CA 92879

Owner of Property (CUP190011)
Khurana Family LLC
7201 Miracle Mile
Riverside, CA 92506

Applicant (CUP190011):
Healthy Desert Enterprise LLC.
C/O Douglas Heldoorn
2142 Blazing St
Corona, CA 92879

Owner of Property (CUP190011)
Khurana Family LLC
7201 Miracle Mile
Riverside, CA 92506

Applicant (CUP190011):
Healthy Desert Enterprise LLC.
C/O Douglas Heldoorn
2142 Blazing St
Corona, CA 92879

Engineer (CUP190011)
KWC Engineers
C/O Brandon Barnett
1880 Compton Ave, Unit 100
Corona, CA 92881

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KWC Engineers
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1880 Compton Ave, Unit 100
Corona, CA 92881

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C/O Brandon Barnett
1880 Compton Ave, Unit 100
Corona, CA 92881

Owner of Property (CUP190011)
Khurana Family LLC
7201 Miracle Mile
Riverside, CA 92506

Western Municipal Water District (WMWD)
14205 Meridian Parkway
Riverside, CA 92518

Kirkland West
Habitat Defense Council
PO Box 7821
Laguna Niguel, Ca, 92607-7821

Southern California Edison Co
P.O. Box 800
Rosemead, CA 91770

Richard Drury
Komalpreet Toor
Lozeau Drury, LLP
1939 Harrison Street, Suite 150
Oakland, CA 94612

Southern California Gas Co.
P.O. Box 1626
Monterey Park, CA 91754-8626

City of Riverside
Att: Planning Department
3900 Main St # 3,
Riverside, CA 92522

2nd District Supervisor Office
4080 Lemon Street
5th Floor
Riverside, CA 92501

Riverside Unified School District
3380 14th St
Riverside, CA 92501



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.: CUP190011

Project Location: North of Tolouse Avenue, East of La Cadena Drive, West of Viola Drive, And South of Stephens Avenue. (APN: 246-150-005).

Project Description: Conditional Use Permit No. 190011 (CUP190011) proposes a 2,520 square foot commercial building that consists of a storefront retail cannabis business with accompanying parking and on site landscaping on 0.55 net acres of a undeveloped parcel. The proposed commercial building consists of a reception and check-in area, cannabis retail sales area, offices, restrooms, a vault, vendor transaction areas, and a delivery area. Business operational requirements are stipulated in Development Agreement No. 1900007

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Healthy Desert Enterprise, LLC.

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 15303 (C)
- Statutory Exemption (_____)
- Other:

Reasons why project is exempt: The proposed project is covered by Article 19 – Categorical Exemptions, Section 15303 (C) (New Construction or Conversion of Small Structures). This section specifically exempts construction and location of new, small facilities or structures. Examples of this exemption include but are not limited to, a store or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2,500 square feet in floor areas.

Rob Gonzalez County Contact Person | (951) 955-9549 Phone Number

Signature | Project Planner Title | May 28, 2020 Date

Date Received for Filing and Posting at OPR: _____
Revised: 04/29/2020: Y:\Planning Case Files-Riverside office\PP26197\DH-PC-BOS Hearings\DH-PC\PP26197 NOE.docx

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**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

3.3

Planning Commission Hearing: June 17, 2020

PROPOSED PROJECT

Case Number(s):	DA1900018, CUP190029	Applicant(s): The Artist Tree,
CEQA Exempt	Section No. 15303(c)	Mitch Kahan
Area Plan:	Temescal Canyon	Representative(s): MSA Consulting
Zoning Area/District:	East Corona District	Christopher Brizuela, Engineer
Supervisory District:	Second District	 Charissa Leach, P.E. Assistant TLMA Director
Project Planner:	Rob Gonzalez	
Project APN(s):	115-241-011, 115-241-012, 115-241-030	

PROJECT DESCRIPTION AND LOCATION

Conditional Use Permit No. 190029 (CUP190029) is a proposal for a new 2,500 square foot building as a storefront for a retail cannabis business with off-street parking and landscaping improvements on 0.57 acres.

Development Agreement No. 1900018 (DA1900018). The associated DA No. 1900018 has a term of 10 years and will grant the applicant vesting rights to develop the Project in accordance with the terms of DA No. 1900018 and CUP No. 190029 and will provide community benefits to the Temescal Canyon Area.

The above-mentioned entitlements shall be referred to as the "Project".

The Project site is located north of Magnolia Avenue, east Temescal Street, and west of Moody Street.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

FIND that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) based on the findings and conclusions in the staff report; and,

TENTATIVELY APPROVE **Development Agreement No. 1900018 (DA1900018)**, based upon the findings in this staff report, pending final adoption of the Development Agreement ordinance by the Board of Supervisors; and,

APPROVE Conditional Use Permit No. 190029 (CUP190029), subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report, subject to final approval of the Development Agreement.

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:	Commercial Retail (CR)
Policy / Overlay Area:	Home Gardens Town Center (MUAO) Magnolia Avenue Northwest Neighborhood [Neighborhood 1]
Surrounding General Plan Land Uses	
North:	Community Development: Commercial Retail (CR)
East:	Community Development: Commercial Retail (CR), Community Development Medium Density Residential (CD:MDR)
South:	Open Space: Conservation (OS:C)
West:	Community Development: High Density Residential (CD:HDR)
Existing Zoning Classification:	General Commercial (C-1/C-P)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	General Commercial (C-1/C-P)
East:	General Commercial (C-1/C-P), One-Family Dwelling (R-1)
South:	Rural Residential (R-R)
West:	General Commercial (C-1/C-P)
Existing Use:	Single Family Residence And Vacant Land
Surrounding Uses	
North:	Single Family Residences
East:	Automotive Repair Shop, Vacant Lot
South:	Vacant Lot
West:	Vacant Land, Single Family Residences

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min. /Max. Development Standard</i>
Project Site (Acres):	0.57 Acres	N/A
Existing Building Area (SQFT):	936	N/A
Proposed Building Area (SQFT):	2,500	N/A
Building Height (FT):	20	50
Proposed Landscape Area:	8,936 sq. ft.	N/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>
Retail Cannabis	2,500 sq. ft.	1 space/ 200 sq. ft. of gross floor area	13	21
TOTAL:			13	21

Located Within:

City's Sphere of Influence:	City of Corona
Community Service Area ("CSA"):	Yes - CSA 52 *
Special Flood Hazard Zone:	No – Outside of Flood Plain Zone
Agricultural Preserve:	No – Not In An Agricultural Preserve
Liquefaction Area:	Yes – Very High Potential
Subsidence Area:	Yes – Susceptible
Fault Zone:	No – Not In A Fault Zone
Fire Zone:	No – Not In A Fire Hazard Zone
Mount Palomar Observatory Lighting Zone:	No - Not In A Palomar Observatory Zone
WRCMSHCP Criteria Cell:	No - Not In A Cell Group
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	No - Not In The SKR Fee Area
Airport Influence Area ("AIA"):	No - Not In An Airport Influence Area

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Project Continuance Background

The project was continued from the June 3, 2020 Planning Commission hearing to June 17, 2020, to allow additional time for the applicant to address architectural design of the proposed building and review the perimeter fencing, as requested by the Planning Commission. Any revisions to the building design or project site, if applicable, will be presented by the applicant at the June 17, 2020 Planning Commission hearing.

Background:

On October 23, 2018, the Board of Supervisors adopted Ordinance No. 348.4898 that established the permitting process and regulations for commercial cannabis activities.

Applicants requesting to establish commercial cannabis retail, microbusiness, and/or cultivation uses were required to submit a request for proposal “RFP” cannabis package. Applicants who ranked highest were allowed to proceed forward with the Conditional Use Permit process. On July 2, 2019, the Board of Supervisors accepted the Cannabis RFP response package ranking list, which allowed the highest ranking applicants to begin the land use review process for their proposed project. In the first year of implementation 50 cultivation applications, and 19 cannabis retail applications began the land use review process.

The project was assigned a RFP Cannabis File No. CAN190055. Pursuant to the Board of Supervisors approved ranking list, this application was ranked number 3 and as a result, the applicant may proceed forward to the Conditional Use Permit (“CUP”) process.

Project Details:

The project proposes a 2,500 square foot commercial retail building on the southerly portion of the parcel. The project includes twenty-one (21) off-street parking spaces which consists of seventeen (17) standard parking spaces, two (2) accessible parking spaces, and two (2) electric vehicle spaces. Exceeding the off-street parking requirement for retail cannabis at 1 stall per 200 square-feet. The site also includes a trash enclosure located on the northerly lot line of the property. Landscaping and internal walkways are proposed throughout the site. The property is accessed from Temescal Street.

The retail cannabis facility will utilize an adult and medical cannabis license. The project will operate between the hours of 6AM-10PM daily in accordance with County of Riverside Ordinance No. 348 Section 19.505 (I). In addition, the project will employ a total of nineteen (19) people across all shifts, eight (8) employees will be on site at any one-time including security personnel. No commercial trucks will be used for operations of the facility. Cannabis deliveries will come in unmarked cars or vans. For deliveries, the facility will park up to 2 delivery vehicles overnight.

General Plan Consistency:

The project site has a General Plan Foundation Component and Land Use Designation of Community Development (CD): Commercial Retail (CR). The Community Development General Plan Foundation Component depicts areas where urban and suburban development is appropriate. It is the intent of this Foundation Component to provide a breadth of land uses that foster variety and choice, accommodating a range of life styles, living and working conditions, and accommodate diverse community settings.

The Commercial Retail (CR) land use designation allows for the development of commercial retail uses at a neighborhood, community and regional level, as well as for professional office and tourist-oriented commercial uses.

The project site is located within Home Gardens Town Center Mixed-Use Area (MUA) Overlay which establishes policies for four overlay areas. The project site is within the Magnolia Avenue Northwest Neighborhood [Neighborhood 1] area which is currently developed primarily for retail commercial and residential uses. Twenty-five percent of this neighborhood will be permitted to be developed as Highest Density Residential (HHDR). Many businesses are located within convenient walking distance within and near this neighborhood. Policy TCAP 7.2 of the overlay states that the area may be developed solely in accordance with the underlying land use designation of Commercial Retail, or may contain 25% HHDR development in addition to Commercial Retail development. The proposed project is compatible with this provision since it is a retail service that is in accordance with the underlying land use designation of Commercial Retail.

The General Plan Foundation and Land Use Designation of CD: CR and the property's underlying zoning classification of C-1/C-P are highly consistent. The proposed project is consistent as it proposes a retail service that fosters variety and choice, accommodating a range of life styles.

Zoning Consistency:

The project site is zoned General Commercial (C-1/C-P). Pursuant to Ordinance No. 348, Article XIXh, Section 19.518, Cannabis Retailers are allowed in the C-1/C-P Zone with an approved conditional use permit and development agreement. As further described in the findings section, the project meets all the applicable development standards for the C-1/C-P Zone and those set forth in Section 19.519 of Ordinance No. 348, including design, height setbacks, and parking requirements.

The project site includes a proposed landscape plan in accordance with the County of Riverside Ordinance No. 348 and Ordinance No. 859.

The project site is not located within the Airport Influence Area (“AIA”) boundary and is therefore not subject to the Airport Land Use Commission (“ALUC”) review.

DA1900018 and CUP 190029 was submitted on October 9, 2019. The applicant has submitted this CUP application to obtain the entitlements required to establish a new cannabis retail business on the property.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

This project is exempt from the California Environmental Quality Act (CEQA) review pursuant to Article 19 – Categorical Exemptions, Section 15303 (New Construction or Conversion of Small Structures). This section specifically exempts construction and location of new, small facilities or structures. Examples of this exemption include but are not limited to, a store or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2,500 square feet in floor areas. Since the project proposes a small commercial building with 2,500 square feet on the property, and since no hazardous substances are proposed to be kept on site, the project qualifies for a categorical exemption, therefore no additional environmental review is required.

None of the exceptions pursuant to State CEQA Guidelines section 15300.2 would occur. The Project would not have a significant effect on the environment due to unusual circumstances; would not result in a cumulative impact; would not impact any historic resources; and is not located on a hazardous site or location. Although the project site is located within an area susceptible to subsidence and Very High Potential of liquefaction, it is not considered an unusual circumstance. The County of Riverside regulates the effects of soils and geological constraints primarily through the enforcement of the California Building Code (CBC), which requires the implementation of engineering solutions for constrains to development posed by subsidence. Additionally, the project’s proposed cannabis use does not qualify as an unusual circumstance as the State of California does not consider waste generated by a retail use to be hazardous. Additionally, the project is required to maintain any applicable permits from the Riverside County Fire Department, the Riverside County Department of Environmental Health, the Riverside County Department of Waste Resources and the Agricultural Commissioner.

FINDINGS AND CONCLUSIONS

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

Land Use Findings:

1. The project site has a General Plan Land Use Designation of Commercial Retail (CR). The Commercial Retail land use designation provides for the emphasis on general uses such as grocery stores, drug stores, and other retail outlets. The proposed project is consistent with this land use designation because the project will provide local and regional retail and services. Additionally, the Community Development General Plan Foundation Component depicts areas where urban and suburban development is appropriate, it is the intent of this Foundation Component to provide a breadth of land uses that foster variety and choice, accommodate a range of life styles, living and

working conditions, and accommodate diverse community settings. The goal is to accommodate a balance of jobs, housing, and services within communities to help achieve other aspects of the RCIP Vision, such as mobility, open space, and air quality goals.

The project is consistent with the Community Development General Plan Foundation Component and Commercial Retail Land Use Designation as it would provide community services and job opportunities within the surrounding community.

2. The site has a Zoning Classification of General Commercial (C-1/C-P), which is consistent with the Riverside County General Plan, including the applicable Foundation Component and Land Use Designation, because the C-1/C-P Zone conditionally allows specified retail uses which implements the CD: CR General Plan Land Use Designation that encourages local and regional retail and services.
3. The proposed use, a Cannabis Retail Store, is allowed in the C-1/C-P Zoning Classification with an approved Conditional Use Permit.
4. The uses surrounding the property in question are predominately retail businesses such as a tire shop to the east, and vacant commercially zoned properties to the west and south of the property. There are residential properties located to east and north of the project site. The proposed retail establishment is setback 114'-5" feet from the nearest residentially zoned property line to buffer from the impacts of the proposed commercial building. Section 19.519.B.1 of Ordinance No. 348 requires a minimum 40 foot setback from residentially zoned lot lines. The project's proposed use is compatible with the surrounding uses because the cannabis retail store is consistent with the commercial activity of the surrounding businesses.

Conditional Use Permit Findings:

1. The proposed project has received departmental approvals and has been designed and conditioned to ensure that the project is not detrimental to the health, safety, or general welfare of the community. The proposed project conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property, as the project site is surrounded by properties which are designated Community Development: Commercial Retail (CD: CR) which encourage suburban development and land uses that foster variety, choice and accommodate a balance of jobs, housing, and services within communities. The proposed use, a cannabis retail store front, would provide community services and job opportunities within the surrounding community. Additionally, as demonstrated below, the project complies with the development standards of C-1/C-P. The proposed project is located adjacent to and nearby residential uses and has been designed to distance the building from such uses and operation of the facility pursuant to Ordinance No. 348 requirements. Additionally, the project has received departmental approvals and has been designed and conditioned to protect the health, safety, and general welfare of the community. Therefore, the proposed project conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property.
2. All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. The proposed building is a single building on a single parcel, so this situation does not exist for this project. However, the project in whole is located on multiple

parcels, which will be required to be merged prior to building permit issuance as required by the conditions of approval for the project.

3. Based on the findings included in this staff report, advisory notification document and conditions of approval, the proposed project will not be detrimental to the health, safety or general welfare of the community and is subject to those conditions necessary to protect the health, safety, and general welfare of the community.

Permit Requirements for All Commercial Cannabis Activities:

1. Section 19.505 of Ordinance No. 348 sets forth requirements that all Commercial Cannabis Activities, include commercial cannabis retailers, must comply with, including, among others, submitting an appropriate application, obtaining and maintaining a state license, being sited and operated in such a way that controls odors, being limited in hours of operation, and implementing sufficient security measures. All of these requirements have either already been met or are required in the attached project's Conditions of Approval or Advisory Notification Document which are incorporated herein by this reference. Specifically, Planning 6, Planning 9, Planning 14 and 15 and other requirements of the Advisory Notification Documents address odor, hours of operation, security and the other requirements of Section 19.505.
2. While security has been raised as a concern relating to cannabis-related activities, a standard condition of approval or requirement of the advisory notification document (Planning 14 and 15) requires sufficient security measures to deter and prevent the unauthorized entrance into areas containing Cannabis or Cannabis Products, to deter and prevent theft of Cannabis or Cannabis Producers, and to ensure emergency access in accordance with applicable Fire Code standards. These requirements include the following:
 - a) A plan to prevent individuals from loitering on the lot if they are not engaging in activity expressly related to the Commercial Cannabis Activity.
 - b) 24 hour emergency contact information from the owner or an on-site employee which shall be provided to the County.
 - c) A professionally installed, maintained, and monitored alarm system.
 - d) Except for Live Cannabis Plants being cultivated at a cultivation facility and limited amounts of Cannabis for display purposes, all Cannabis and Cannabis Products shall be stored in a secured and locked structure and in a secured and locked safe room, safe, or vault, and in a manner as to prevent diversion, theft, and loss.
 - e) 24 hour security surveillance cameras to monitor all entrances and exits to a Commercial Cannabis Activity, all interior spaces within the Commercial Cannabis Activity that are open and accessible to the public, and all interior spaces where Cannabis, cash or currency is being stored for any period of time on a regular basis. The permittee for a Commercial Cannabis Activity shall be responsible for ensuring that the security surveillance camera's footage is accessible. Video recordings shall be maintained for a minimum of 90 days, and shall be made available to the County upon request.

With the implementation of these required measures, security concerns relating to the Commercial Cannabis Activity have been fully addressed.

Cannabis Retailer Minimum Standards:

1. The project is not located within 1,000 feet from any Child Day Care Center, K-12 school, public park, or Youth Center. This is met because a radius map buffering 1,000 feet from the subject site was prepared by the Riverside County Geographic Information Systems and has not identified any Child Day Care Center, K-12 school, public park, or Youth Centers within 1,000 feet of the site.
2. The project is not located within 1,000 feet of any other Cannabis Retailer because at the time of this report no other cannabis related facilities have been approved by the County of Riverside in the area.
3. The project is not located within 500 feet of a smoke shop or similar facility because a radius map buffering 1,000 feet from the subject site was prepared by Riverside County Geographic Information Systems and has not identified any smoke shop or similar facility within 500 feet of the site.
4. The project is located on a lot currently containing a residential dwelling unit. However, this residential dwelling unit will be removed with the development of the project and will not exist upon operation of the proposed project. A condition of approval has been applied to this project requiring the demolition of the existing residential structure prior to the issuance of a grading permit (General Planning - Demolition of Existing Residential Structure).
5. The development standards of the C-1/C-P Zoning Classification are as follows:
 - a. There is no minimum lot area requirement, unless specifically required by zone classification for a particular area. However, there are multiple parcels that currently exist though on the Project site that will be merged into one parcel, which the project is conditioned to complete prior to grading permit issuance. The parcel merger ensures that all required site improvements are located within the same lot.
 - b. There are no yard requirements for buildings which do not exceed 35 feet in height, except as required for specific plans. Any portion of a building which exceeds 35 feet in height shall be set back from the front rear and side lot lines not less than two feet for each foot by which the height exceeds 35 feet. The front setback shall be measured from the existing street line unless a specific plan has been adopted in which case it will be measured from the specific plan street line. The rear setback shall be measured from the existing rear lot line or from any recorded alley or easement; if the rear line adjoins a street, the rear setback requirement shall be the same as required for a front setback. Each side setback shall be measured from the side of the line or from an existing adjacent street line unless a specific plan has been adopted in which case it will be measured from the specific plan street line. The proposed retail building is located approximately 114'-5" from the neared residentially zoned One-Family Dwelling (R-1) zone property line. Additionally, the proposed project is approximately 88 feet from the nearest Rural Residential (R-R) zone which is separated by Magnolia Boulevard. The project proposes a new building with a maximum height of 20 feet. Therefore, the project meets this standard.
 - c. No building or structure shall exceed fifty (50') feet in height, unless a greater height is approved pursuant to Ordinance No. 348 Section 18.34. In no event, however, shall a building or structure exceed seventy-five (75') feet in height, unless a variance is approved

pursuant to Ordinance No. 348 Section 18.27. The project proposes a new building with a maximum height of 20 feet. Therefore, the project meets this standard.

- d. Automobile storage space shall be provided as required by Ordinance No. 348 Section 18.12. The project meets these requirements because the project requires 13 parking spaces and has proposed 21 parking spaces.
 - e. All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet. The project meets these requirements because roof mounted equipment is screened by a parapet.
6. The project complies with the operational requirements set forth in Ordinance No. 348 Section 19.519.C. because of the following:
- a. Entrances into the retail location of the Cannabis Retailer shall be separate from the reception area and locked at all times with entry strictly controlled. An electronic or mechanical entry system shall be utilized to limit access and entry to the retail location. As provided by the floor plan, Exhibit C, all retail, reception, employee offices, and inventory areas shall have electronic or mechanical secured access. The project has been conditioned to meet this standard. (Conditions of Approval - Planning Cannabis Retail Operations – 1)
 - b. Cannabis Retailers may include the sale of Medical Cannabis, requiring an M-License from the State. Cannabis Retailers selling only Medical Cannabis shall verify consumers who enter the Premises are at least 18 years of age and that they hold a valid Physician's Recommendation. The project owner and management shall provide adequate training and education at the location as to these matters and require all customers to provide proper Identification to verify consumers are of appropriate age. The project has been conditioned to meet this standard. (Conditions of Approval - Planning Cannabis Retail Operations – 2)
 - c. Cannabis Retailers may include the sale of Adult Use Cannabis, requiring an A-license from the State. Cannabis Retailers selling only Adult Use Cannabis shall verify that consumers who enter the Premises are at least 21 years of age. The project owner and management shall provide adequate training and education at the location as to these matters and require all customers to provide proper Identification to verify consumers are at least 21 years of age. The project has been conditioned to meet this standard. (Conditions of Approval - Planning Cannabis Retail Operations – 3)
 - d. A Cannabis Retailers may include the sale of both Medical and Adult use Cannabis requiring both an A-License and an M-License from the State. All Cannabis Retailers selling both Medical and Adult Use Cannabis shall verify that consumers who enter the premises are at least 18 years of age and that they hold a valid Physician's Recommendation or are at least 21 years of age. The project owner and management shall provide adequate training and education at the location as to these matters and require all customers to provide proper Identification to verify consumers are of appropriate age. The project has been conditioned to meet this standard. (Conditions of Approval - Planning Cannabis Retail Operations – 4)

- e. Display areas shall include the smallest amount of Cannabis and Cannabis Products reasonably anticipated to meet sales during operating hours. The project has been conditioned to meet this standard. (Conditions of Approval - Planning Cannabis Retail Operations – 5)
- f. Cannabis and Cannabis Products not in the display area shall be maintained in a locked secure area. As provided by the project floor plan, Exhibit C, all retail, reception, employee offices, and inventory areas shall have electronic or mechanical secured access. The project has been conditioned to meet this standard. (Conditions of Approval - Planning Cannabis Retail Operations – 6)
- g. Not more than 10% of the Cannabis Retailer floor area, up to a maximum of 50 square feet, shall be used for the sale of incidental goods such as, but not limited to, clothing, posters, or non-cannabis goods. The project meets this standard because the provide floor plan, Exhibit C shows the sales area to only contain cannabis products (Flower Display). It has been conditioned that not more than 10% of the Cannabis Retailer floor area, up to a maximum of 50 square feet, shall be used for the sale of incidental goods such as, but not limited to, clothing, posters, or non-cannabis goods. The project has been conditioned to meet this standard. (Conditions of Approval - Planning Cannabis Retail Operations – 7)
- h. Restroom facilities shall be locked and under the control of the Cannabis Retailer. As provided by the floor plan of the project, Exhibit C, the restroom facilities have a locking door to the designated room. The project has been conditioned to meet this standard. (Conditions of Approval - Planning Cannabis Retail Operations – 8)
- i. Cannabis Retailers shall ensure that all Cannabis and Cannabis Products held for sale by the Cannabis Retailer are cultivated, manufactured, transported, distributed, and tested by California licensed and permitted facilities that are in full conformance with State and local laws and regulations. The project has been conditioned to meet this standard. (Conditions of Approval - Planning Cannabis Retail Operations – 9)
- j. Cannabis Retailers shall not distribute any Cannabis or Cannabis Product unless such products are labeled and in a tamper-evident package in compliance with the California Business and Professions Code and any additional rules promulgated by a licensing authority. The project has been conditioned to meet this standard. (Conditions of Approval - Planning Cannabis Retail Operations – 10)
- k. Cannabis Retailers shall not provide free samples of any type, including Cannabis Products, to any person and shall not allow any person to provide free samples on the Cannabis Retailer's lot. It has been conditioned the Cannabis Retailer shall not provide free samples of any type, including Cannabis Products, to any person and shall not allow any person to provide free samples on the Cannabis Retailer's lot. The project has been conditioned to meet this standard. (Conditions of Approval - Planning Cannabis Retail Operations – 11)
- l. Deliveries shall be conducted in accordance with California Business and Professions Code Section 26090 or as may be amended and all state regulations pertaining to delivery of Cannabis Products. The project has been conditioned to meet this standard. (Conditions of Approval - Planning Cannabis Retail Operations – 12)

- m. Cannabis or Cannabis Products shall not be sold or delivered by any means or method to any person within a motor vehicle. The project has been conditioned to meet this standard. (Conditions of Approval - Planning Cannabis Retail Operations – 13)
- n. Cannabis Retailers shall not include a drive-in, drive-through or walk up window where retail sales of Cannabis or Cannabis Products are sold to persons or persons within or about a motor vehicle. The project has been conditioned to meet this standard. (Conditions of Approval - Planning Cannabis Retail Operations – 14)

Cannabis Retail Findings:

- 1. The project complies with all the requirements of the State and County for the selling of Cannabis. This is met because the project has been conditioned to meet these requirements.
- 2. The project is not located within 1,000 feet from any Child Day Care Center, K-12 school, public park, or Youth Center or a variance has been approved allowing a shorter distance but not less than allowed by State law. This is met because a radius map buffering 1,000 feet from the subject site was prepared by Riverside County Geographic Information Systems and has not identified any Child Day Care Center, K-12 school, public park, or Youth Centers within 1,000 feet of the site. Therefore, the project meets this standard.
- 3. The project includes adequate measures that address enforcement priorities for Commercial Cannabis Activities including restricting access to minors, and ensuring that Cannabis and Cannabis Products are obtained from and supplied only to other permitted licensed sources within the State and not distributed out of State. This is met because the project has been conditioned to meet this requirement. (Conditions of Approval No. 28 Planning - General - O. Permit and License Posting, Conditions of Approval No. 23 Planning – General – K Monitoring Program)
- 4. For Cannabis Retailer lots with verified cannabis-related violations within the last 12 months prior to the adoption date of Ordinance No. 348.4898, the use will not contribute to repeat violation on the lot and all applicable fees have been paid. This is met because no record of any cannabis-related violations within the last 12 months exist at the project site.

Other Findings:

- 1. The project site is not located within a Criteria Cell of the Western Riverside County Multi-Species Habitat Conservation Plan.
- 2. The project site is located within the City of Corona Sphere of Influence. This project was provided to City of Corona for review and comment. No comments were received either in favor or opposition of the project.
- 3. The project site is not located within an Airport Influence Area (“AIA”) boundary and is therefore not subject to the Airport Land Use Commission (“ALUC”) review.
- 4. The project site is not located within the Mount Palomar Observatory Lighting Zone boundary.
- 5. The project site is not located within the Fee Assessment Area of the Stephen’s Kangaroo Rat Habitat Conservation Plan (“SKRHCP”).

Fire Findings:

The project site is not located within a Cal Fire State Responsibility Area (“SRA”). Conditions of approval were placed on CUP No. 190029 requiring compliance with Ordinance No. 787. The project has been conditioned for fire and life safety. 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 the building plan submittal. Additionally, prior to building permit issuance, the applicant is required to provide a business plan with a complete scope of work indicating any storage, hazardous materials or manufacturing that may be conducted on site. In addition, the applicant is required to note proposed business hours, the use of any delayed egress/ ingress systems and if open flame devices will be on site.

Development Agreement:

The applicant has proposed entering into the attached draft development agreement (DA) with the County for the Project. The DA is consistent with the General Plan and Board Policy B-9. Additionally, the advisory notification document, conditions of approval, and entitlement approvals are incorporated in the exhibits of the DA and will ensure that the project is developed in a way that would not conflict with the public’s health, safety or general welfare. The DA has a term of 10 years and will grant the applicant vesting rights to develop the Project in accordance with the terms of the DA. In exchange, the DA provides certain public benefits that go beyond the basic requirements of the County including annual public benefit payments, which will be used for additional public safety services, infrastructure improvements or community enhancement programs.

Approval Requirements and Conclusion:

Based on the findings provided in this staff report and conditions of approval, the project is consistent with the General Plan and any applicable specific plan, complies with the development standards of the C-1/C-P zoning classification, complies with the permit requirements for all Commercial Cannabis Activities, complies with the minimum standard requirements and will not be detrimental to the public health, safety or general welfare. Additionally, the project complies with all applicable requirements of State law and ordinances of Riverside County.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

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



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

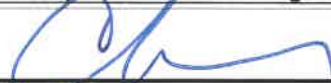
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Planning Commission Hearing: June 3, 2020

PROPOSED PROJECT

Case Number(s): CUP190029, DA1900018
CEQA Exempt Section 5303(c)
Area Plan: Temescal Canyon
Zoning Area/District: East Corona District
Supervisory District: Second District
Project Planner: Rob Gonzalez
Project APN(s): 115-241-011, 115-241-012, 115-241-030

Applicant(s): The Artist Tree,
 Mitch Kahan
Representative(s): MSA Consulting
 Christopher Brizuela, Engineer


 Charissa Leach, P.E.
 Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

Conditional Use Permit No. 190029 (CUP190029) is a proposal for a new 2,500 square foot building as a storefront for a retail cannabis business with off-street parking and landscaping improvements on 0.57 acres.

Development Agreement No. 1900018 (DA1900018). The associated DA No. 1900018 has a term of 10 years and will grant the applicant vesting rights to develop the Project in accordance with the terms of DA No. 1900018 and CUP No. 190029 and will provide community benefits to the Temescal Canyon Area.

The above-mentioned entitlements shall be referred to as the "Project".

The Project site is located north of Magnolia Avenue, east Temescal Street, and west of Moody Street.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

FIND that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) based on the findings and conclusions in the staff report; and,

TENTATIVELY APPROVE Development Agreement No. 1900018 (DA1900018), based upon the findings in this staff report, pending final adoption of the Development Agreement ordinance by the Board of Supervisors; and,

APPROVE Conditional Use Permit No. 190029 (CUP190029), subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report, subject to final approval of the Development Agreement.

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:	Commercial Retail (CR)
Policy / Overlay Area:	Home Gardens Town Center (MUAO) Magnolia Avenue Northwest Neighborhood [Neighborhood 1]
Surrounding General Plan Land Uses	
North:	Community Development: Commercial Retail (CR)
East:	Community Development: Commercial Retail (CR), Community Development Medium Density Residential (CD:MDR)
South:	Open Space: Conservation (OS:C)
West:	Community Development: High Density Residential (CD:HDR)
Existing Zoning Classification:	General Commercial (C-1/C-P)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	General Commercial (C-1/C-P)
East:	General Commercial (C-1/C-P), One-Family Dwelling (R-1)
South:	Rural Residential (R-R)
West:	General Commercial (C-1/C-P)
Existing Use:	Single Family Residence And Vacant Land
Surrounding Uses	
North:	Single Family Residences
East:	Automotive Repair Shop, Vacant Lot
South:	Vacant Lot
West:	Vacant Land, Single Family Residences

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min. /Max. Development Standard</i>
Project Site (Acres):	0.57 Acres	N/A
Existing Building Area (SQFT):	936	N/A
Proposed Building Area (SQFT):	2,500	N/A
Building Height (FT):	20	50
Proposed Landscape Area:	8,936 sq. ft.	N/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>
Retail Cannabis	2,500 sq. ft.	1 space/ 200 sq. ft. of gross floor area	13	21
TOTAL:			13	21

Located Within:

City's Sphere of Influence:	City of Corona
Community Service Area ("CSA"):	Yes - CSA 52 *
Special Flood Hazard Zone:	No – Outside of Flood Plain Zone
Agricultural Preserve:	No – Not In An Agricultural Preserve
Liquefaction Area:	Yes – Very High Potential
Subsidence Area:	Yes – Susceptible
Fault Zone:	No – Not In A Fault Zone
Fire Zone:	No – Not In A Fire Hazard Zone
Mount Palomar Observatory Lighting Zone:	No - Not In A Palomar Observatory Zone
WRCMSHCP Criteria Cell:	No - Not In A Cell Group
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	No - Not In The SKR Fee Area
Airport Influence Area ("AIA"):	No - Not In An Airport Influence Area

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

On October 23, 2018, the Board of Supervisors adopted Ordinance No. 348.4898 that established the permitting process and regulations for commercial cannabis activities.

Applicants requesting to establish commercial cannabis retail, microbusiness, and/or cultivation uses were required to submit a request for proposal "RFP" cannabis package. Applicants who ranked highest were allowed to proceed forward with the Conditional Use Permit process. On July 2, 2019, the Board of Supervisors accepted the Cannabis RFP response package ranking list, which allowed the highest ranking applicants to begin the land use review process for their proposed project. In the first year of implementation 50 cultivation applications, and 19 cannabis retail applications began the land use review process.

The project was assigned a RFP Cannabis File No. CAN190055. Pursuant to the Board of Supervisors approved ranking list, this application was ranked number 3 and as a result, the applicant may proceed forward to the Conditional Use Permit ("CUP") process.

Project Details:

The project proposes a 2,500 square foot commercial retail building on the southerly portion of the parcel. The project includes twenty-one (21) off-street parking spaces which consists of seventeen (17) standard parking spaces, two (2) accessible parking spaces, and two (2) electric vehicle spaces. Exceeding the off-street parking requirement for retail cannabis at 1 stall per 200 square-feet. The site also includes a trash

enclosure located on the northerly lot line of the property. Landscaping and internal walkways are proposed throughout the site. The property is accessed from Temescal Street.

The retail cannabis facility will utilize an adult and medical cannabis license. The project will operate between the hours of 6AM-10PM daily in accordance with County of Riverside Ordinance No. 348 Section 19.505 (I). In addition, the project will employ a total of nineteen (19) people across all shifts, eight (8) employees will be on site at any one-time including security personnel. No commercial trucks will be used for operations of the facility. Cannabis deliveries will come in unmarked cars or vans. For deliveries, the facility will park up to 2 delivery vehicles overnight.

General Plan Consistency:

The project site has a General Plan Foundation Component and Land Use Designation of Community Development (CD): Commercial Retail (CR). The Community Development General Plan Foundation Component depicts areas where urban and suburban development is appropriate. It is the intent of this Foundation Component to provide a breadth of land uses that foster variety and choice, accommodating a range of life styles, living and working conditions, and accommodate diverse community settings.

The Commercial Retail (CR) land use designation allows for the development of commercial retail uses at a neighborhood, community and regional level, as well as for professional office and tourist-oriented commercial uses.

The project site is located within Home Gardens Town Center Mixed-Use Area (MUA) Overlay which establishes policies for four overlay areas. The project site is within the Magnolia Avenue Northwest Neighborhood [Neighborhood 1] area which is currently developed primarily for retail commercial and residential uses. Twenty-five percent of this neighborhood will be permitted to be developed as Highest Density Residential (HHDR). Many businesses are located within convenient walking distance within and near this neighborhood. Policy TCAP 7.2 of the overlay states that the area may be developed solely in accordance with the underlying land use designation of Commercial Retail, or may contain 25% HHDR development in addition to Commercial Retail development. The proposed project is compatible with this provision since it is a retail service that is in accordance with the underlying land use designation of Commercial Retail.

The General Plan Foundation and Land Use Designation of CD: CR and the property's underlying zoning classification of C-1/C-P are highly consistent. The proposed project is consistent as it proposes a retail service that fosters variety and choice, accommodating a range of life styles.

Zoning Consistency:

The project site is zoned General Commercial (C-1/C-P). Pursuant to Ordinance No. 348, Article XIXh, Section 19.518, Cannabis Retailers are allowed in the C-1/C-P Zone with an approved conditional use permit and development agreement. As further described in the findings section, the project meets all the applicable development standards for the C-1/C-P Zone and those set forth in Section 19.519 of Ordinance No. 348, including design, height setbacks, and parking requirements.

The project site includes a proposed landscape plan in accordance with the County of Riverside Ordinance No. 348 and Ordinance No. 859.

The project site is not located within the Airport Influence Area ("AIA") boundary and is therefore not subject to the Airport Land Use Commission ("ALUC") review.

DA1900018 and CUP 190029 was submitted on October 9, 2019. The applicant has submitted this CUP application to obtain the entitlements required to establish a new cannabis retail business on the property.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

This project is exempt from the California Environmental Quality Act (CEQA) review pursuant to Article 19 – Categorical Exemptions, Section 15303 (New Construction or Conversion of Small Structures). This section specifically exempts construction and location of new, small facilities or structures. Examples of this exemption include but are not limited to, a store or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2,500 square feet in floor areas. Since the project proposes a small commercial building with 2,500 square feet on the property, and since no hazardous substances are proposed to be kept on site, the project qualifies for a categorical exemption, therefore no additional environmental review is required.

None of the exceptions pursuant to State CEQA Guidelines section 15300.2 would occur. The Project would not have a significant effect on the environment due to unusual circumstances; would not result in a cumulative impact; would not impact any historic resources; and is not located on a hazardous site or location. Although the project site is located within an area susceptible to subsidence and Very High Potential of liquefaction, it is not considered an unusual circumstance. The County of Riverside regulates the effects of soils and geological constraints primarily through the enforcement of the California Building Code (CBC), which requires the implementation of engineering solutions for constrains to development posed by subsidence. Additionally, the project's proposed cannabis use does not qualify as an unusual circumstance as the State of California does not consider waste generated by a retail use to be hazardous. Additionally, the project is required to maintain any applicable permits from the Riverside County Fire Department, the Riverside County Department of Environmental Health, the Riverside County Department of Waste Resources and the Agricultural Commissioner.

FINDINGS AND CONCLUSIONS

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

Land Use Findings:

1. The project site has a General Plan Land Use Designation of Commercial Retail (CR). The Commercial Retail land use designation provides for the emphasis on general uses such as grocery stores, drug stores, and other retail outlets. The proposed project is consistent with this land use designation because the project will provide local and regional retail and services. Additionally, the Community Development General Plan Foundation Component depicts areas where urban and suburban development is appropriate, it is the intent of this Foundation Component to provide a breadth of land uses that foster variety and choice, accommodate a range of life styles, living and working conditions, and accommodate diverse community settings. The goal is to accommodate a balance of jobs, housing, and services within communities to help achieve other aspects of the RCIP Vision, such as mobility, open space, and air quality goals.

The project is consistent with the Community Development General Plan Foundation Component and Commercial Retail Land Use Designation as it would provide community services and job opportunities within the surrounding community.

2. The site has a Zoning Classification of General Commercial (C-1/C-P), which is consistent with the Riverside County General Plan, including the applicable Foundation Component and Land Use Designation, because the C-1/C-P Zone conditionally allows specified retail uses which implements the CD: CR General Plan Land Use Designation that encourages local and regional retail and services.
3. The proposed use, a Cannabis Retail Store, is allowed in the C-1/C-P Zoning Classification with an approved Conditional Use Permit.
4. The uses surrounding the property in question are predominately retail businesses such as a tire shop to the east, and vacant commercially zoned properties to the west and south of the property. There are residential properties located to east and north of the project site. The proposed retail establishment is setback 114'-5" feet from the nearest residentially zoned property line to buffer from the impacts of the proposed commercial building. Section 19.519.B.1 of Ordinance No. 348 requires a minimum 40 foot setback from residentially zoned lot lines. The project's proposed use is compatible with the surrounding uses because the cannabis retail store is consistent with the commercial activity of the surrounding businesses.

Conditional Use Permit Findings:

1. The proposed project has received departmental approvals and has been designed and conditioned to ensure that the project is not detrimental to the health, safety, or general welfare of the community. The proposed project conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property, as the project site is surrounded by properties which are designated Community Development: Commercial Retail (CD: CR) which encourage suburban development and land uses that foster variety, choice and accommodate a balance of jobs, housing, and services within communities. The proposed use, a cannabis retail store front, would provide community services and job opportunities within the surrounding community. Additionally, as demonstrated below, the project complies with the development standards of C-1/C-P. The proposed project is located adjacent to and nearby residential uses and has been designed to distance the building from such uses and operation of the facility pursuant to Ordinance No. 348 requirements. Additionally, the project has received departmental approvals and has been designed and conditioned to protect the health, safety, and general welfare of the community. Therefore, the proposed project conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property.
2. All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. The proposed building is a single building on a single parcel, so this situation does not exist for this project. However, the project in whole is located on multiple parcels, which will be required to be merged prior to building permit issuance as required by the conditions of approval for the project.
3. Based on the findings included in this staff report, advisory notification document and conditions of approval, the proposed project will not be detrimental to the health, safety or general welfare of the community and is subject to those conditions necessary to protect the health, safety, and general welfare of the community.

Permit Requirements for All Commercial Cannabis Activities:

1. Section 19.505 of Ordinance No. 348 sets forth requirements that all Commercial Cannabis Activities, include commercial cannabis retailers, must comply with, including, among others, submitting an appropriate application, obtaining and maintaining a state license, being sited and operated in such a way that controls odors, being limited in hours of operation, and implementing sufficient security measures. All of these requirements have either already been met or are required in the attached project's Conditions of Approval or Advisory Notification Document which are incorporated herein by this reference. Specifically, Planning 6, Planning 9, Planning 14 and 15 and other requirements of the Advisory Notification Documents address odor, hours of operation, security and the other requirements of Section 19.505.
2. While security has been raised as a concern relating to cannabis-related activities, a standard condition of approval or requirement of the advisory notification document (Planning 14 and 15) requires sufficient security measures to deter and prevent the unauthorized entrance into areas containing Cannabis or Cannabis Products, to deter and prevent theft of Cannabis or Cannabis Producers, and to ensure emergency access in accordance with applicable Fire Code standards. These requirements include the following:
 - a) A plan to prevent individuals from loitering on the lot if they are not engaging in activity expressly related to the Commercial Cannabis Activity.
 - b) 24 hour emergency contact information from the owner or an on-site employee which shall be provided to the County.
 - c) A professionally installed, maintained, and monitored alarm system.
 - d) Except for Live Cannabis Plants being cultivated at a cultivation facility and limited amounts of Cannabis for display purposes, all Cannabis and Cannabis Products shall be stored in a secured and locked structure and in a secured and locked safe room, safe, or vault, and in a manner as to prevent diversion, theft, and loss.
 - e) 24 hour security surveillance cameras to monitor all entrances and exits to a Commercial Cannabis Activity, all interior spaces within the Commercial Cannabis Activity that are open and accessible to the public, and all interior spaces where Cannabis, cash or currency is being stored for any period of time on a regular basis. The permittee for a Commercial Cannabis Activity shall be responsible for ensuring that the security surveillance camera's footage is accessible. Video recordings shall be maintained for a minimum of 90 days, and shall be made available to the County upon request.

With the implementation of these required measures, security concerns relating to the Commercial Cannabis Activity have been fully addressed.

Cannabis Retailer Minimum Standards:

1. The project is not located within 1,000 feet from any Child Day Care Center, K-12 school, public park, or Youth Center. This is met because a radius map buffering 1,000 feet from the subject site was prepared by the Riverside County Geographic Information Systems and has not identified any Child Day Care Center, K-12 school, public park, or Youth Centers within 1,000 feet of the site.

2. The project is not located within 1,000 feet of any other Cannabis Retailer because at the time of this report no other cannabis related facilities have been approved by the County of Riverside in the area.
3. The project is not located within 500 feet of a smoke shop or similar facility because a radius map buffering 1,000 feet from the subject site was prepared by Riverside County Geographic Information Systems and has not identified any smoke shop or similar facility within 500 feet of the site.
4. The project is located on a lot currently containing a residential dwelling unit. However, this residential dwelling unit will be removed with the development of the project and will not exist upon operation of the proposed project. A condition of approval has been applied to this project requiring the demolition of the existing residential structure prior to the issuance of a grading permit (General Planning - Demolition of Existing Residential Structure).
5. The development standards of the C-1/C-P Zoning Classification are as follows:
 - a. There is no minimum lot area requirement, unless specifically required by zone classification for a particular area. However, there are multiple parcels that currently exist though on the Project site that will be merged into one parcel, which the project is conditioned to complete prior to grading permit issuance. The parcel merger ensures that all required site improvements are located within the same lot.
 - b. There are no yard requirements for buildings which do not exceed 35 feet in height, except as required for specific plans. Any portion of a building which exceeds 35 feet in height shall be set back from the front rear and side lot lines not less than two feet for each foot by which the height exceeds 35 feet. The front setback shall be measured from the existing street line unless a specific plan has been adopted in which case it will be measured from the specific plan street line. The rear setback shall be measured from the existing rear lot line or from any recorded alley or easement; if the rear line adjoins a street, the rear setback requirement shall be the same as required for a front setback. Each side setback shall be measured from the side of the line or from an existing adjacent street line unless a specific plan has been adopted in which case it will be measured from the specific plan street line. The proposed retail building is located approximately 114'-5" from the nearest residentially zoned One-Family Dwelling (R-1) zone property line. Additionally, the proposed project is approximately 88 feet from the nearest Rural Residential (R-R) zone which is separated by Magnolia Boulevard. The project proposes a new building with a maximum height of 20 feet. Therefore, the project meets this standard.
 - c. No building or structure shall exceed fifty (50') feet in height, unless a greater height is approved pursuant to Ordinance No. 348 Section 18.34. In no event, however, shall a building or structure exceed seventy-five (75') feet in height, unless a variance is approved pursuant to Ordinance No. 348 Section 18.27. The project proposes a new building with a maximum height of 20 feet. Therefore, the project meets this standard.
 - d. Automobile storage space shall be provided as required by Ordinance No. 348 Section 18.12. The project meets these requirements because the project requires 13 parking spaces and has proposed 21 parking spaces.
 - e. All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet. The project meets these requirements because roof mounted equipment is screened by a parapet.

6. The project complies with the operational requirements set forth in Ordinance No. 348 Section 19.519.C. because of the following:
 - a. Entrances into the retail location of the Cannabis Retailer shall be separate from the reception area and locked at all times with entry strictly controlled. An electronic or mechanical entry system shall be utilized to limit access and entry to the retail location. As provided by the floor plan, Exhibit C, all retail, reception, employee offices, and inventory areas shall have electronic or mechanical secured access. The project has been conditioned to meet this standard. (Conditions of Approval - Planning Cannabis Retail Operations – 1)
 - b. Cannabis Retailers may include the sale of Medical Cannabis, requiring an M-License from the State. Cannabis Retailers selling only Medical Cannabis shall verify consumers who enter the Premises are at least 18 years of age and that they hold a valid Physician's Recommendation. The project owner and management shall provide adequate training and education at the location as to these matters and require all customers to provide proper Identification to verify consumers are of appropriate age. The project has been conditioned to meet this standard. (Conditions of Approval - Planning Cannabis Retail Operations – 2)
 - c. Cannabis Retailers may include the sale of Adult Use Cannabis, requiring an A-license from the State. Cannabis Retailers selling only Adult Use Cannabis shall verify that consumers who enter the Premises are at least 21 years of age. The project owner and management shall provide adequate training and education at the location as to these matters and require all customers to provide proper Identification to verify consumers are at least 21 years of age. The project has been conditioned to meet this standard. (Conditions of Approval - Planning Cannabis Retail Operations – 3)
 - d. A Cannabis Retailers may include the sale of both Medical and Adult use Cannabis requiring both an A-License and an M-License from the State. All Cannabis Retailers selling both Medical and Adult Use Cannabis shall verify that consumers who enter the premises are at least 18 years of age and that they hold a valid Physician's Recommendation or are at least 21 years of age. The project owner and management shall provide adequate training and education at the location as to these matters and require all customers to provide proper Identification to verify consumers are of appropriate age. The project has been conditioned to meet this standard. (Conditions of Approval - Planning Cannabis Retail Operations – 4)
 - e. Display areas shall include the smallest amount of Cannabis and Cannabis Products reasonably anticipated to meet sales during operating hours. The project has been conditioned to meet this standard. (Conditions of Approval - Planning Cannabis Retail Operations – 5)
 - f. Cannabis and Cannabis Products not in the display area shall be maintained in a locked secure area. As provided by the project floor plan, Exhibit C, all retail, reception, employee offices, and inventory areas shall have electronic or mechanical secured access. The project has been conditioned to meet this standard. (Conditions of Approval - Planning Cannabis Retail Operations – 6)

- g. Not more than 10% of the Cannabis Retailer floor area, up to a maximum of 50 square feet, shall be used for the sale of incidental goods such as, but not limited to, clothing, posters, or non-cannabis goods. The project meets this standard because the provide floor plan, Exhibit C shows the sales area to only contain cannabis products (Flower Display). It has been conditioned that not more than 10% of the Cannabis Retailer floor area, up to a maximum of 50 square feet, shall be used for the sale of incidental goods such as, but not limited to, clothing, posters, or non-cannabis goods. The project has been conditioned to meet this standard. (Conditions of Approval - Planning Cannabis Retail Operations – 7)
- h. Restroom facilities shall be locked and under the control of the Cannabis Retailer. As provided by the floor plan of the project, Exhibit C, the restroom facilities have a locking door to the designated room. The project has been conditioned to meet this standard. (Conditions of Approval - Planning Cannabis Retail Operations – 8)
- i. Cannabis Retailers shall ensure that all Cannabis and Cannabis Products held for sale by the Cannabis Retailer are cultivated, manufactured, transported, distributed, and tested by California licensed and permitted facilities that are in full conformance with State and local laws and regulations. The project has been conditioned to meet this standard. (Conditions of Approval - Planning Cannabis Retail Operations – 9)
- j. Cannabis Retailers shall not distribute any Cannabis or Cannabis Product unless such products are labeled and in a tamper-evident package in compliance with the California Business and Professions Code and any additional rules promulgated by a licensing authority. The project has been conditioned to meet this standard. (Conditions of Approval - Planning Cannabis Retail Operations – 10)
- k. Cannabis Retailers shall not provide free samples of any type, including Cannabis Products, to any person and shall not allow any person to provide free samples on the Cannabis Retailer's lot. It has been conditioned the Cannabis Retailer shall not provide free samples of any type, including Cannabis Products, to any person and shall not allow any person to provide free samples on the Cannabis Retailer's lot. The project has been conditioned to meet this standard. (Conditions of Approval - Planning Cannabis Retail Operations – 11)
- l. Deliveries shall be conducted in accordance with California Business and Professions Code Section 26090 or as may be amended and all state regulations pertaining to delivery of Cannabis Products. The project has been conditioned to meet this standard. (Conditions of Approval - Planning Cannabis Retail Operations – 12)
- m. Cannabis or Cannabis Products shall not be sold or delivered by any means or method to any person within a motor vehicle. The project has been conditioned to meet this standard. (Conditions of Approval - Planning Cannabis Retail Operations – 13)
- n. Cannabis Retailers shall not include a drive-in, drive-through or walk up window where retail sales of Cannabis or Cannabis Products are sold to persons or persons within or about a motor vehicle. The project has been conditioned to meet this standard. (Conditions of Approval - Planning Cannabis Retail Operations – 14)

Cannabis Retail Findings:

1. The project complies with all the requirements of the State and County for the selling of Cannabis. This is met because the project has been conditioned to meet these requirements.
2. The project is not located within 1,000 feet from any Child Day Care Center, K-12 school, public park, or Youth Center or a variance has been approved allowing a shorter distance but not less than allowed by State law. This is met because a radius map buffering 1,000 feet from the subject site was prepared by Riverside County Geographic Information Systems and has not identified any Child Day Care Center, K-12 school, public park, or Youth Centers within 1,000 feet of the site. Therefore, the project meets this standard.
3. The project includes adequate measures that address enforcement priorities for Commercial Cannabis Activities including restricting access to minors, and ensuring that Cannabis and Cannabis Products are obtained from and supplied only to other permitted licensed sources within the State and not distributed out of State. This is met because the project has been conditioned to meet this requirement. (Conditions of Approval No. 28 Planning - General - O. Permit and License Posting, Conditions of Approval No. 23 Planning – General – K Monitoring Program)
4. For Cannabis Retailer lots with verified cannabis-related violations within the last 12 months prior to the adoption date of Ordinance No. 348.4898, the use will not contribute to repeat violation on the lot and all applicable fees have been paid. This is met because no record of any cannabis-related violations within the last 12 months exist at the project site.

Other Findings:

1. The project site is not located within a Criteria Cell of the Western Riverside County Multi-Species Habitat Conservation Plan.
2. The project site is located within the City of Corona Sphere of Influence. This project was provided to City of Corona for review and comment. No comments were received either in favor or opposition of the project.
3. The project site is not located within an Airport Influence Area (“AIA”) boundary and is therefore not subject to the Airport Land Use Commission (“ALUC”) review.
4. The project site is not located within the Mount Palomar Observatory Lighting Zone boundary.
5. The project site is not located within the Fee Assessment Area of the Stephen’s Kangaroo Rat Habitat Conservation Plan (“SKRHCP”).

Fire Findings:

The project site is not located within a Cal Fire State Responsibility Area (“SRA”). Conditions of approval were placed on CUP No. 190029 requiring compliance with Ordinance No. 787. The project has been conditioned for fire and life safety. 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 the building plan submittal. Additionally, prior to building permit issuance, the applicant is required to provide a business plan with a complete scope of work indicating any storage, hazardous materials or manufacturing that may be conducted on site. In addition, the applicant is required to note proposed business hours, the use of any delayed egress/ ingress systems and if open flame devices will be on site.

Development Agreement:

The applicant has proposed entering into the attached draft development agreement (DA) with the County for the Project. The DA is consistent with the General Plan and Board Policy B-9. Additionally, the advisory notification document, conditions of approval, and entitlement approvals are incorporated in the exhibits of the DA and will ensure that the project is developed in a way that would not conflict with the public's health, safety or general welfare. The DA has a term of 10 years and will grant the applicant vesting rights to develop the Project in accordance with the terms of the DA. In exchange, the DA provides certain public benefits that go beyond the basic requirements of the County including annual public benefit payments, which will be used for additional public safety services, infrastructure improvements or community enhancement programs.

Approval Requirements and Conclusion:

Based on the findings provided in this staff report and conditions of approval, the project is consistent with the General Plan and any applicable specific plan, complies with the development standards of the C-1/C-P zoning classification, complies with the permit requirements for all Commercial Cannabis Activities, complies with the minimum standard requirements and will not be detrimental to the public health, safety or general welfare. Additionally, the project complies with all applicable requirements of State law and ordinances of Riverside County.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

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

RIVERSIDE COUNTY PLANNING DEPARTMENT
CUP190029
VICINITY/POLICY AREAS

Supervisor: Spiegel
 District 2

Date Drawn: 05/06/2020
 Vicinity Map



Zoning Dist: East Corona

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. The new designations are shown on the map. The information shown on this map is for informational purposes only and does not constitute a contract. For more information, please contact the Riverside County Planning Department office in Riverside at (951) 955-3300 (Western County) or in Palm Desert at (760) 965-8277 (Eastern County) or Website: <http://www.rivplanning.com>

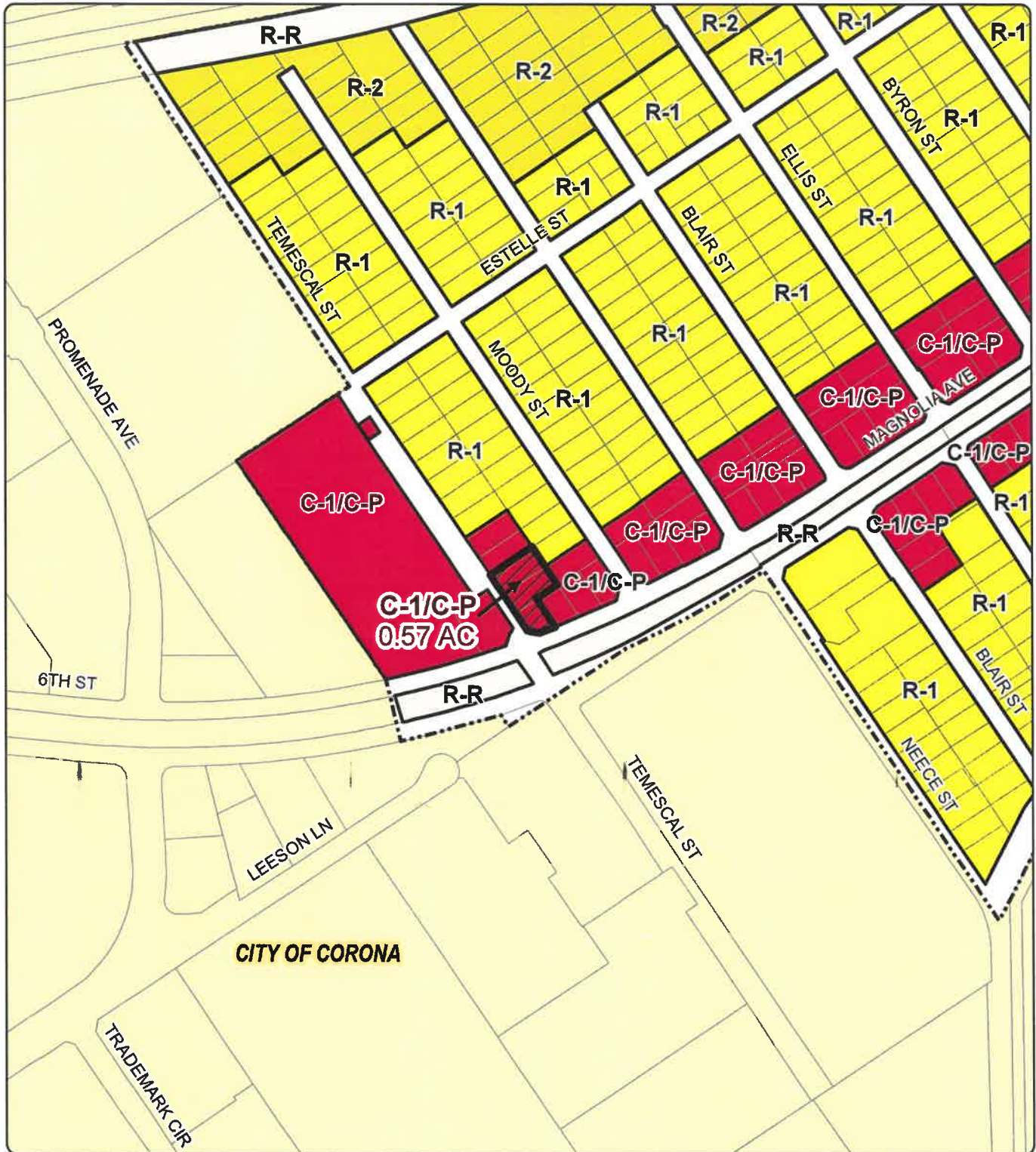
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP190029

EXISTING ZONING

Supervisor: Spiegel
District 2

Date Drawn: 05/06/2020
Exhibit 2



Zoning Dist: East Corona

Author: Vinnie Nguyen



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

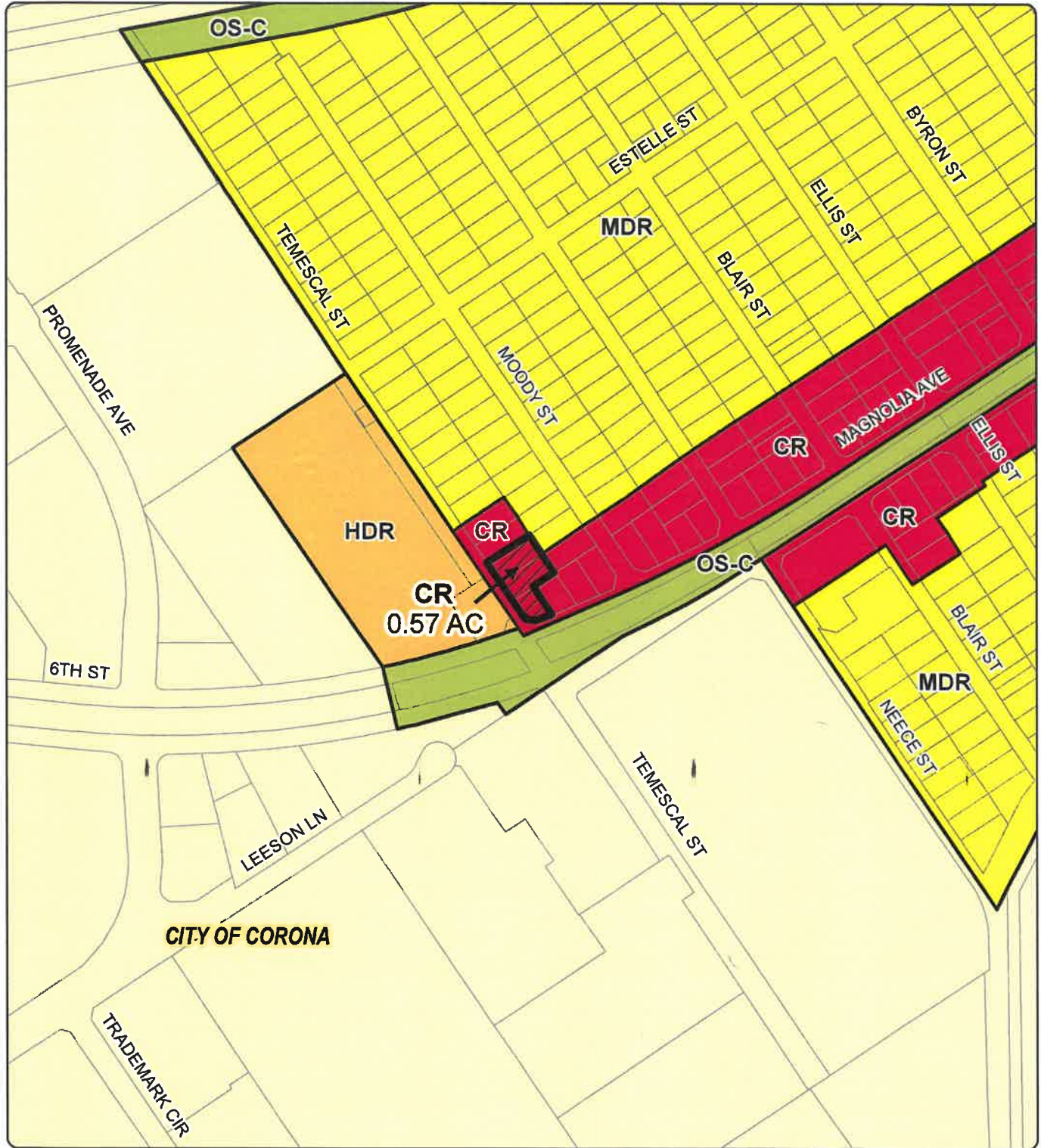
CUP190029

EXISTING GENERAL PLAN

Date Drawn: 05/06/2020

Exhibit 5

Supervisor: Spiegel
District 2



Zoning Dist: East Corona

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

DEVELOPMENT ADVISORY COMMITTEE (“DAC”) INITIAL CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE PO Box 1409 Riverside, 92502-1409

DATE: November 14, 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. Surveyor
Riv. Co. Information Technology
Riv. Co. Sheriff's Dept.

Riv. Co. Waste Resources Management Dept.
Board of Supervisors - Supervisor: Karen Spiegel
Planning Commissioner: Aaron Hake
City of Riverside Sphere of Influence

DEVELOPMENT AGREEMENT NO. 1900018, and CONDITIONAL USE PERMIT NO. 190029 -
Applicant: The Artist Tree IVA LLC – Engineer/Representative: MSA Consulting c/o Chris Brizula - Second Supervisorial District – East Corona Zoning District – Temescal Canyon Area Plan: Community Development: Commercial Retail (CD: CR) – Location: North of Magnolia Ave, South of Etelle Street, East of Temescal St, and West of Moody St – 0.57 Net Acres - Zoning: Existing: General Commercial (C-1/C-P) - **REQUEST:** Development Agreement No. 1900018 (DA1900018) would impose a lifespan on the proposed cannabis project and provide community benefit to the East Corona Area. Conditional Use Permit No. 190029 (CUP190029) proposes to construct a 2,500 square foot building as a storefront for a retail cannabis business with supporting site and landscaping improvements. The Project consists of three contiguous parcels. – APN: 115-241-030, 011, 012 – Related Cases: RFP-CAN190055 – **BBID: 509-905-781**

DAC staff members and other listed Riverside County Agencies, Departments and Districts staff:
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Public Land Management System (PLUS) on or before the indicated DAC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the PLUS routing on or before the above date. This case is scheduled for a **DAC internal review on November 21, 2019.** Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

Any questions regarding this project, should be directed to Travis Engelking, Project Planner at (951) 955-1417, or e-mail at tengelki@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.

Plan: CUP190029

Parcel: 115241011

50. Prior To Map Recordation

Survey

050 - Survey. 1 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 for additional information and requirements.

Planning

060 - Planning. 1 Parcel Merger Not Satisfied

Prior to grading permit issuance the applicant, in accordance with Ordinance No. 460, shall obtain an approved Parcel Merger establishing the whole site as one parcel. Documentation showing the recordation of the Parcel Merger shall be submitted to the Planning Department prior to the issuance of the grading permit for CUP190029. The proposed parcel shall comply with all applicable development standards for the parcel's zone classification as provided in Ordinance No. 348.

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

Plan: CUP190029

Parcel: 115241011

60. Prior To Grading Permit Issuance

Planning-PAL

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

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.

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. 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)

Transportation

Plan: CUP190029

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60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1 RCTD - FILE L&LMD APPLICATION Not Satisfied

File an application with the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, for required annexation.

If you have any questions or for the processing fee amount, please call the L&LMD Section at (951) 955-6748.

060 - Transportation. 2 RCTD - SUBMIT GRADING PLANS Not Satisfied

The project proponent shall submit two sets of grading plans (24x36 inch) 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.

060 - Transportation. 3 RCTD-MAP-WQ - Santa Ana Region - FINAL WQMP REQUIII 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 <https://rctlma.org/trans/Land-Development/WQMP>. In addition, the project proponent shall ensure that the effects of increased peak flowrate for the 1, 3, 6, 24-hour storm events for the 2, 5, 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 or other means of site stabilization as approved by the County Inspector prior to receiving a rough grade permit final.

Plan: CUP190029

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80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 2 ROUGH GRADE APPROVAL (cont.) Not Satisfied
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 Sewer Will Serve Not Satisfied
A "Will Serve" letter is required from the sewer agency serving the project.

080 - E Health. 2 Water Will Serve Not Satisfied
A "Will-Serve" letter is required from the appropriate water agency.

Fire

080 - Fire. 1 Prior to permit Not Satisfied
1. The Fire Department emergency vehicular access road shall be (all weather surface) capable of sustaining an imposed load of 75,000 lbs. GVW. The approved fire access road shall be in place during the time of construction. Temporary fire access roads shall be approved by the Office of the Fire Marshal. (CFC 501.4)
2. Prior to construction, all locations where structures are to be built shall have an approved Fire Department access based on street standards approved by the Office of the Fire Marshal. (CFC 501.4)
3. Fire lanes and fire apparatus access roads shall have an unobstructed width of not less than twenty-four (24) as approved by the Office of the Fire Marshal and an unobstructed vertical clearance of not less the thirteen (13) feet six (6) inches. (CFC 503.2.1)

080 - Fire. 2 Prior to permit Not Satisfied
Business Plan Request
Prior to building permit issuance, please provide a business plan with a complete scope of work. Indicate any storage, hazardous materials or manufacturing that may be conducted on this site. In addition, please note proposed business hours, the use of any delayed egress/ingress systems (limited access passages) and if open flame devices will be on site.

080 - Fire. 3 Prior to permit Not Satisfied
Prior to Building Permit Issuance
Final fire and life safety conditions will be addressed when the Office of the Fire Marshal reviews building plans. These conditions will be based on occupancy, use, California Building Code (CBC), California Fire Code (CFC), and related codes, which are in effect at the time of building plan submittal.
1. The Office of the Fire Marshal is required to set a minimum fire flow for the remodel or construction of all commercial buildings per CFC Appendix B and Table B105.1. The applicant/developer shall provide documentation to show there exists a water system capable of delivering said waterflow for 2 to 4 hour(s) duration at 20-PSI residual operating pressure. The required fire flow may be adjusted during the approval process to reflect changes in design, construction type, or automatic fire protection measures as approved by the Fire Prevention Bureau. Specific requirements for the project will be determined at time of submittal. (CFC 507.3, Appendix B)

Plan: CUP190029

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80. Prior To Building Permit Issuance

Fire

080 - Fire. 3 Prior to permit (cont.) Not Satisfied

080 - Fire. 4 Prior to permit Not Satisfied

Prior to Building Permit Issuance

1. The minimum number of fire hydrants required, as well as the location and spacing of fire hydrants, shall comply with the C.F.C. and NFPA 24. Fire hydrants shall be located no closer than 40 feet to a building. A fire hydrant shall be located within 50 feet of the fire department connection for buildings protected with a fire sprinkler system. The size and number of outlets required for the approved fire hydrants are (6" x 4" x 2 1/2" x 2 1/2") (CFC 507.5.1, 507.5.7, Appendix C, NFPA 24-7.2.3.)
2. Existing fire hydrants on public streets are allowed to be considered available. Existing fire hydrants on adjacent properties shall not be considered available unless fire apparatus access roads extend between properties and easements are established to prevent obstruction of such roads. (CFC 507, 501.3)

Planning

080 - Planning. 1 CAP Screening Table Measures Not Satisfied

Prior to building permit issuance, appropriate building construction measures shall apply to achieve the minimum 100 points on the Riverside County Climate Action Plan Commercial Screening Tables. The conceptual measures anticipated for the project are included as an appendix to the project Addendum. The conceptual measures may be replaced with other measures as listed in the table included with the project Initial Study/Addendum, as long as they are replaced at the same time with other measures that in total achieve a minimum of 100 points on the screening table.

Survey

080 - Survey. 1 RCTD - SURVEY MONUMENT Not Satisfied

1. Prior to construction, if survey monuments including centerline monuments, tie points, property corners and benchmarks found it shall be located and tied out and corner records filed with the County Surveyor pursuant to Section 8771 of the Business & Professions Code. Survey points destroyed during construction shall be reset, and a second corner record filed for those points prior to completion and acceptance of the improvements.

Transportation

080 - Transportation. 1 080 TRANSPORTATION - Landscape Inspection Deposit Re Not Satisfied

Landscape Inspection Deposit Required

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

The developer/ permit holder shall:

Prior to building permit issuance, the developer/permit holder shall verify all plan check fees have been paid and deposit sufficient funds to cover the costs of the required landscape inspections associated with the approved landscape plans. The deposit required for landscape inspections shall be determined by the Transportation Department, Landscape Section. The Transportation Department, Landscape Section shall clear this condition upon determination of compliance.

080 - Transportation. 2 080 TRANSPORTATION - Landscape Plot Plan/Permit Req Not Satisfied

Plan: CUP190029

Parcel: 115241011

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 2 080 TRANSPORTATION - Landscape Plot Plan/Permit Requ Not Satisfied
Landscape Plot Plan/Permit Required

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

The developer/ permit holder shall:

Prior to issuance of building permits, the developer/permit holder shall apply for a Plot Plan (Administrative/PPA) Landscape Permit (LSP) or Landscape Plot Plan (LPP) from TLMA Land Use along with applicable deposit (plan check and inspection are DBF fees).

Provide construction level landscape plans in PDF (all sheets compiled in 1 PDF file), along with an electronic transmittal memo in PDF (include Owner contact, Developer, if not the same as the owner, Project manager, person or persons most likely to inquire about the status of the plans, Landscape Architect, Principal or LA signing the plans, Landscape Architect, Project Manager, person responsible for making the corrections, if different from above), and a current set of grading plans in PDF, and submit all three PDF files on a CD (compact Disc) with application. The landscape plans shall be prepared in a professional manner by a California Licensed/Registered Landscape Architect and signed/stamped by such.

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,

Plan: CUP190029

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 2 080 TRANSPORTATION - Landscape Plot Plan/Permit Requi Not Satisfied
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. 3 080 TRANSPORTATION - Landscape Project Specific Requi Not Satisfied
Landscape Project Specific Requirements

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

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 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
- 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.

Plan: CUP190029

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 3 080 TRANSPORTATION - Landscape Project Specific Requi Not Satisfied

- 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.

080 - Transportation. 4 RCTD - ANNEXATION INTO L&LMD OR OTHER DISTRICT Not Satisfied

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division. Said annexation should include the following:

- (1) Landscaping.
- (2) Streetlights.
- (3) Graffiti abatement of walls and other permanent structure.
- (4) Street sweeping.

For street lighting, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

- (1) Completed Transportation Department application.
- (2) Appropriate fees for annexation.
- (3) Two (2) sets of street lighting plans approved by Transportation Department.
- (4) Streetlight Authorization form from SCE or other electric provider.

080 - Transportation. 5 RCTD - LANDSCAPING DESIGN PLANS Not Satisfied

Landscaping within public road right of-way shall comply with Transportation Department standards, Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859 and shall require approval by the Transportation Department.

Landscaping plans shall be designed within the associated road right-of-way and submitted to the Transportation Department. Landscaping Plans shall be submitted on standard County format (24x36 inch). Landscaping plans shall with the street improvement plans.

080 - Transportation. 6 RCTD - LIGHTING PLAN Not Satisfied

A separate street light plan shall be approved by the Transportation Department. Street lighting shall

Plan: CUP190029

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 6 RCTD - LIGHTING PLAN (cont.) Not Satisfied

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 RCTD - 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.

080 - Transportation. 8 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 - Recyclables Collection and Loading Area Not Satisfied

Prior to issuance of a building permit, the applicant shall submit one electronic (1) copy of a Recyclables Collection and Loading Area plot plan to the Riverside County Department of Waste Resources for review and approval to WastePlanning@rivco.org. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of Waste Resources (found at <http://www.rcwaste.org/business/planning/design>) and shall show the location of and access to the collection area for recyclable materials, shall demonstrate space allocation for trash and recyclable materials and have the adequate signage indicating the location of each bin in the trash enclosure. The project applicant is advised that clearance of the Recyclables Collection and Loading Area plot plan only satisfies the Waste Resources' conditions for Recyclables Collection and Loading Areas space allocation and other Recyclables Collection and Loading Area Guideline items. Detailed drawings of the Trash Enclosure and its particular construction details, e.g., building materials, location, construction methods etc., should be included as part of the Project plan submittal to the Riverside County Department of Building and Safety.

080 - Waste Resources. 2 Waste Recycling Plan Not Satisfied

Prior to issuance of a building permit, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation

Plan: CUP190029

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80. Prior To Building Permit Issuance

Waste Resources

080 - Waste Resources. 2 Waste Recycling Plan (cont.) Not Satisfied
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 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.

Fire

090 - Fire. 1 Prior to final Not Satisfied

Prior to Final

Prior to issuance of a Certificate of Occupancy or Building Final, a "Knox Box Rapid Entry System" shall be provided. The Knox-Box shall be installed in an accessible location approved by the Fire Code Official. All exterior security emergency access gates shall be electronically operated and be provided with Knox key switches and remote actuating devices, for access by emergency personnel. (CFC 506.1)

Any limited access devices shall be reviewed and accepted by the fire department, prior to final approval.

Transportation

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

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

Plan: CUP190029

Parcel: 115241011

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 4 RCTD - PART-WIDTH IMPROVEMENT (cont.) Not Satisfied

3. Construct a transition AC pavement tapering lane along the north project boundary on Temescal Street per 35 m/h design speed limit.

4. Gate shall be installed 35 foot radial, minimum, from the flowline of Temescal Street.

5. Install 'No street parking' sign along streets associated with development as directed by the Director of Transportation.

6. If it is determined that the existing right-of-way on Temescal Street, opposite the project, cannot accommodate the widening described above, the improvement on that side of centerline shall be limited to resurfacing, if needed, and reconstruction of the AC berm or as approved by the Director of Transportation.

090 - Transportation. 5 RCTD - PAYMENT OF TRANSPORTATION FEES Not Satisfied

Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the Project shall pay fees in accordance with the fee schedule in effect at the time of payment:

- Transportation Uniform Mitigation Fees (TUMF) in accordance with Ordinance No. 824.

090 - Transportation. 6 RCTD - STREETLIGHTS INSTALL Not Satisfied

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 461.

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

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

090 - Transportation. 7 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 where the Project is seeking Building Final Inspection (Occupancy).

090 - Transportation. 8 RCTD-MAP-WQ - WQMP COMPLETION Not Satisfied

Prior to Building Final Inspection, the Project is required to furnish educational materials regarding water quality to future owners/occupants, provide an engineered WQMP certification, inspection of BMPs, GPS location of BMPs, ensure that the requirements for inspection and cleaning the BMPs are

Plan: CUP190029

Parcel: 115241011

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 8 RCTD-MAP-WQ - WQMP COMPLETION (cont.) Not Satisfied
established, and for businesses registering BMPs with the Transportation Department's Business Storm Water Compliance Program Section.

Waste Resources

090 - Waste Resources. 1 Waste - Mandatory Commercial and Organics Recycling Com Not Satisfied

Prior to final inspection, the applicant shall complete a Mandatory Commercial Recycling and Organics Recycling Compliance form (Form D). Form D requires applicants to identify programs or plans that address commercial and organics recycling, in compliance with State legislation/regulation. Once completed, Form D shall be submitted to the Recycling Section of the Department of Waste Resources for approval. For more information go to: www.rcwaste.org/business/planning/applications. To obtain Form D, please contact the Recycling Section at 951-486-3200, or email to: Waste-CompostingRecycling@rivco.org.

090 - Waste Resources. 2 Waste - Recyclables Collection and Loading Area Inspection Not Satisfied

Prior to final building inspection, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and verified through inspection by the Riverside County Department of Waste Resources.

090 - Waste Resources. 3 Waste Reporting Form and Receipts Not Satisfied

Prior to final building inspection, evidence (i.e., waste reporting form along with receipts or other types of verification) to demonstrate project compliance with the approved Waste Recycling Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

**CONDITIONAL USE PERMIT
PROPOSED SITE PLAN
CUP NO. 190029**

EXPIRE DATE: JANUARY 30, 2020

NO.	DATE	DESCRIPTION	REVISIONS
DATA TABLE			
APPLICANT:	THE ARBIT TREE IV, LLC		
ADDRESS:	13322 NEBY STREET VALLEJO, CALIFORNIA 94587		
CONTACT:	ARCHITECT: [PHONE] [819] 443-6344		
LAND OWNER:	WARD JAFFAR CORONA, CALIFORNIA 92642		
TELEPHONE:	[PHONE] (714) 234-4484		
EXHIBIT PREPARED BY:	MSA CONSULTING, INC.		
ADDRESS:	3400 JACOB MOFFET DRIVE RANCHO MIRAGE, CALIFORNIA 92270		
CONTACT:	PAUL D'ANGELO, ACP [PHONE] (909) 204-8111		
DISTRICT OF JURISDICTION:	MOUNTAIN COUNTRY COMMUNITY DEVELOPMENT		
DATE OF DOCUMENT:	JULY 19, 2019		
ASSessor'S PARCEL NUMBER(S):	APN 263-300-0470		
LOCAL REGULATION:	MOUNTAIN COUNTRY COMMUNITY DEVELOPMENT		
DATE OF DEVELOPMENT:	JULY 19, 2019		
ASSessor'S PARCEL NUMBER(S):	APN 263-300-0470		

THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

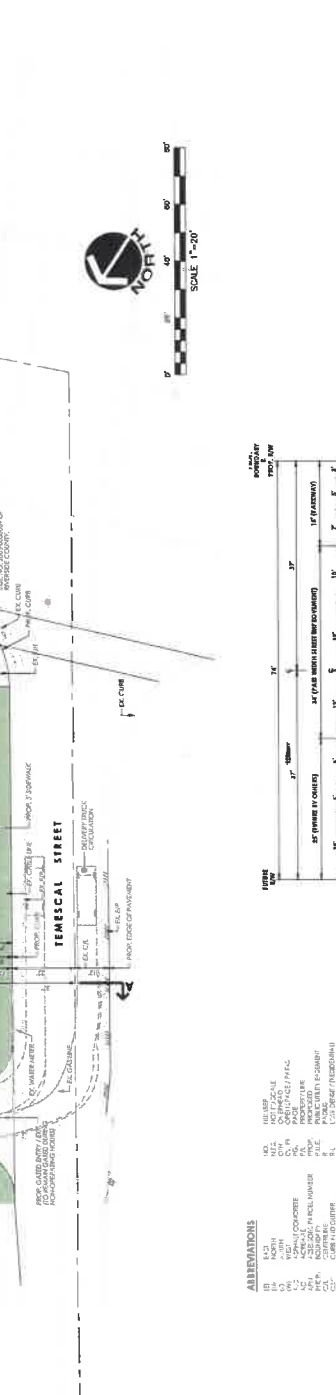
LOT 11, 12 AND 13 IN BLOCK "P" OF INVERDE VALLEY HOME GARDENS, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, CALCOMPLOT MAP ON FILE IN BOOK 11, PAGE 8 OF MAP. REFER TO PLAT 18 FOR THE PROPERTY INTERESTS OWNED BY THE COUNTY OF FRESNO FOR ROAD IMPROVEMENTS IN DEED RECORDED JANUARY 19, 1979 IN COUNTY BOOK 20 OF DEEDS, INVERDE COUNTY RECORDS.

LAND USE DESCRIPTION	SF	AS % AREA	PERCENTAGE
EXISTING GROSS AREA	24,844	5.7	100%
TOTAL BUILDING AREA	2,475	0.6	1%
ACCESS ROADS, MEDIAN, CAVE & PARKING	13,463	3.1	54%
OFFSPACE & REEDRON	8,906	2.0	35%
ON-SET PARKING DATA			
RETAIL BUILDING	2,508	1	10
TOTAL PARKING REQUIRED			
TOTAL PARKING PROVIDED			
EXISTING ZONING:	GENERAL COMMERCIAL (GC-C1) (CP)		
PROPOSED ZONING:	GENERAL COMMERCIAL (GC-C1) (CP)		
EXISTING GENERAL PLAN LAND USE:	COMMERCIAL RETAIL (C1)		
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PROPOSED GENERAL PLAN LAND USE:	COMMERCIAL RETAIL (C1)		

ITEM FLOOD ZONE DESIGNATION:
NONE AS A REASSEMBLED AREA

ITEM FLOOD ZONE DESIGNATION:
NONE AS A REASSEMBLED AREA

PROVIDED NOTES OF FIRMATION:
THE INFORMATION ON THIS DRAWING WAS PREPARED BY THE ARCHITECT OR ENGINEER AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFIC TO THIS DRAWING.
NO CONTRACTING WORK SHALL BE PERFORMED WITHOUT THE EXISTING RECORDS AND SURVEYING DATA.
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ABBREVIATIONS

- N1: NORTH
- N2: NORTH
- N3: NORTH
- N4: NORTH
- N5: NORTH
- N6: NORTH
- N7: NORTH
- N8: NORTH
- N9: NORTH
- N10: NORTH
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- N19: NORTH
- N20: NORTH



MSA CONSULTING, INC.
3400 JACOB MOFFET DRIVE
RANCHO MIRAGE, CALIFORNIA 92270
TEL: (909) 204-8111
WWW.MSACONSULTING.COM

DATE: 7/19/19
SCALE: 1"=20'

**CONDITIONAL USE PERMIT
PROPOSED SITE PLAN
CUP NO. 190029**

EXPIRE DATE: JANUARY 30, 2020

REVISIONS

NO.	DATE	DESCRIPTION

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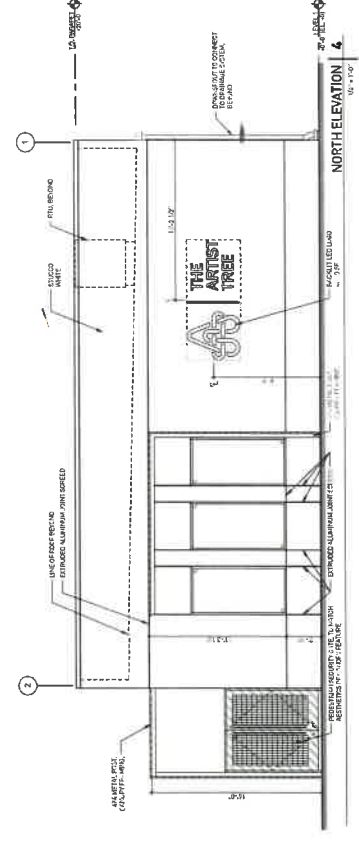
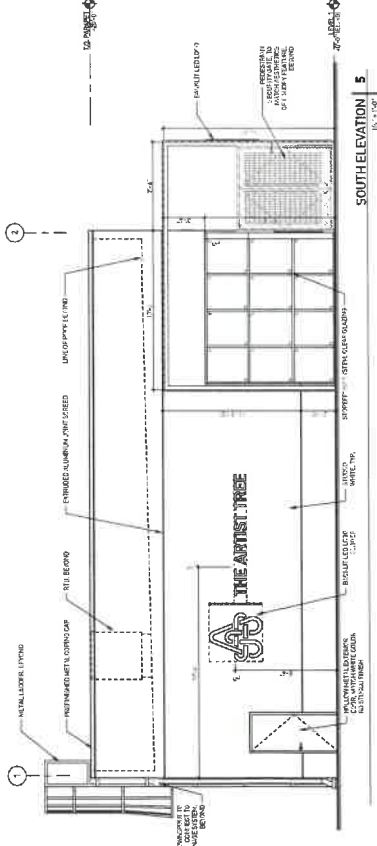
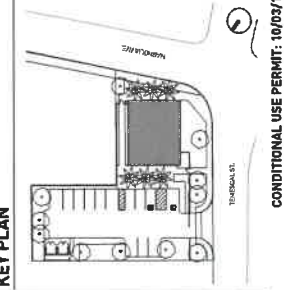
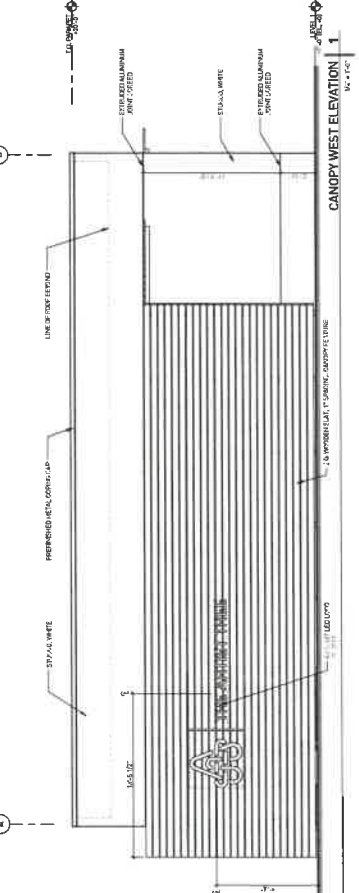
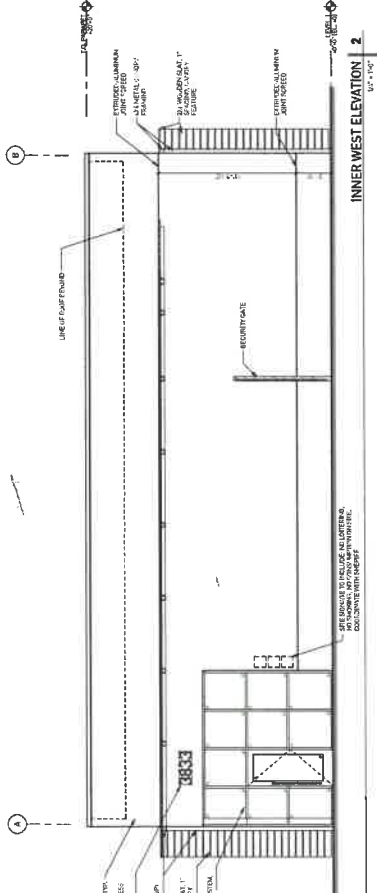
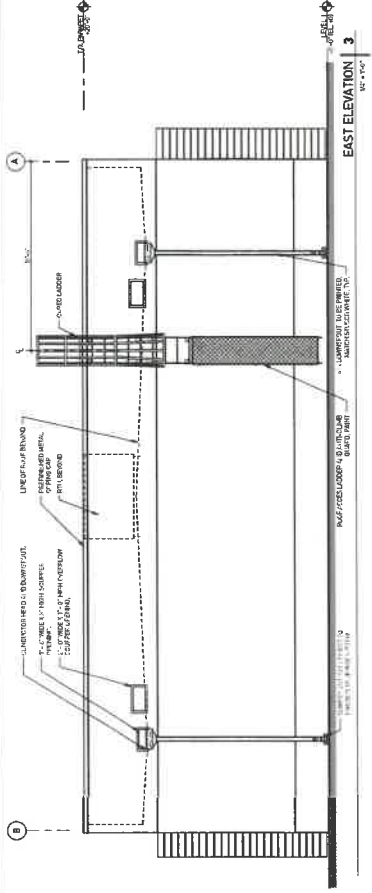
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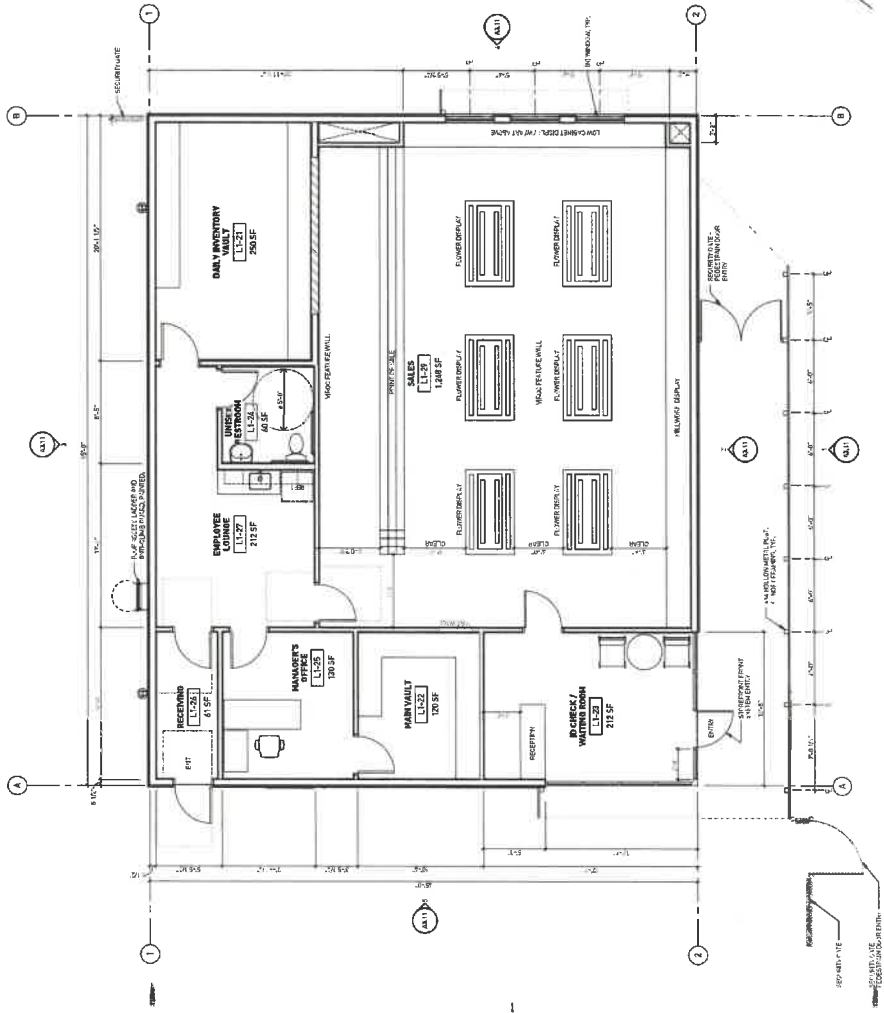
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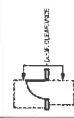


NOT TO SCALE
 ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE
 ALL WALLS ARE 1/2" THICK UNLESS NOTED OTHERWISE
 ALL DOORS ARE 36" WIDE UNLESS NOTED OTHERWISE
 ALL WINDOWS ARE 60" WIDE UNLESS NOTED OTHERWISE
 ALL CEILING HEIGHTS ARE 8'0" UNLESS NOTED OTHERWISE
 ALL FLOOR FINISHES ARE TO BE DETERMINED BY THE ARCHITECT
 ALL LIGHT FIXTURES ARE TO BE DETERMINED BY THE ARCHITECT
 ALL ELECTRICAL SYMBOLS ARE TO BE DETERMINED BY THE ARCHITECT
 ALL MECHANICAL SYMBOLS ARE TO BE DETERMINED BY THE ARCHITECT
 ALL FINISHES ARE TO BE DETERMINED BY THE ARCHITECT
 ALL MATERIALS ARE TO BE DETERMINED BY THE ARCHITECT
 ALL NOTES ARE TO BE DETERMINED BY THE ARCHITECT

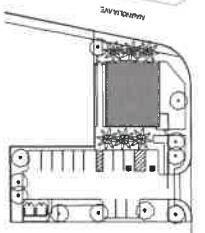


FLOOR PLAN 1
 11/11/19

GRAPHICS LEGEND



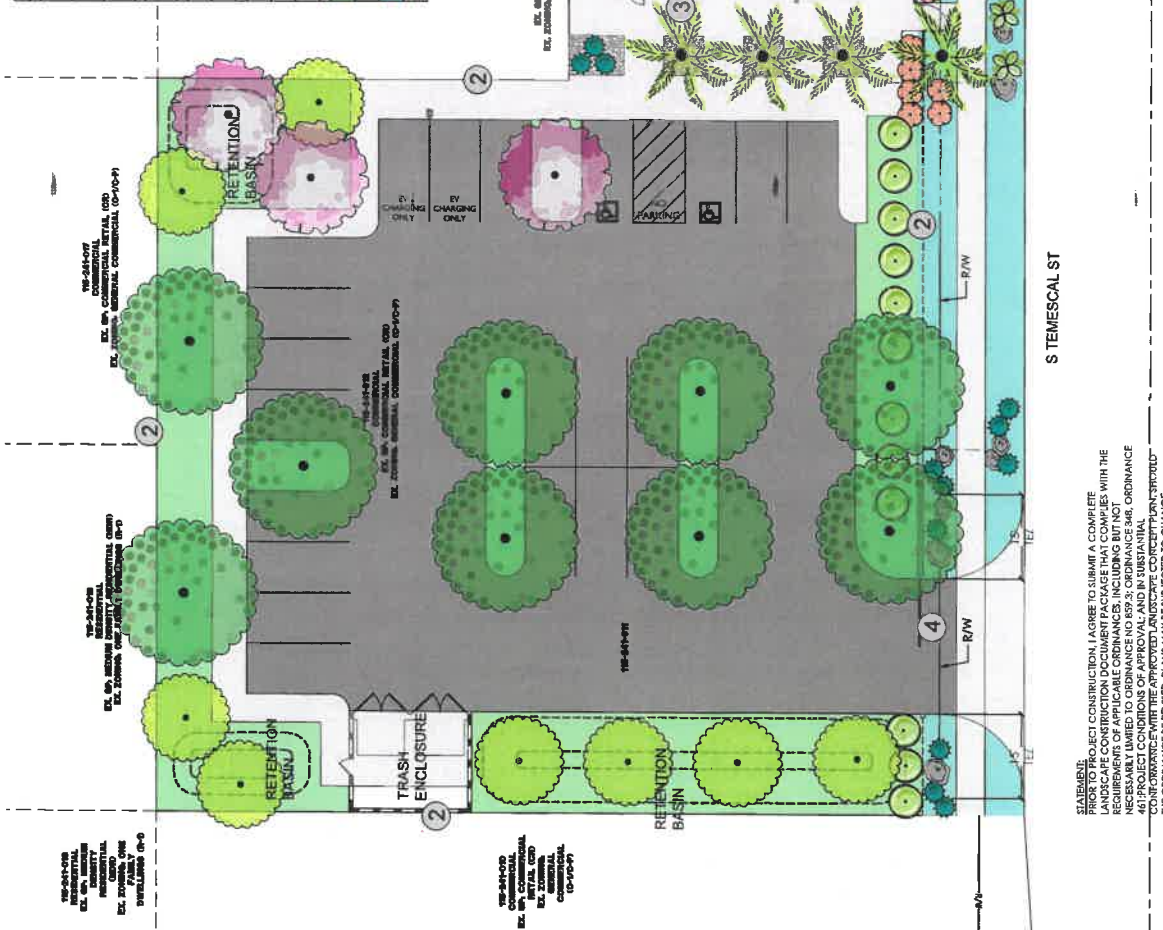
KEY PLAN



CONDITIONAL USE PERMIT: 10/03/19



PLANT SCHEDULE	SYMBOL	PLANT NAME	SIZE	PLANT CODE	CITY	REMARKS
1	[Symbol]	LEUCADENDRON	6-8 IN	1000000	1	SEE PLANT LIST
2	[Symbol]	LEUCADENDRON	10-12 IN	1000000	2	SEE PLANT LIST
3	[Symbol]	LEUCADENDRON	18-24 IN	1000000	3	SEE PLANT LIST
4	[Symbol]	LEUCADENDRON	24-36 IN	1000000	4	SEE PLANT LIST
5	[Symbol]	LEUCADENDRON	36-48 IN	1000000	5	SEE PLANT LIST
6	[Symbol]	LEUCADENDRON	48-60 IN	1000000	6	SEE PLANT LIST
7	[Symbol]	LEUCADENDRON	60-72 IN	1000000	7	SEE PLANT LIST
8	[Symbol]	LEUCADENDRON	72-84 IN	1000000	8	SEE PLANT LIST
9	[Symbol]	LEUCADENDRON	84-96 IN	1000000	9	SEE PLANT LIST
10	[Symbol]	LEUCADENDRON	96-108 IN	1000000	10	SEE PLANT LIST
11	[Symbol]	LEUCADENDRON	108-120 IN	1000000	11	SEE PLANT LIST
12	[Symbol]	LEUCADENDRON	120-132 IN	1000000	12	SEE PLANT LIST
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14	[Symbol]	LEUCADENDRON	144-156 IN	1000000	14	SEE PLANT LIST
15	[Symbol]	LEUCADENDRON	156-168 IN	1000000	15	SEE PLANT LIST
16	[Symbol]	LEUCADENDRON	168-180 IN	1000000	16	SEE PLANT LIST
17	[Symbol]	LEUCADENDRON	180-192 IN	1000000	17	SEE PLANT LIST
18	[Symbol]	LEUCADENDRON	192-204 IN	1000000	18	SEE PLANT LIST
19	[Symbol]	LEUCADENDRON	204-216 IN	1000000	19	SEE PLANT LIST
20	[Symbol]	LEUCADENDRON	216-228 IN	1000000	20	SEE PLANT LIST



NO.	DATE	DESCRIPTION
1	10/11/17	ISSUED FOR PERMIT
2	10/11/17	ISSUED FOR PERMIT
3	10/11/17	ISSUED FOR PERMIT
4	10/11/17	ISSUED FOR PERMIT
5	10/11/17	ISSUED FOR PERMIT
6	10/11/17	ISSUED FOR PERMIT
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NO.	DATE	DESCRIPTION
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17	10/11/17	ISSUED FOR PERMIT
18	10/11/17	ISSUED FOR PERMIT
19	10/11/17	ISSUED FOR PERMIT
20	10/11/17	ISSUED FOR PERMIT

LANDSCAPE PLAN

THE ARTIST TREE CORONA

LEGEND (SEE IMAGE BOARD FOR DESIGN INTENTION PHOTOS)

- 1 CMU WALL
- 2 STEEL FENCE
- 3 ARTIST TREE LOGO FORMED BY GREEN TRELLIS
- 4 STEEL PICKET VEHICULAR GATE

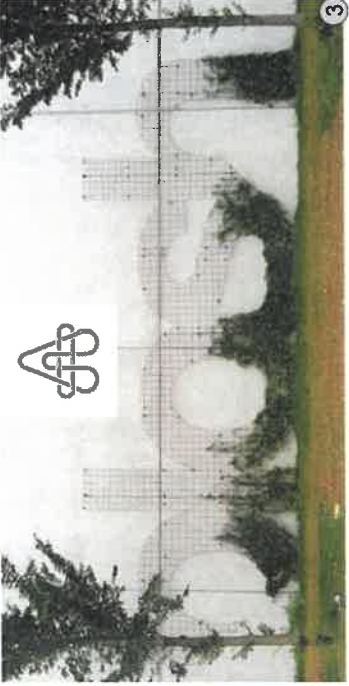
WATER CALCULATION

ARTIST TREE - CORONA

PERCENTAGE OF WATER SAVED RELATIVE TO GAW. ALLOWED: 30%

STATEMENT:
 PRIOR TO PROJECT CONSTRUCTION, I AGREE TO SUBMIT A COMPLETE LANDSCAPE PLAN TO THE CITY OF CORONA, CALIFORNIA, WITHIN THE REQUIREMENTS OF APPLICABLE ORDINANCES, INCLUDING BUT NOT LIMITED TO ORDINANCE NO. 8573; ORDINANCE 846; ORDINANCE 461 PROJECT CONDITIONS OF APPROVAL AND IN SUBSTANTIAL COMPLIANCE WITH THE ORDINANCE BE REVISED. PLANS MAY BE SUBJECT TO CHANGE.

ELEMENTS



PLANTING

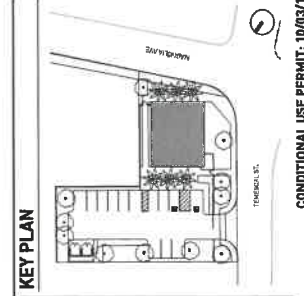
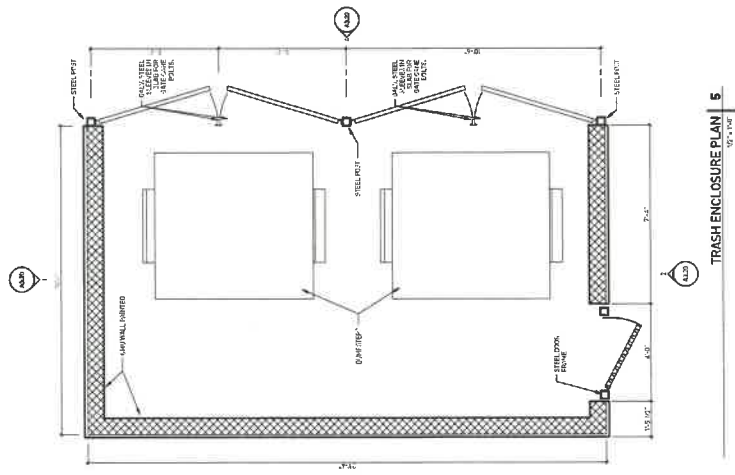
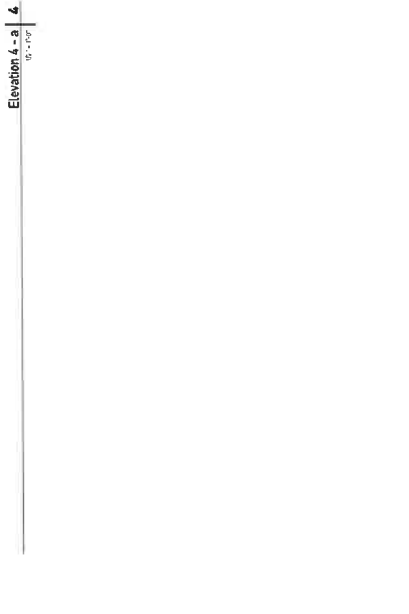
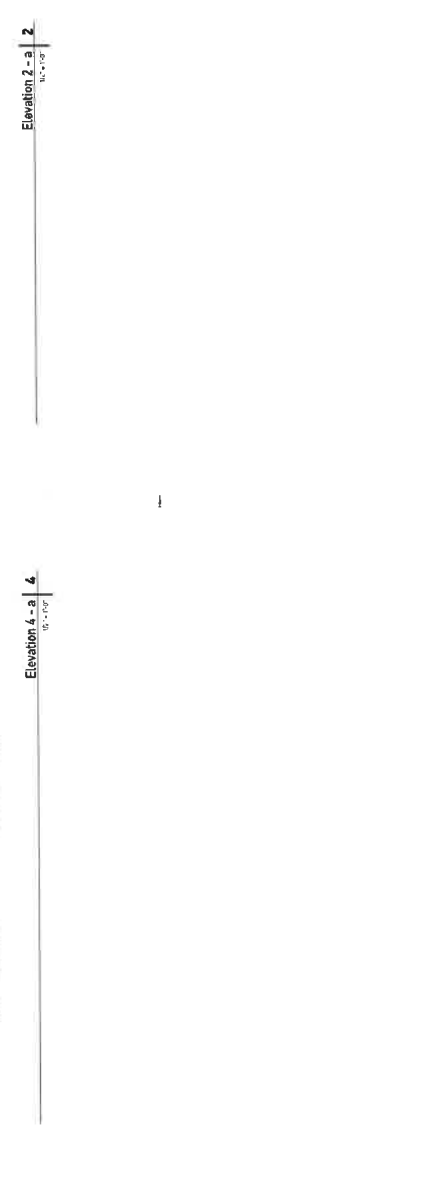
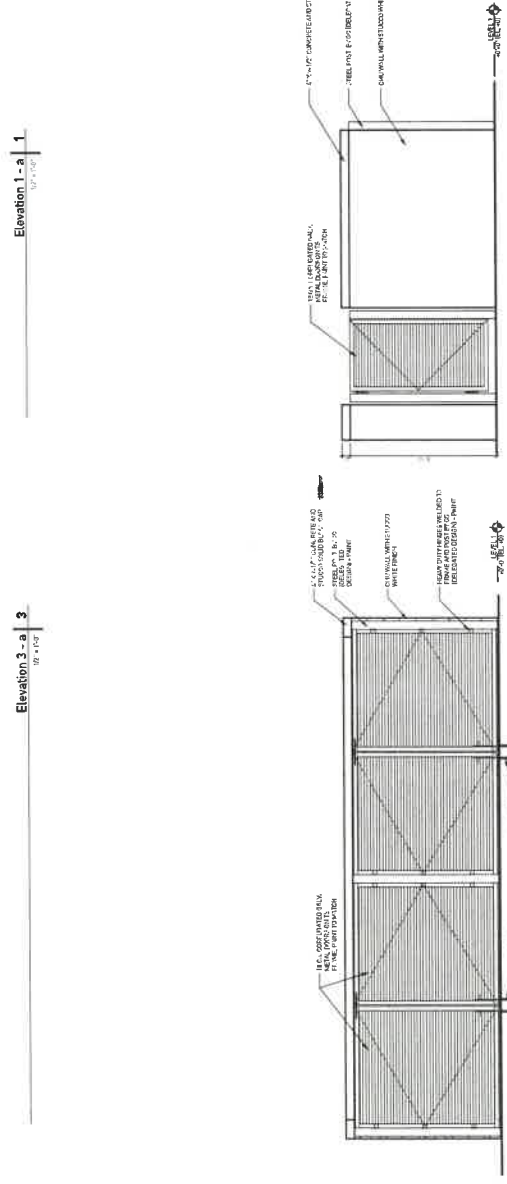
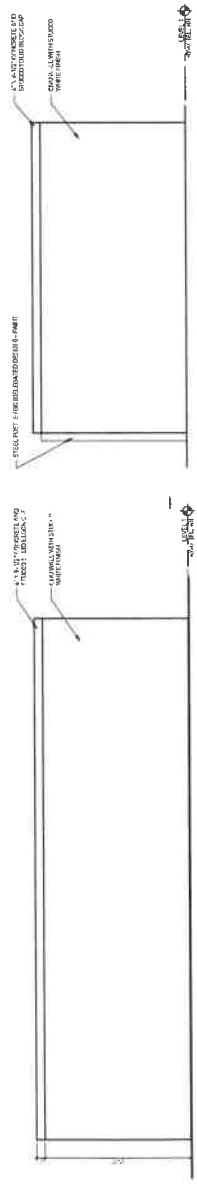


MSA CONSULTING, INC.
 15000 WILSON AVENUE, SUITE 100
 BAYVIEW, CALIFORNIA 94026
 PHONE: (415) 333-3333

LANDSCAPE IMAGES
 THE ARTIST TREE CORONA

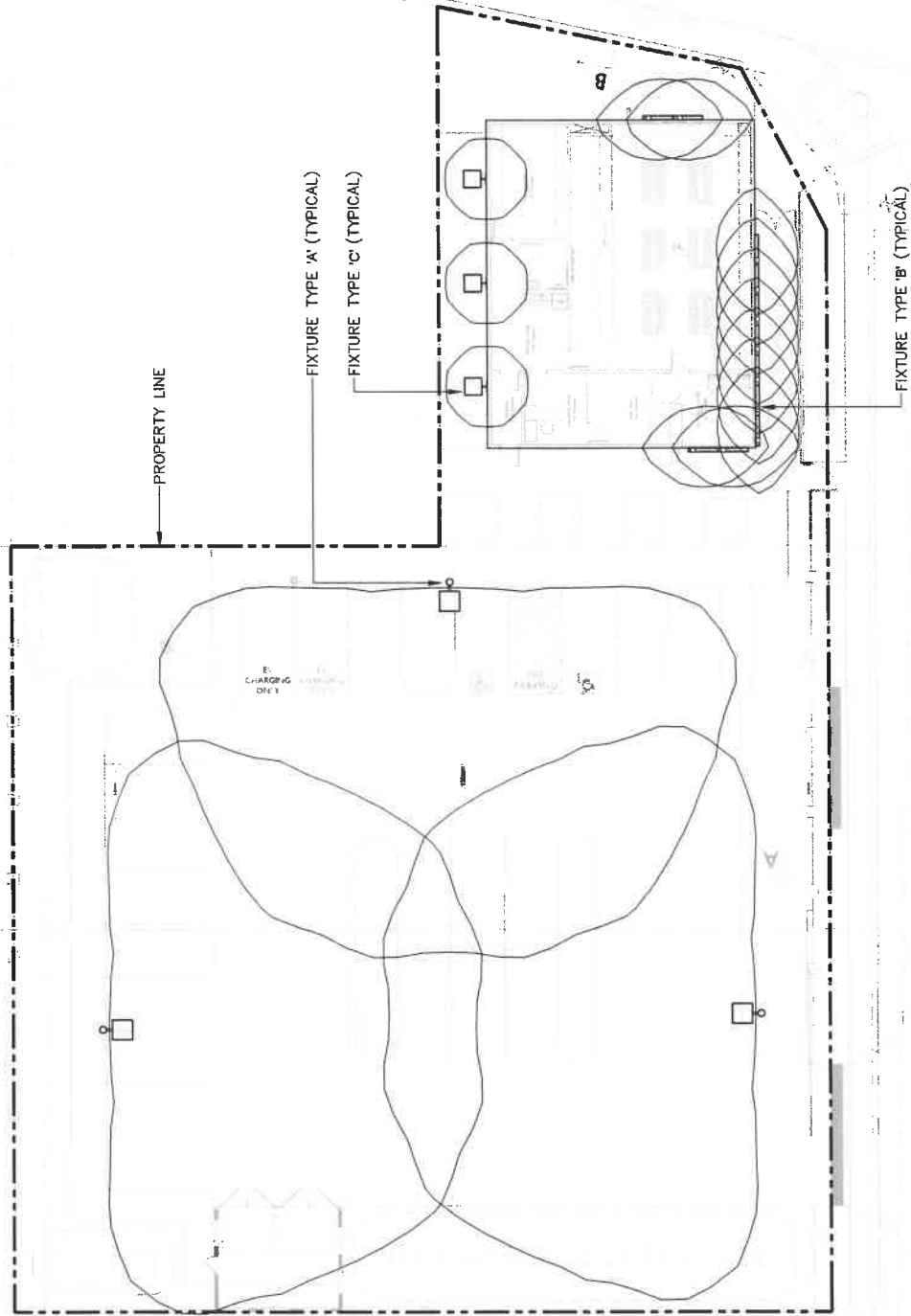


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MAGNOLIA AVENUE



TEMESCAL STREET

THE ARTIST TREE IV CORONA, CA

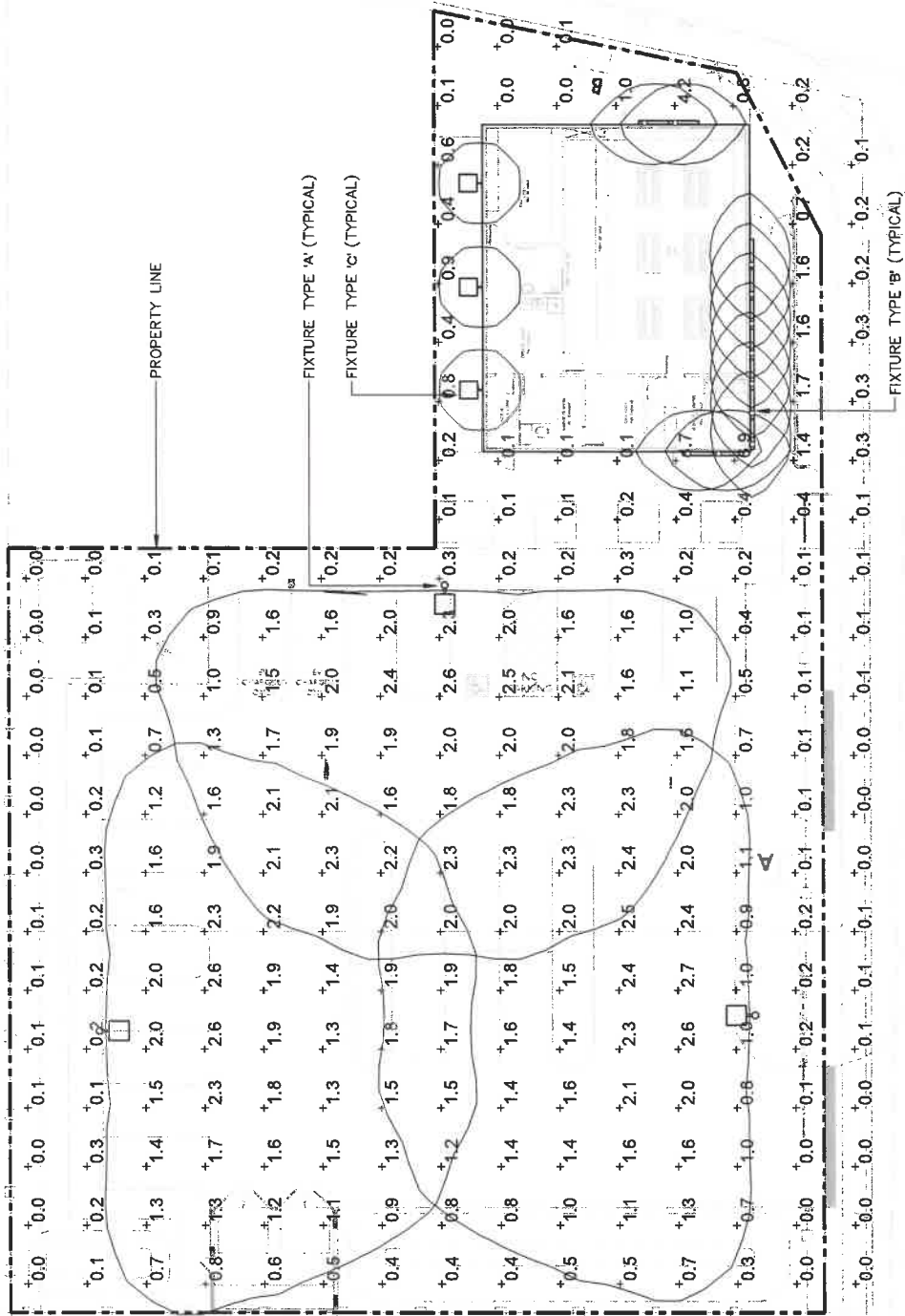


SITE LIGHTING PLAN

Sheet E1.0

JANUARY 29, 2020

SCALE= 1"=10'-0"



MAGNOLIA AVENUE

IFMESCAL STREET

SITE PHOTOMETRIC PLAN
Sheet: E1.1



NORTH
SCALE = 1"=10'-0"

THE ARTIST TREE IV
CORONA, CA

JANUARY 29, 2020

LIGHT FIXTURE CUTSHEET

Sheet **E1.2**



rtm engineering consultants
5485 Fenway Drive, Suite 401 San Diego, CA 92111
rtmconsulting.com | 760.226.8888



LIGHTING FIXTURE TYPE 'C' (MOUNT @ 8'-0" A.F.F.)

THE ARTIST TREE IV CORONA, CA

LINEALUCE MINI

Features:

- 100% Dimmable
- 100% DALI
- 100% DALI
- 100% DALI
- 100% DALI

RESET INFO

RESET

LIGHTING FIXTURE TYPE 'B' (MOUNT @ 13'-6" A.F.F.)

EMILIGHTING

Features:

- 100% Dimmable
- 100% DALI
- 100% DALI
- 100% DALI
- 100% DALI

RESET INFO

RESET

LIGHTING FIXTURE TYPE 'A' (MOUNT @ 25'-0" A.F.F.)

EMILIGHTING

Features:

- 100% Dimmable
- 100% DALI
- 100% DALI
- 100% DALI
- 100% DALI

RESET INFO

RESET



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

Juan C. Perez
Agency Director



05/28/20, 8:33 am

CUP190029

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for CUP190029. 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 CUP190029 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. 190029 (CUP190029) is a proposal for a new 2,500 square foot building as a Storefront for a retail cannabis business with off-street parking and landscaping improvements on 0.57 acres. Business operational requirements are stipulated in Development Agreement No. 1900018 (DA1900018).

Advisory Notification. 3 AND - Exhibits

The development of the premises shall conform substantially with that as shown on the following APPROVED EXHIBIT(S)

- Exhibit A (Site Plan), dated 01/30/2020.
- Exhibit B (Elevations), dated 04/01/2020.
- Exhibit C (Floor Plans), dated 10/03/2019.
- Exhibit D (Conceptual Grading Plan), dated 10/03/2019.
- Exhibit E (Conceptual Landscaping and Irrigation Plans), Sheet 1-2, dated 04/01/2020.
- Exhibit F (Trash Enclosure), dated 10/03/2019
- Exhibit G (Site Lighting Plan) , Sheet 1-3, dated 01/29/2020

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

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

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

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

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)
 {Geographically based}
 - Ord. No. 484 (Control of Blowing Sand) {Geographically based on soil type}
 - Ord. No. 625 (Right to Farm) {Geographically based}
 - Ord. No. 655 (Regulating Light Pollution) {Geographically based}
 - 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. 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. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
 - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

BS-Plan Check

BS-Plan Check. 1 Gen - Custom

BUILDING AND SAFETY COMMENTS

To assist in providing an expeditious review, please cloud all corrections on revised exhibit. Items labeled as "Corrections" must be addressed prior to entitlement approval. Items labeled as "Notifications" are for your information only and are not required for entitlement approval. Include a comment response list

ADVISORY NOTIFICATION DOCUMENT

BS-Plan Check

BS-Plan Check. 1

Gen - Custom (cont.)

addressing each correction on the comment list. Thank You.

CORRECTIONS: None

NOTIFICATIONS:

CODE/ORDINANCE REQUIREMENTS:

The applicant shall obtain the required building permit(s) from the building department prior to any construction on the property. All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances regulations in effect at the time of building plan submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply.

NOTE: The new updated 2019 California Building Codes will be in effect as of January 1st 2020, as mandated by the state of California. Any building plan and fee payment submitted to the building department on or after January 1st, 2020 will be subject to the new updated California Building Code(s).

PERMIT ISSUANCE:

Per section 105.1 (2019 California Building Code, CBC): Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property.

The applicant shall obtain an approved final building inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure.

At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment. In residential applications, each separate structure will require a separate building permit.

Plan Info

Plans prepared, stamped and signed by a design professional (California licensed Architect, or California Licensed Engineer) may not be altered with hand drawn information. The jurisdictional plan review and/or inspection staff is unable to determine when such information has been placed, and if in fact either the design professional or applicable park authority has in fact approved the added information.

All added structural components, cabinets/counter, or utility additions shall be included within the printed designed plans.

ACCESSIBLE PATH OF TRAVEL:

1- Please provide a revised site plan to indicate the required continuous accessible paved path of travel.

The accessible path of travel details shall include;

1. Accessible path construction type (Asphalt or concrete).
2. Accessible path width.
3. Accessible path directional slope % and cross slope %.
4. All accessible ramp and curb cut-out locations and details where applicable.

The Accessible path of travel shall:

1. Connect to the public R.O.W.

ADVISORY NOTIFICATION DOCUMENT

BS-Plan Check

BS-Plan Check. 1

Gen - Custom (cont.)

2. Connect to all building(s).
3. Connect to all accessible parking loading/unloading areas.
4. Connect to accessible sanitary facilities.
5. Connect to areas of public accommodation.

Please be aware that the approved site plan with accessibility requirements should be included with any building plan submittal. The plan review staff may have additional comments depending on the additional information or revisions provided during the plan review process. Additional accessible requirements within the structure shall be reviewed during the building plan review.

2- Relocate the ADA parking to comply with the following:

Parking spaces complying with 11B- 502 (Parking Spaces) that serve a particular building or facility shall be located on the shortest accessible route from parking to an entrance

3-Where parking serves more than one accessible entrance, parking spaces complying with 11B-502 (Parking Spaces) shall be dispersed and located on the shortest accessible route to the accessible entrances.

EV PARKING:

Revise the site plan to show the required designated EV parking per CGC.

DISABLED ACCESS GUIDELINE:

EVCS are not considered parking spaces by the code. In addition, the required accessible parking spaces shall not double as required EVCS. 11B-208.1.

Required Number of Accessible EVCS

Where EVCS are provided for public use or common use, accessible EVCS shall be provided in accordance with the table below. (11B-228.3.1) (11B-228.3.2) (11B-228.3.2.1)

Electric Vehicle Charging Stations for Public Use and Common Use

Total Number of EVCS at a Facility¹ Minimum Number (by type) of Accessible EVCS Required

Van Accessible Standard Accessible Ambulatory

1 to 4 1 0 0

5 to 25 1 1 0

26 to 50 1 1 1

51 to 75 1 2 2

76 to 100 1 3 3

101 and over 1, plus 1 for each 300, or fraction thereof, over 100 3, plus 1 for each 60, or fraction thereof, over 100 3, plus 1 for each 50, or fraction thereof, over 100.

EV PARKING:

Revise the site plan to show the required designated EV parking per CGC.

DISABLED ACCESS:

EVCS are not considered parking spaces by the code. In addition, the required accessible parking spaces shall not double as required EVCS. 11B-208.1.

Required Number of Accessible EVCS

Where EVCS are provided for public use or common use, accessible EVCS shall be provided in accordance

ADVISORY NOTIFICATION DOCUMENT

BS-Plan Check

BS-Plan Check. 1 Gen - Custom (cont.)

with the table below. (11B-228.3.1) (11B-228.3.2) (11B-228.3.2.1)

Electric Vehicle Charging Stations for Public Use and Common Use

EVCS Locations

Accessible EVCS that serve a particular building or facility shall be located on an accessible route to an accessible entrance. (11B-812.5.1) (11B-812.5.1)

Where EVCS do not serve a particular building or facility, accessible EVCS shall be located on an accessible route to an accessible pedestrian entrance of the EV charging facility. (11B-812.5.1) (11B-812.5.1)

Vehicle spaces and access aisles shall be designed so that persons using them are not required to travel behind vehicle spaces or parking spaces other than the vehicle space in which their vehicle has been left to charge. (11B-812.5.4)

General

General. 1 General – Business Licensing

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department.

General. 2 General – Causes for Revocation

In the event the use hereby permitted under this permit is found:

(a) to be in violation of the terms and conditions of this permit; and/or,

(b) to have been obtained by fraud or perjured testimony; and/or,

(c) to be detrimental to the public health, safety or general welfare, or is a public nuisance,

then this permit shall be subject to revocation procedures.

General. 3 General – Ceased Operations

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this Conditional Use Permit and accompanying Development Agreement approval shall become null and void.

General. 4 General – Hold Harmless

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of

ADVISORY NOTIFICATION DOCUMENT

General

General. 4 General – Hold Harmless (cont.)

the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the project or its associated environmental documentation; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the project, including, but not limited to, decisions made in response to California Public Records Act requests; and

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

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

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

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

General. 5 General – Human Remains

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.

General. 6 General – Review Fees

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan, or mitigation and monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No.

ADVISORY NOTIFICATION DOCUMENT

General

General. 6 General – Review Fees (cont.)

671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

General. 7 General – Unanticipated Resources

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

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

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis. Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

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

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

Planning

Planning. 1 015 PLANNING

Landscape Requirement

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

The developer/ permit holder shall:

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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 1 **015 PLANNING (cont.)**

successor-in-interest, whichever occurs later.

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

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

Planning. 2 **Gen - Required Parcel Merger**

Prior to Grading the applicant shall obtain County approval, and shall record a Parcel Merger for the project site which consists of APNs 115-241-011, 115-241-012, 115-241-030.

Planning. 3 **General - A. Application Requirements**

At the time of filing the application for a Commercial Cannabis Activity on a form provided by the Planning Department, the applicant shall also provide the applicable fee for processing the land use permit application. All entitlement fees shall be paid in full, prior to operating the cannabis business.

Planning. 4 **General - B. State License Required**

Obtain and maintain during the life of the Commercial Cannabis Activity the applicable California license issued pursuant to California Business and Professions Code Sections 19300.7 or 26050(a) as may be amended from time to time.

Planning. 5 **General - C. Suspension, Revocation, or Termination of State License**

Suspension of a license issued by the State of California, or by any State licensing authority, shall immediately suspend the ability of a Commercial Cannabis Activity to operate within the County until the State, or its respective State licensing authority, reinstates or reissues the State license. Revocation or termination of a license by the State of California, or by any State licensing authority, will also be grounds to revoke or terminate any conditional use permit granted to a Commercial Cannabis Activity pursuant to this Article.

Planning. 6 **General - D. Health and Safety**

Commercial Cannabis Activities shall at all times be operated in such a way as to ensure the health, safety, and welfare of the public. Commercial Cannabis Activities shall not create a public nuisance or adversely affect the health or safety of the nearby residents, businesses or employees working at the Commercial Cannabis Activity by creating dust, glare, heat, noise, noxious gasses, odor, smoke, traffic, vibration, unsafe conditions or other impacts, or be hazardous due to the use or storage of materials, processes, products, and runoff of water, pesticides or wastes.

Planning. 7 **General - E. Development Agreement**

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 7 General - E. Development Agreement (cont.)

No approval required by this ordinance shall be given for any permit for a Commercial Cannabis Activity unless the Board of Supervisors prior to or concurrently with approves a development agreement, pursuant to Section 18.26b of this ordinance, setting forth the terms and conditions under which the Commercial Cannabis Activity will operate in addition to the requirements of this ordinance, all other local ordinances and regulations, state law and such other terms and conditions that will protect and promote the public health, safety and welfare. No use or operation under any permit for a Commercial Cannabis Activity shall be allowed to begin until the development agreement is effective.

Planning. 8 General - F. Nuisance Odors

All Commercial Cannabis Activities shall be sited and operated in a manner that prevents Cannabis nuisance odors from being detected offsite. All Commercial Cannabis Activities shall provide a sufficient odor absorbing ventilation and exhaust system so that odor generated inside the Commercial Cannabis Activity that is distinctive to its operation is not detected outside of the operation’s facility, anywhere on adjacent lots or public rights-of-way, on or about the exterior or interior common area walkways, hallways, breezeways, foyers, lobby areas, or any other areas available for use by common tenants or the visiting public, or within any other unit located inside the same building as the Commercial Cannabis Activity. In order to control nuisances such as odors, humidity and mold, Commercial Cannabis Activities shall install and maintain at the minimum, the following equipment, or any other equipment that can be proven to be an equally or more effective method or technology to control these nuisances:

1. An exhaust air filtration system with odor control that prevents internal odors from being emitted externally;
2. An air system that creates negative air pressure between the Commercial Cannabis Activities’ interior and exterior, so that the odors generated by the Commercial Cannabis Activity are not detectable on the outside of the Commercial Cannabis Activity.

Planning. 9 General - G. Commercial Cannabis Activity Operator Qualifications

1. All operators and all employees of a Commercial Cannabis Activity must be 21 years of age or older.
2. Operators shall be subject to background checks.
3. Permits for Commercial Cannabis Activities shall not be granted for operators with felony convictions, as specified in subdivision (c) of Section 667.5 of the Penal Code and subdivision (c) of Section 1192.7 of the Penal Code.
4. Applicants providing false or misleading information in the permitting process will result in rejection of the application or nullification or revocation of any permit granted pursuant to this Article.

Planning. 10 General - H. Relocation of a Permitted Commercial Cannabis Activity

In the event the permittee or successor in interest vacates and relocates the Commercial Cannabis Activity to a new location, a new conditional use permit will need to be granted by the County in

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 10 **General - H. Relocation of a Permitted Commercial Cannabis Activity (cont.)**
accordance with this ordinance prior to commencing operations at the new location.

Planning. 11 **General - I. Hours of Operation**

A Commercial Cannabis Activity operating as a Cannabis Retailer may be open to the public seven days a week only between the hours of 6:00 A.M. and 10:00 P.M. All other Commercial Cannabis Activities may operate only during the hours specified in the conditional use permit granted by the County.

Planning. 12 **General - J. Inspections**

A Commercial Cannabis Activity shall be subject to inspections by appropriate local and State agencies, including, but not limited to, the Riverside County Departments of Code Enforcement, Planning, Fire, Public Health, Environmental Health, the Agricultural Commissioner’s Office and the Sheriff’s Department.

Planning. 13 **General - K. Monitoring Program**

Permittees of a Commercial Cannabis Activity shall participate in the County’s monitoring program to verify permit requirements such as, but not limited to, security measures, water use and State track-and-trace requirements.

Planning. 14 **General - L. Restriction on Alcohol and Tobacco Sales or Consumption**

Commercial Cannabis Activities shall not allow the sale, dispensing, or consumption of alcoholic beverages or tobacco on the site of the Commercial Cannabis Activity.

Planning. 15 **General - M. Restriction on Consumption**

Cannabis shall not be consumed or used on the lot of any Commercial Cannabis Activity.

Planning. 16 **General - N. Security - Part 1**

A Commercial Cannabis Activity shall implement sufficient security measures to deter and prevent the unauthorized entrance into areas containing Cannabis or Cannabis Products, to deter and prevent the theft of Cannabis or Cannabis Products at the Commercial Cannabis Activity and to ensure emergency access in accordance with applicable Fire Code standards. Guard dogs shall not be used at the Commercial Cannabis Activity as a security measure. Security measures shall include, but not be limited to, the following:

1. A plan to prevent individuals from loitering on the lot if they are not engaging in activity expressly related to the Commercial Cannabis Activity.

2. 24 hour emergency contact information for the owner or an on-site employee which shall be provided to the County.

3. A professionally installed, maintained, and monitored alarm system.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 16

General - N. Security - Part 1 (cont.)

4. Except for Live Cannabis Plants being cultivated at a cultivation facility and limited amounts of Cannabis for display purposes, all Cannabis and Cannabis Products shall be stored in a secured and locked structure and in a secured and locked safe room, safe, or vault, and in a manner as to prevent diversion, theft, and loss.

5. 24 hour security surveillance cameras to monitor all entrances and exits to a Commercial Cannabis Activity, all interior spaces within the Commercial Cannabis Activity that are open and accessible to the public, and all interior spaces where Cannabis, cash or currency is being stored for any period of time on a regular basis. The permittee for a Commercial Cannabis Activity shall be responsible for ensuring that the security surveillance camera's footage is accessible. Video recordings shall be maintained for a minimum of 90 days, and shall be made available to the County upon request.

Planning. 17

General - N. Security - Part 2

6. Sensors shall be installed to detect entry and exit from all secure areas.

7. Panic buttons shall be installed in all Commercial Cannabis Activities.

8. Any bars installed on the windows or the doors of a Commercial Cannabis Activity shall be installed only on the interior of the building.

9. Security personnel must be licensed by the State of California Bureau of Security and Investigative Services.

10. A Commercial Cannabis Activity shall have the capability to remain secure during a power outage and all access doors shall not be solely controlled by an electronic access panel to ensure locks are not released during a power outage.

11. A Commercial Cannabis Activity shall cooperate with the County and, upon reasonable notice to the Commercial Cannabis Activity, allow the County to inspect or audit the effectiveness of the security plan for the Commercial Cannabis Activity.

12. The permittee for a Commercial Cannabis Activity shall notify the Riverside County Sheriff's Department immediately after discovering any of the following:

a. Significant discrepancies identified during inventory.

b. Diversion, theft, loss, or any criminal activity involving the Commercial Cannabis Activity or any agent or employee of the Commercial Cannabis Activity.

c. The loss or unauthorized alteration of records related to Cannabis, registering qualifying patients, primary caregivers, or employees or agents of the Commercial Cannabis Activity.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 17 General - N. Security - Part 2 (cont.)

d. Any other breach of security.

13. Firearms shall not be permitted at a Commercial Cannabis Activity by an owner, manager, employee, volunteer or vendor other than those individuals authorized as a State Licensed Security Personnel.

14. Cannabis or Cannabis Products shall not be stored outside at any time.

Planning. 18 General - O. Permit and License Posting

The permittee shall post or cause to be posted at the Commercial Cannabis Activity all required County and State permits and licenses to operate. Such posting shall be in a central location, visible to the patrons, and in all vehicles that deliver or transport Cannabis.

Planning. 19 General - P. Signage

Signage for a Commercial Cannabis Activity shall comply with the following:

1. In addition to the requirements set forth in this section and California Business and Professions Code section 26152 as may be amended, business identification signage for a Commercial Cannabis Activity shall comply with Section 19.4 of this ordinance.

2. No Commercial Cannabis Activity shall advertise by having a person or device holding a sign or an air dancer sign advertising the activity to passersby, whether such person, device or air dancer is on the lot of the Commercial Cannabis Activity or elsewhere including, but not limited to, the public right-of-way.

3. No Commercial Cannabis Activity shall publish or distribute advertising or marketing that is attractive to children.

4. No Commercial Cannabis shall advertise or market Cannabis or Cannabis Products on motor vehicles.

5. Except for advertising signs inside a licensed Premises and provided that such advertising signs do not advertise or market Cannabis or Cannabis Products in a manner intended to encourage persons under 21 years of age to consume Cannabis or Cannabis Products, no Commercial Cannabis Activity shall advertise or market Cannabis or Cannabis Products on an advertising sign within 1,000 feet of a Child Day Care Center, a K-12 school, a public park or a Youth Center.

6. No signs placed on the lot of a Commercial Cannabis Activity shall obstruct any entrance or exit to the building or any window.

7. Each entrance to a Commercial Cannabis Activity shall be visibly posted with a clear and legible notice indicating that smoking, ingesting, or otherwise consuming Cannabis on the lot of the Commercial Cannabis Activity is prohibited.

8. Signage shall not be directly illuminated, internally or externally.

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Planning

Planning. 19 **General - P. Signage (cont.)**

9. No banners, flags, billboards, or other prohibited signs may be used at any time.

Planning. 20 **General - Q. Records**

1. Each owner and permittee of a Commercial Cannabis Activity shall maintain clear and adequate records and documentation demonstrating that all Cannabis or Cannabis Products have been obtained from and are provided to other permitted and licensed Cannabis operations. The County shall have the right to examine, monitor, and audit such records and documentation, which shall be made available to the County upon written request.

2. Each owner and permittee of a Commercial Cannabis Activity shall maintain a current register of the names and contact information, including name, address, and telephone number, of anyone owning or holding an ownership interest in the Commercial Cannabis Activity, and of all the officers, managers, employees, agents and volunteers currently employed or otherwise engaged by the Commercial Cannabis Activity. The County shall have the right to examine, monitor, and audit such records and documentation, which shall be made available to the County upon request.

3. All Commercial Cannabis Activities shall maintain an inventory control and reporting system that accurately documents the present location, amounts, and descriptions of all Cannabis and Cannabis Products for all stages of the growing and production or manufacturing, laboratory testing and distribution processes until purchase by or distribution to a qualified patient, primary caregiver for medical purpose or an adult 21 years of age or older who qualifies to purchase adult-use Cannabis.

Planning. 21 **General - R. Water**

All Commercial Cannabis Activities shall obtain a 'Will Serve' letter from the applicable water purveyor, indicating agreement to supply water for the Commercial Cannabis Activity. The letter shall include the activity proposed and any improvements required for service. For Commercial Cannabis Activities where water service is not available, conditions from the Department of Environmental Health for a permitted onsite, in-ground well will be required for the conditional use permit. Irrigation and domestic water supplies shall not include water transported by vehicle from off-site sources.

Planning. 22 **General - S. Waste Water**

All Commercial Cannabis Activities shall obtain a 'Will Serve' letter from the applicable sanitary sewer purveyor, indicating agreement to supply sewer for the Commercial Cannabis Activity. The letter shall include the activity proposed and any improvements required for service. For Commercial Cannabis Activities where sewer service is not available, conditions from the Department of Environmental Health will be required for the conditional use permit. Where sanitary sewer is not available, the applicant shall obtain clearance from the appropriate regional water quality control board.

Planning. 23 **General - T. Parking**

Parking shall be provided in accordance with Section 18.12 of this ordinance.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 24 **General - U. Visibility (cont.)**

Planning. 24 **General - U. Visibility**

In no case shall Live Cannabis Plants be visible from a public or private road, sidewalk, park or common public viewing area.

Planning. 25 **General - V. Hazardous Materials**

All Commercial Cannabis Activities that utilize hazardous materials shall comply with applicable hazardous waste generator, Riverside County Ordinance No. 615, and hazardous materials handling, Riverside County Ordinance No. 651, requirements and maintain any applicable permits for these programs from the Riverside County Fire Department, the Riverside County Department of Environmental Health, the Riverside County Department of Waste Resources and the Agricultural Commissioner.

Planning. 26 **General - W. Compliance with Local and State Laws and Regulations**

1. All Commercial Cannabis Activities shall comply with all applicable local and State laws, ordinances and regulations related to, but not limited to, the following: the California Environmental Quality Act, California Building Code, California Fire Code, Riverside County Ordinance No. 787, Riverside County Ordinance No. 457, Riverside County Ordinance No. 657, Riverside County Ordinance No. 745, Airport Land Use Compatibility Plans, weights and measures regulations, track and trace requirements, pesticide use, water quality, storm water discharge and the grading of land.

2. All buildings and structures, including greenhouse, hoop structures, or other similar structures shall comply with all applicable Building, Fire, and Safety laws and regulations. All buildings and structures shall be reviewed by the Riverside County Building and Safety Department in accordance with the California Building Code and Riverside County Ordinance No. 457 and by the Riverside County Fire Department in accordance with Riverside County Ordinance No. 787 and the California Fire Code.

Planning. 27 **General - X. Material Alterations to Premises**

No physical change, alteration, or modification shall be made to a Premises without first obtaining the appropriate approvals from the County, including but not limited a substantial conformance or revised permit and all other necessary permits. Alterations or modifications requiring approval include, without limitation: (i) the removal, creation, or relocation of a common entryway, doorway, passage, or a means of public entry or exit, when such common entryway, doorway, or passage alters or changes limited-access areas within the Premises; (ii) the removal, creation, addition, or relocation of a Cultivation Area; (iii) or the addition or alteration of a water supply. The requirement of this Section is in addition to compliance with any other applicable State or local law or regulation pertaining to approval of building modifications, zoning, and land use requirements. In the event that the proposed modification requires a new or modified conditional use permit such permit must be obtained prior to issuance of building permits.

Planning. 28 **General - Y. Multiple Commercial Cannabis Activities**

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 28 **General - Y. Multiple Commercial Cannabis Activities (cont.)**

Multiple Commercial Cannabis Activities may be allowed on the same lot provided the proposed activities are allowed in the zone classification and meet all requirements in this Article and State Law.

Planning. 29 **General Planning - Demolition of Existing Residential Structure**

Prior to grading permit, the applicant shall demolish the existing residential structure on the project site.

Planning-All

Planning-All. 1 **Cannabis Retail Operations - 1**

Entrances into the retail location of the Cannabis Retailer shall be separate from the reception area and locked at all times with entry strictly controlled. An electronic or mechanical entry system shall be utilized to limit access and entry to the retail location.

Planning-All. 2 **Cannabis Retail Operations - 10**

Cannabis Retailers shall not distribute any Cannabis or Cannabis Product unless such products are labeled and in a tamper-evident package in compliance with the California Business and Professions Code and any additional rules promulgated by a licensing authority.

Planning-All. 3 **Cannabis Retail Operations - 11**

Cannabis Retailers shall not provide free samples of any type, including Cannabis Products, to any person and shall not allow any person to provide free samples on the Cannabis Retailer's lot.

Planning-All. 4 **Cannabis Retail Operations - 12**

Deliveries shall be conducted in accordance with California Business and Professions Code Section 26090 or as may be amended and all state regulations pertaining to delivery of Cannabis Products.

Planning-All. 5 **Cannabis Retail Operations - 13**

Cannabis or Cannabis Products shall not be sold or delivered by any means or method to any person within a motor vehicle.

Planning-All. 6 **Cannabis Retail Operations - 14**

Cannabis Retailers shall not include a drive-in, drive-through or walk up window where retail sales of Cannabis or Cannabis Products are sold to persons or persons within or about a motor vehicle.

Planning-All. 7 **Cannabis Retail Operations - 2**

Cannabis Retailers may include the sale of Medical Cannabis, requiring an M-License from the State. Cannabis Retailers selling only Medical Cannabis shall verify consumers who enter the Premises are at least 18 years of age and that they hold a valid Physician's Recommendation.

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 8 Cannabis Retail Operations - 3 (cont.)

Planning-All. 8 Cannabis Retail Operations - 3

Cannabis Retailers may include the sale of Adult Use Cannabis, requiring an A-license from the State. Cannabis Retailers selling only Adult Use Cannabis shall verify that consumers who enter the Premises are at least 21 years of age.

Planning-All. 9 Cannabis Retail Operations - 4

A Cannabis Retailers may include the sale of both Medical and Adult use Cannabis requiring both an A-License and an M-License from the State. All Cannabis Retailers selling both Medical and Adult Use Cannabis shall verify that consumers who enter the premises are at least 18 years of age and that they hold a valid Physician's Recommendation or are at least 21 years of age.

Planning-All. 10 Cannabis Retail Operations - 5

Display areas shall include the smallest amount of Cannabis and Cannabis Products reasonably anticipated to meet sales during operating hours.

Planning-All. 11 Cannabis Retail Operations - 6

Cannabis and Cannabis Products not in the display area shall be maintained in a locked secure area.

Planning-All. 12 Cannabis Retail Operations - 7

Not more than 10% of the Cannabis Retailer floor area, up to a maximum of 50 square feet, shall be used for the sale of incidental goods such as, but not limited to, clothing, posters, or non-cannabis goods.

Planning-All. 13 Cannabis Retail Operations - 8

Restroom facilities shall be locked and under the control of the Cannabis Retailer.

Planning-All. 14 Cannabis Retail Operations - 9

Cannabis Retailers shall ensure that all Cannabis and Cannabis Products held for sale by the Cannabis Retailer are cultivated, manufactured, transported, distributed, and tested by California licensed and permitted facilities that are in full conformance with State and local laws and regulations.

Transportation

Transportation. 1 RCTD - GENERAL

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

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 RCTD - GENERAL (cont.)

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 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. The project shall comply with the most current ADA requirements. ADA ramps shall be constructed at all 4 legs of 4-way intersections per draft Standard No. 403, sheets 1 through 7 of Ordinance 461 and as directed by the Director of Transportation.

10. 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.

11. 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

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 1

Waste - General (cont.)

disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division.

AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:

- Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.
- Subscribe to a recycling service with their waste hauler.
- Provide recycling service to their tenants (if commercial or multi-family complex).
- Demonstrate compliance with the requirements of California Code of Regulations Title 14.

For more information, please visit:

www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory

Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

The use of mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries is recommended.

Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.

AB 1826 requires businesses and multifamily complexes to arrange for organic waste recycling services. Those subject to AB 1826 shall take at least one of the following actions in order to divert organic waste from disposal:

- Source separate organic material from all other recyclables and donate or self-haul to a permitted organic waste processing facility.
- Enter into a contract or work agreement with gardening or landscaping service provider or refuse hauler to ensure the waste generated from those services meet the requirements of AB 1826.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Planning Commission: **June 3, 2020**

Agenda Item No.: **4.7**

Case Number(s): **CUP190029**

Development Agreement.

DEVELOPMENT AGREEMENT NO. 1900018

This Development Agreement (hereinafter “Agreement”) is entered into effective on the date it is recorded with the Riverside County Recorder (hereinafter the “Effective Date”) by and among the COUNTY OF RIVERSIDE (hereinafter “COUNTY”), and the persons and entities listed below (hereinafter “OWNER”):

The Artist Tree IV, LLC

Walid Zafari

RECITALS

WHEREAS, COUNTY is authorized to enter into binding development agreements with persons having legal or equitable interests in real property for the development of such property, pursuant to Article 11, Section 7 of the California Constitution and Section 65864, et seq. of the Government Code; and,

WHEREAS, COUNTY has adopted Procedures and Requirements of the County of Riverside for the Consideration of Development Agreements (hereinafter “Procedures and Requirements”), pursuant to Section 65865 of the Government Code; and,

WHEREAS, OWNER has requested COUNTY to enter into a development agreement and proceedings have been taken in accordance with the Procedures and Requirements of COUNTY; and,

WHEREAS, by electing to enter into this Agreement, COUNTY shall bind future Boards of Supervisors of COUNTY by the obligations specified herein and limit the future exercise of certain governmental and proprietary powers of COUNTY; and,

WHEREAS, the terms and conditions of this Agreement have undergone extensive

review by COUNTY and the Board of Supervisors and have been found to be fair, just and reasonable; and,

WHEREAS, the best interests of the citizens of Riverside County and the public health, safety and welfare will be served by entering into this Agreement; and,

WHEREAS, all of the procedures of the California Environmental Quality Act (Public Resources Code, Section 21000 et seq.) have been met with respect to the Project and the Agreement; and,

WHEREAS, this Agreement and the Project are consistent with the Riverside County General Plan and any specific plan applicable thereto; and,

WHEREAS, all actions taken and approvals given by COUNTY have been duly taken or approved in accordance with all applicable legal requirements for notice, public hearings, findings, votes, and other procedural matters; and,

WHEREAS, this Agreement will confer substantial private benefits on OWNER by granting vested rights to develop the Property in accordance with the provisions of this Agreement; and,

WHEREAS, OWNER proposes to develop the Property to be used for the Commercial Cannabis Activity described in Exhibit E (“the Development Plan”); and,

WHEREAS, Riverside County Ordinance 348.4898 (hereafter “Ordinance 348.4898”) establishes a regulatory permitting process for Commercial Cannabis Activities and prohibits all Commercial Cannabis Activities in all land use zones without the benefit of a land use permit issued by the COUNTY; and,

WHEREAS, Board of Supervisors Policy No. B-9 further sets forth provisions to be included in development agreements in order to implement applicable General Plan

provisions, to ensure that the County does not disproportionately bear the burden of commercial cannabis activities throughout the County, to ensure the County receives public benefits for the commercial cannabis activities, to ensure there are adequate resources available for enforcement of permitted and unpermitted commercial cannabis activities, and to give cannabis owners and property owners certainty as to the County's requirements; and,

WHEREAS, this Agreement complies with the provisions of both Ordinance No. 348.4898 and Board Policy B-9; and,

WHEREAS, this Agreement will eliminate uncertainty in planning and provide for the orderly development of the Property, ensure progressive installation of necessary improvements, provide for public services appropriate to the development of the Project, and generally serve the purposes for which development agreements under Sections 65864, et seq. of the Government Code are intended; and,

WHEREAS, OWNER has incurred and will in the future incur substantial costs in order to assure development of the Property in accordance with this Agreement; and,

WHEREAS, OWNER has incurred and will in the future incur substantial costs in excess of the generally applicable requirements in order to assure vesting of legal rights to develop the Property in accordance with this Agreement.

COVENANTS

NOW, THEREFORE, in consideration of the above recitals and of the mutual covenants hereinafter contained and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. DEFINITIONS AND EXHIBITS.

1.1 Definitions. The following terms when used in this Agreement shall be defined

as follows:

1.1.1 “Agreement” means this Development Agreement.

1.1.2 “Base Rate” means an amount equal to \$16.00 multiplied by the entire Cannabis Area, as shown on Exhibit “G”, and which is payable to COUNTY annually pursuant to Subsections 4.2.1 and 4.2.2 of this Agreement and increased annually by 2% from and after the date of this agreement.

1.1.3 “Commercial Cannabis Activity” means the cultivation, possession, manufacture, distribution, processing, storing, laboratory testing, packaging, labeling, transportation, delivery or sale of Cannabis and cannabis products as provided for in Ordinance No. 348, as amended through Ordinance No. 348.4898, and any other subsequently adopted zoning ordinance amendment or subsequently adopted zoning ordinance.

1.1.4 “Conditional Use Permit” means the land use permit required by COUNTY to conduct Commercial Cannabis Activities.

1.1.5 “COUNTY” means the County of Riverside, a political subdivision of the State of California.

1.1.6 “Development” means the improvement of the Property for the purposes of completing the structures, improvements and facilities comprising the Project including, but not limited to: grading; the construction of infrastructure and public facilities related to the Project whether located within or outside the Property; the construction or re-construction of buildings and structures; the tenant improvements of structures, and the installation of landscaping. When authorized by

a Subsequent Development Approval as provided by this Agreement, “development” includes the maintenance, repair, reconstruction or redevelopment of any building, structure, improvement or facility after the construction and completion thereof.

1.1.7 “Development Approvals” means all permits and other entitlements for use subject to approval or issuance by COUNTY in connection with use of the Property and for development of the Property for Commercial Cannabis Activities including, but not limited to:

- (a) Conditional use permits, and site plans;
- (b) Zoning Amendments;
- (c) General Plan Amendments
- (d) Tentative and final subdivision and parcel maps;
- (e) Grading and building permits;
- (f) Any permits or entitlements necessary from the COUNTY;
- (g) Any easements necessary from COUNTY or any other land owner;
- (h) Specific plans and specific plan amendments;
- (i) Right of Entry agreements

1.1.8 “Development Exaction” means any requirement of the COUNTY in connection with or pursuant to any Land Use Regulation or Development Approval for the dedication of land, the construction of improvements or public facilities, or the payment of fees in order to lessen, offset, mitigate or compensate for the impacts of development on the environment or other public interests.

1.1.9 “Development Plan” means the Existing or Proposed Development Approvals and the Existing Land Use Regulations applicable to development of the Property.

1.1.10 “Effective Date” means the date this Agreement is recorded with the County Recorder.

1.1.11 “Existing Development Approvals” means all Development Approvals approved or issued prior to the Effective Date. Existing Development Approvals includes the Development Approvals incorporated herein as Exhibit “C” and all other Development Approvals which are a matter of public record on the Effective Date.

1.1.12 “Existing Land Use Regulations” means all Land Use Regulations in effect on the Effective Date. Existing Land Use Regulations includes the Land Use Regulations incorporated herein as Exhibit “D” and all other Land Use Regulations which are a matter of public record on the Effective Date.

1.1.13 “Land Use Regulations” means all ordinances, resolutions, codes, rules, regulations and official policies of COUNTY governing the development and use of land, including, without limitation, the permitted use of land, the density or intensity of use, subdivision requirements, the maximum height and size of proposed buildings and structures, the provisions for reservation or dedication of land for public purposes, and the design, improvement and construction standards and specifications applicable to the development of the property. “Land Use Regulations” does not include any COUNTY ordinance, resolution, code, rule, regulation or official policy, governing:

- (a) The conduct of businesses, professions, and occupations;

- (b) Taxes and assessments;
- (c) The control and abatement of nuisances;
- (d) The granting of encroachment permits and the conveyance of rights and interests which provide for the use of or the entry upon public property;
- (e) The exercise of the power of eminent domain.

1.1.14 "Mortgagee" means a mortgagee of a mortgage, a beneficiary under a deed of trust or any other security-device lender, and their successors and assigns.

1.1.15 "OWNER" means the owner of the PROPERTY and the persons and entities listed as OWNER on the first page of this Agreement. OWNER shall also include any of the following:

1. A person with an aggregate ownership interest of 20 percent or more in the Commercial Cannabis Activity for which a license or permit is being sought, unless the interest is solely a security, lien, or encumbrance.
2. The chief executive officer of a nonprofit or other entity for the Commercial Cannabis Activity.
3. A member of the board of directors of a nonprofit for the Commercial Cannabis Activity.
4. An individual who will be participating in the direction, control, or management of the person applying for a Commercial Cannabis Activity Conditional Use Permit or State license."

1.1.16 "Project" means the development of the Property contemplated by the Development Plan as such Plan may be further defined, enhanced or modified

pursuant to the provisions of this Agreement.

1.1.17 “Property” means the real property described on Exhibit “A” and shown on Exhibit “B” to this Agreement.

1.1.18 “Reservations of Authority” means the rights and authority excepted from the assurances and rights provided to OWNER under this Agreement and reserved to COUNTY under Section 3.5 of this Agreement.

1.1.19 “Subsequent Development Approvals” means all Development Approvals approved subsequent to the Effective Date in connection with development of the Property.

1.1.20 “Subsequent Land Use Regulations” means any Land Use Regulations adopted and effective after the Effective Date of this Agreement.

1.1.21 “Transfer” means sale, assignment, lease, sublease or any other transfer of a legal or equitable interest in the Property.

1.2 Exhibits. The following documents are attached to, and by this reference made a part of, this Agreement:

Exhibit “A” - Legal Description of the Property

Exhibit “B” - Map Showing Property and Its Location

Exhibit “C” - Existing Development Approvals

Exhibit “D” - Existing Land Use Regulations

Exhibit “E” - Commercial Cannabis Activity Site Plan & Description

Exhibit “F” - Applicable Annual Public Benefits Base Payments

Exhibit “G” - Commercial Cannabis Area calculation exhibit.

Exhibit “H” - Additional Public Benefits Exhibit

2. GENERAL PROVISIONS.

2.1 Binding Effect of Agreement. The Property is hereby made subject to this Agreement. Development of the Property is hereby authorized and shall be carried out only in accordance with the terms of this Agreement.

2.2 Ownership of Property. OWNER represents and covenants that it is the owner of a legal or equitable interest in the Property or a portion thereof.

2.3 Term. This Agreement shall commence on the Effective Date and shall continue for a period of ten years thereafter, unless this term is modified or extended for one additional five year term pursuant to the provisions of this Agreement and so long as the Project is in compliance with all applicable conditions of approval and County ordinances.

2.4 Transfer.

2.4.1 Right to Transfer. Right to Transfer. OWNER shall have the right to transfer the Property in whole or in part (provided that no such partial transfer shall violate the Subdivision Map Act, Government Code Section 66410, et seq., or Riverside County Ordinance No. 460) to any person, partnership, joint venture, firm or corporation at any time during the term of this Agreement; provided, however, that any such transfer shall include the assignment and assumption of the rights, duties and obligations arising under or from this Agreement and be made in strict compliance with the following conditions precedent:

(a) No transfer of any right or interest under this Agreement shall be made unless made together with the sale, transfer or assignment of all or a part of the Property.

(b) Concurrent with any such transfer or within fifteen (15) business days thereafter, OWNER shall notify COUNTY, in writing, of such transfer and

shall provide COUNTY with an executed agreement by the transferee, in a form reasonably acceptable to COUNTY, providing therein that the transferee expressly and unconditionally assumes all the duties and obligations of OWNER under this Agreement.

Any transfer not made in strict compliance with the foregoing conditions shall constitute a default by OWNER under this Agreement. Notwithstanding the failure of any transferee to execute the agreement required by Paragraph (b) of this Subsection 2.4.1, the burdens of this Agreement shall be binding upon such transferee, but the benefits of this Agreement shall not inure to such transferee until and unless such agreement is executed.

2.4.2 Release of Transferring Owner. Notwithstanding any transfer, a transferring OWNER shall continue to be obligated under this Agreement unless such transferring OWNER is given a release in writing by COUNTY, which release shall be provided by COUNTY upon the full satisfaction by such transferring OWNER of the following conditions:

- (a) OWNER no longer has a legal or equitable interest in all or any part of the Property.
- (b) OWNER is not then in default under this Agreement.
- (c) OWNER has provided COUNTY with the notice and executed agreement required under Paragraph (b) of Subsection 2.4.1 above.
- (d) The transferee provides COUNTY with security equivalent to any security previously provided by OWNER to secure performance of its obligations hereunder.

2.4.3 Subsequent Transfer. Any subsequent transfer after an initial transfer shall be made only in accordance with and subject to the terms and conditions of this Section.

2.5 Amendment or Cancellation of Agreement. This Agreement may be amended or cancelled in whole or in part only by written consent of all parties in the manner provided for in Government Code Section 65868. This provision shall not limit any remedy of COUNTY or OWNER as provided by this Agreement.

2.6 Termination. This Agreement shall be deemed terminated and of no further effect upon the occurrence of any of the following events:

(a) Expiration of the stated term of this Agreement as set forth in Section 2.3.

(b) Entry of a final judgment by a court of competent jurisdiction setting aside, voiding or annulling the adoption of the ordinance approving this Agreement. For purposes of clarity this termination section excludes entry of a final judgment by a court of competent jurisdiction setting aside, voiding or annulling the adoption of Board of Supervisors' Policy No. B-9.

(c) The adoption of a referendum measure overriding or repealing the ordinance approving this Agreement.

(d) OWNER's election to terminate this Agreement. If OWNER elects not to develop all or a portion of the Property as a Commercial Cannabis Activity, OWNER shall provide notice of such election to the COUNTY, such notice by OWNER shall (i) seek to terminate this Agreement as to the portion of the Property that is the subject of such notice of termination; and (ii) shall acknowledge that the Conditional Use Permit (CUP No. 190029) shall be null and void as to the Property that is the subject of such notice of termination. Following receipt of OWNER's notice of election to terminate this Agreement, OWNER and COUNTY shall execute an appropriate instrument in recordable form evidencing such

termination, and shall cause such instrument to be an amendment to this Agreement to be processed in accordance with COUNTY's "Procedures and Requirements for the Consideration of Development Agreements (Commercial Cannabis Activities)" set forth in Resolution No. 2019-037.

(e) When OWNER no longer has a legal or equitable interest in the Property or has ceased operations on the Property for a period of ninety (90) consecutive days and no evidence demonstrating continuing and ongoing use of the Property consistent with the approved Conditional Use Permit No. 190029.

(f) Federal Enforcement of the Federal Controlled Substances Act against OWNER or the COUNTY. The parties understand that cannabis is still classified as a Schedule I Drug under the Federal Controlled Substances Act, 21 U.S.C. §§ 801 et seq. In the event there is federal enforcement of the Federal Controlled Substances Act against the COUNTY for the COUNTY's enactment of a comprehensive, regulatory framework for commercial cannabis activities or against OWNER for OWNER's own commercial cannabis activities, this Agreement shall be deemed terminated and of no further effect.

(g) Revocation of a Commercial Cannabis Activity Conditional Use Permit or State License.

Upon the termination of this Agreement, no party shall have any further right or obligation hereunder except with respect to any obligation to have been performed prior to such termination or with respect to any default in the performance of the provisions of this Agreement which has occurred prior to such termination or with respect to any obligations which are specifically set forth as surviving this Agreement.

2.7 Notices.

(a) As used in this Agreement, “notice” includes, but is not limited to, the communication of notice, request, demand, approval, statement, report, acceptance, consent, waiver, appointment or other communication required or permitted hereunder.

(b) All notices shall be in writing and shall be considered given either:

(i) when delivered in person to the recipient named below; (ii) on the date of delivery shown on the return receipt, after deposit in the United States mail in a sealed envelope as either registered or certified mail with return receipt requested, and postage and postal charges prepaid, and addressed to the recipient named below; (iii) on the next business day when delivered by overnight United States mail or courier service; or (iv) on the date of delivery shown in the facsimile records of the party sending the facsimile after transmission by facsimile to the recipient named below. All notices shall be addressed as follows:

If to COUNTY:

Clerk of the Board of Supervisors
Riverside County Administrative Center
4080 Lemon Street, First Floor
Riverside, CA 92502
Fax No. (951) 955-1071

with copies to:

County Executive Officer
Riverside County Administrative Center
4080 Lemon Street, 4th Floor
Riverside, CA 92501
Fax No. (951) 955-1105

and

Assistant TLMA Director — Planning and Land Use
Transportation and Land Management Agency
Riverside County Administrative Center,
4080 Lemon Street, 12th Floor
Riverside, CA 92501
Fax No. (951) 955-1817

and

County Counsel
County of Riverside
3960 Orange Street, Suite 500
Riverside, CA 92501
Fax No. (951) 955-6363

If to OWNER:

Lauren Fontein
11330 Ventura Blvd.
Studio City, CA 91604

(c) Either party may, by notice given at any time, require subsequent notices to be given to another person or entity, whether a party or an officer or representative of a party, or to a different address, or both. Notices given before actual receipt of notice of change shall not be invalidated by any such change.

3. DEVELOPMENT OF THE PROPERTY.

3.1 Rights to Develop. Subject to the terms of this Agreement including the Reservations of Authority, OWNER shall have a vested right to develop the Property in accordance with, and to the extent of, the Development Plan. The Existing Development Approvals shall not expire and shall remain valid for the Term of this Agreement so long as the Project remains in compliance with all conditions of approval for the Existing Development Approvals and in compliance with this Agreement. The Project shall remain subject to all Subsequent Development Approvals required to complete the Project as contemplated by the Development Plan. Except as otherwise provided in this Agreement, the permitted uses of the Property, the density and intensity

of use, the maximum height and size of proposed buildings and structures, and provisions for reservation and dedication of land for public purposes shall be those set forth in the Development Plan.

3.2 Effect of Agreement on Land Use Regulations. Except as otherwise provided under the terms of this Agreement including the Reservations of Authority, the rules, regulations and official policies governing permitted uses of the Property, the density and intensity of use of the Property, the maximum height and size of proposed buildings and structures, and the design, improvement and construction standards and specifications applicable to development of the Property shall be the Existing Land Use Regulations. In connection with any Subsequent Development Approval, COUNTY shall exercise its discretion in accordance with the Development Plan, and as provided by this Agreement including, but not limited to, the Reservations of Authority. COUNTY shall accept for processing, review and action all applications for Subsequent Development Approvals, and such applications shall be processed in the normal manner for processing such matters.

3.3 Timing of Development. The parties acknowledge that OWNER cannot at this time predict when or the rate at which phases of the Property will be developed. Such decisions depend upon numerous factors which are not within the control of OWNER, such as market orientation and demand, interest rates, absorption, completion and other similar factors. Since the California Supreme Court held in Pardee Construction Co. v. City of Camarillo (1984) 37 Cal.3d 465, that the failure of the parties therein to provide for the timing of development resulted in a later adopted initiative restricting the timing of development to prevail over such parties' agreement, it is the parties' intent to cure that deficiency by acknowledging and providing that OWNER shall have the right to develop the Property in such order and at such rate and at such times as OWNER deems appropriate within the exercise of its subjective business judgment.

3.4 Changes and Amendments. The parties acknowledge that refinement and further development of the Project will require Subsequent Development Approvals and may demonstrate that changes are appropriate and mutually desirable in the Existing Development Approvals. In the event OWNER finds that a change in the Existing Development Approvals is necessary or appropriate, OWNER shall apply for a Subsequent Development Approval to effectuate such change and COUNTY shall process and act on such application in accordance with the Existing Land Use Regulations, except as otherwise provided by this Agreement including the Reservations of Authority. If approved, any such change in the Existing Development Approvals shall be incorporated herein as an addendum to Exhibit "C", and may be further changed from time to time as provided in this Section. Unless otherwise required by law, as determined in COUNTY's reasonable discretion, a change to the Existing Development Approvals shall be deemed "minor" and not require an amendment to this Agreement provided such change does not:

(a) Alter the permitted uses of the Property as a whole; or,

(b) Increase the density or intensity of use of the Property as a whole;

or,

(c) Increase the maximum height and size of permitted buildings or structures;

or,

(d) Delete a requirement for the reservation or dedication of land for public purposes within the Property as a whole; or,

(e) Constitute a project requiring a subsequent or supplemental environmental impact report pursuant to Section 21166 of the Public Resources Code.

3.5 Reservations of Authority.

3.5.1 Limitations. Reservations and Exceptions. Notwithstanding any other provision of this Agreement, the following Subsequent Land Use Regulations shall apply to

the development of the Property.

(a) Processing fees and charges of every kind and nature imposed by COUNTY to cover the estimated actual costs to COUNTY of processing applications for Development Approvals or for monitoring compliance with any Development Approvals granted or issued.

(b) Procedural regulations relating to hearing bodies, petitions, applications, notices, findings, records, hearings, reports, recommendations, appeals and any other matter of procedure.

(c) Regulations governing construction standards and specifications including, without limitation, the Building Code, Plumbing Code, Mechanical Code, Electrical Code, Fire Code and Grading Code applicable in the County.

(d) Regulations imposing Development Exactions. Development Exactions shall be applicable to development of the Property if such Development Exaction is applied uniformly to development, either throughout the COUNTY or within a defined area of benefit which includes the Property. No such subsequently adopted Development Exaction shall apply if its application to the Property would physically prevent development of the Property for the uses and to the density or intensity of development set forth in the Development Plan.

(e) Regulations which may be in conflict with the Development Plan but which are reasonably necessary to protect the public health and safety. To the extent possible, any such regulations shall be applied and construed so as to provide OWNER with the rights and assurances provided under this Agreement.

(f) Regulations which are not in conflict with the Development Plan.

Any regulation, whether adopted by initiative or otherwise, limiting the rate or timing of development of the Property shall be deemed to conflict with the Development Plan and shall therefore not be applicable to the development of the Property.

(g) Regulations which are in conflict with the Development Plan provided OWNER has given written consent to the application of such regulations to development of the Property.

3.5.2 Subsequent Development Approvals. This Agreement shall not prevent COUNTY, in acting on Subsequent Development Approvals, from applying Subsequent Land Use Regulations which do not conflict with the Development Plan, nor shall this Agreement prevent COUNTY from denying or conditionally approving any Subsequent Development Approval on the basis of the Existing Land Use Regulations or any Subsequent Land Use Regulation not in conflict with the Development Plan.

3.5.3 Modification or Suspension by State or Federal Law. In the event that State or Federal laws or regulations, enacted after the Effective Date of this Agreement, prevent or preclude compliance with one or more of the provisions of this Agreement or require changes in plans, maps or permits approved by the COUNTY, such provisions of this Agreement shall be modified or suspended as may be necessary to comply with such State or Federal laws or regulations, provided, however, that this Agreement shall remain in full force and effect to the extent it is not inconsistent with such laws or regulations and to the extent such laws or regulations do not render such remaining provisions impractical to enforce.

3.5.4 Intent. The parties acknowledge and agree that COUNTY is restricted in its authority to limit its police power by contract and that the foregoing limitations,

、 reservations and exceptions are intended to reserve to COUNTY all of its police power which cannot be so limited. This Agreement shall be construed, contrary to its stated terms if necessary, to reserve to COUNTY all such power and authority which cannot be restricted by contract.

3.5.5. Application of State and Local Regulatory Laws Governing Commercial Cannabis Activities. The operation of Commercial Cannabis Activities is a highly regulated business activity, and it is subject to various state and local laws and regulations. This Agreement does not, and the County cannot and does not intend to, give OWNER the right to continue its operations without complying with applicable state and local laws governing its operations. OWNER shall be responsible for obtaining, and maintaining throughout the entire term of this Agreement, all applicable state licenses, permits, approvals, and consents, even if the applicable state laws and regulations are altered following the Effective Date.

3.6. Public Works. If OWNER is required by this Agreement to construct any public works facilities which will be dedicated to COUNTY or any other public agency upon completion, and if required by applicable laws to do so, OWNER shall perform such work in the same manner and subject to the same requirements as would be applicable to COUNTY or such other public agency if it would have undertaken such construction.

3.7 Provision of Real Property Interests by COUNTY. In any instance where OWNER is required to construct any public improvement on land not owned by OWNER, OWNER shall at its sole cost and expense provide or cause to be provided, the real property interests necessary for the construction of such public improvements. In the event OWNER is unable, after exercising reasonable efforts to acquire the real property interests necessary for the construction of such public improvements, and if so instructed by OWNER and upon OWNER'S provision of

adequate security for costs COUNTY may reasonably incur, COUNTY shall negotiate the purchase of the necessary real property interests to allow OWNER to construct the public improvements as required by this Agreement and, if necessary, in accordance with the procedures established by law, use its power of eminent domain to acquire such required real property interests. OWNER shall pay all costs associated with such acquisition or condemnation proceedings. This Section 3.7 is not intended by the parties to impose upon the OWNER an enforceable duty to acquire land or construct any public improvements on land not owned by OWNER, except to the extent that the OWNER elects to proceed with the development of the Project, and then only in accordance with valid conditions imposed by the COUNTY upon the development of the Project under the Subdivision Map Act, Government Code Section 66410 et seq., or other legal authority.

3.8 Regulation by Other Public Agencies. It is acknowledged by the parties that other public agencies not within the control of COUNTY possess authority to regulate aspects of the development of the Property separately from or jointly with COUNTY and this Agreement does not limit the authority of such other public agencies. For example, pursuant to Government Code Section 66477 and Section 10.35 of Riverside County Ordinance No. 460, another local public agency may provide local park and recreation services and facilities and in that event, it is permitted, and therefore shall be permitted by the parties, to participate jointly with COUNTY to determine the location of land to be dedicated or in lieu fees to be paid for local park purposes, provided that COUNTY shall exercise its authority subject to the terms of this Agreement.

3.9 Tentative Tract Map Extension. Notwithstanding the provisions of Section 66452.6(a)(1) of the Government Code, regarding extensions of time for approved tentative maps subject to a development agreement, no tentative subdivision map or tentative parcel map, heretofore or hereafter approved in connection with development of the Property, shall be granted an extension of

time except in accordance with the Subdivision Map Act and Existing Land Use Regulations.

3.10 Vesting Tentative Maps. If any tentative or final subdivision map, or tentative or final parcel map, heretofore or hereafter approved in connection with development of the Property, is a vesting map under the Subdivision Map Act (Government Code Section 66410, et seq.) and Riverside County Ordinance No. 460 and if this Agreement is determined by a final judgment to be invalid or unenforceable insofar as it grants a vested right to develop to OWNER, then and to that extent the rights and protections afforded OWNER under the laws and ordinances applicable to vesting maps shall supersede the provisions of this Agreement. Except as set forth immediately above, development of the Property shall occur only as provided in this Agreement, and the provisions in this Agreement shall be controlling over any conflicting provision of law or ordinance concerning vesting maps.

3.11 Request for Proposal Responses. Unless superseded by the terms of this Agreement, development of the Property shall be consistent with the Request for Proposal Responses submitted to the COUNTY and associated with CAN 190055, incorporated herein by this reference.

4. PUBLIC BENEFITS.

4.1 Intent. The parties acknowledge and agree that development of the Property will detrimentally affect public interests which will not be fully addressed by the Development Plan and further acknowledge and agree that this Agreement confers substantial private benefits on OWNER which should be balanced by commensurate public benefits. Accordingly, the parties intend to provide consideration to the public to balance the private benefits conferred on OWNER by providing more fully for the satisfaction of public interests.

4.2 Public Benefits for Commercial Cannabis Activities.

4.2.1 Annual Public Benefit Base Payments. Prior to the issuance of the certificate

of occupancy for any part of the Commercial Cannabis Activity, OWNER shall pay to COUNTY an amount equal to the base payment calculated per Section 1.1.2 of this Agreement (“Base Payment”); provided, however, that such initial annual base payment shall be prorated based on the number of whole months remaining between the date of payment and the first following June 30th.

4.2.2 Subsequent Annual Base Payments. The Annual Base Payment shall be subject to annual increases in an amount of 2%. Prior to the first July 1st following the initial Base Payment and each July 1st thereafter during the term of the Agreement, OWNER shall pay to COUNTY an amount equal to the Base Payment plus the 2% annual increase.

4.3 Annual Additional Public Benefits. OWNER shall perform Additional Public Benefits identified in Exhibit “H” that will benefit the community in which the Commercial Cannabis Activity is located. Prior to the issuance of the certificate of occupancy for any part of the Commercial Cannabis Activity, OWNER shall pay to COUNTY an amount equal to the additional annual public benefit set forth in Exhibit “H” of this Agreement (“Additional Public Benefit”); provided, however, that such initial annual payment shall be prorated based on the number of whole months remaining between the date of payment and the first following June 30th.

4.3.1 Subsequent Annual Additional Public Benefits. The Additional Public Benefit provided in Exhibit “H” shall be subject to annual increases in an amount of \$50,000.00. Prior to the first July 1st following the initial Additional Public Benefit payment and each July 1st thereafter during the term of the Agreement, OWNER shall pay to COUNTY an amount equal to the Additional Public Benefit plus the 6% annual increase.

4.4 Taxes. Nothing herein shall be construed to relieve OWNER from paying and remitting all applicable federal, state and local taxes applicable to the Project, including but not limited to, income taxes, property taxes, local sales and use taxes, and any taxes imposed on cannabis activities and cannabis products pursuant to the Medicinal and Adult-Use Cannabis Regulation and Safety Act.

4.5 Assessments. Nothing herein shall be construed to relieve the Property from assessments levied against it by the County pursuant to any statutory procedure for the assessment of property to pay for infrastructure and/or services which benefit the Property.

4.6 New Taxes. Any subsequently enacted County taxes, including but not limited to any taxes on commercial cannabis activities, shall apply to the Project. In the event that County taxes are enacted specifically for commercial cannabis activities and cannabis products, the parties agree that this Agreement may be modified in accordance with Section 2.5 to reduce the OWNER's total public benefit payment (the sum total of the Base Rate plus the Additional Public Benefit) by an amount equal to the amount of the tax imposed on the OWNER for commercial cannabis activities and cannabis products. The parties acknowledge that the intent of being able to modify the Agreement in the event County taxes are enacted on the commercial cannabis activities and cannabis products is to enable the authority to adjust the total public benefit amount due and payable under this Agreement by the OWNER.

4.7 Vote on Future Assessments and Fees. In the event that any assessment, fee or charge which is applicable to the Property is subject to Article XIID of the California Constitution and OWNER does not return its ballot, OWNER agrees, on behalf of itself and its successors that the County may count OWNER's ballot as affirmatively voting in favor of such assessment, fee or charge.

5. FINANCING OF PUBLIC IMPROVEMENTS. If deemed appropriate, COUNTY and

OWNER will cooperate in the formation of any special assessment district, community facilities district or alternate financing mechanism to pay for the construction and/or maintenance and operation of public infrastructure facilities required as part of the Development Plan. OWNER also agrees that it will not initiate and/or cooperate in the formation of any such special assessment district, community facilities district or alternate financing mechanism involving any other public agency without the prior written consent of the COUNTY.

Should the Property be included within such a special assessment district, community facilities district or other financing entity, the following provisions shall be applicable:

(a) In the event OWNER conveys any portion of the Property and/or public facilities constructed on any portion of the Property to COUNTY or any other public entity and said Property is subject to payment of taxes and/or assessments, such taxes and/or assessments shall be paid in full by OWNER prior to completion of any such conveyance.

(b) If OWNER is in default in the payment of any taxes and/or assessments, OWNER shall be considered to be in default of this Agreement and COUNTY may, in its sole discretion, initiate proceedings pursuant to Section 8.4 of this Agreement.

Notwithstanding the foregoing, it is acknowledged and agreed by the parties that nothing contained in this Agreement shall be construed as requiring COUNTY or the COUNTY Board of Supervisors to form any such district or to issue and sell bonds.

6. REVIEW FOR COMPLIANCE.

6.1 Annual Review. The TLMA Director, in consultation with the County Executive Officer and County Counsel, shall review this Agreement annually, on or before the Effective Date, in order to ascertain the good faith compliance by OWNER with the terms of the Agreement. In order to facilitate this review, OWNER shall submit an annual monitoring report, in a form specified by the TLMA Director providing all information necessary to evaluate such good faith

compliance as determined by the TLMA Director. OWNER shall pay the annual review and administration fee set forth in Ordinance No. 671 prior to submission of each annual monitoring report. Prior to the issuance of any grading permit or building permit for any part of the Project, OWNER shall prepay a fee deposit and administration fee as set forth in Ordinance No. 671 (the "Monitoring Fee Prepayment"). The Monitoring Fee Prepayment shall be retained by the COUNTY until termination of this Agreement, may be used by the COUNTY at any time if there is a failure to pay any part of the annual monitoring and administration fees required under Ordinance No. 671, and shall be promptly replenished by OWNER up to the original required amount after notice by COUNTY to OWNER. Failure by OWNER to submit an annual monitoring report, on or before the Effective Date of each year in the form specified by the TLMA Director, to pay any part of the annual monitoring and administration fee required under Ordinance No. 671, to make the Monitoring Fee Prepayment or to replenish the Monitoring Fee Prepayment shall constitute a default by OWNER under this Agreement.

6.2 Special Review. The Board of Supervisors may order a special review of compliance with this Agreement at any time. The TLMA Director, in consultation with the County Executive Officer and County Counsel, shall conduct such special reviews.

6.3 Property Inspection. In accordance with applicable regulations set forth in the Medicinal and Adult Use Cannabis Regulation and Safety Act and upon twenty-four (24) hour written notice, OWNER shall allow COUNTY representatives access to the Property and all buildings and structures located on the Property to determine compliance with CUP No. 190029 and this Agreement.

6.4 Records Inspection. Upon written request by the COUNTY, OWNER shall provide records to the COUNTY demonstrating compliance with this Agreement, CUP No. 190029 and consistency with the Request for Proposal Responses associated with CAN 190055 including, but

not limited to, ownership of Property, local hiring and local ownership programs.

6.5 Procedure.

(a) During either an annual review or a special review, OWNER shall be required to demonstrate good faith compliance with the terms of the Agreement. The burden of proof on this issue shall be on OWNER.

(b) Upon completion of an annual review or a special review, the TLMA Director shall submit a report to the Board of Supervisors setting forth the evidence concerning good faith compliance by OWNER with the terms of this Agreement and his recommended finding on that issue.

(c) If the Board finds on the basis of substantial evidence that OWNER has complied in good faith with the terms and conditions of this Agreement, the review shall be concluded.

(d) If the Board makes a preliminary finding that OWNER has not complied in good faith with the terms and conditions of this Agreement, the Board may modify or terminate this Agreement as provided in Section 6.4 and Section 6.5. Notice of default as provided under Section 8.4 of this Agreement shall be given to OWNER prior to or concurrent with, proceedings under Section 6.4 and Section 6.5.

6.6 Proceedings Upon Modification or Termination. If, upon a preliminary finding under Section 6.3, COUNTY determines to proceed with modification or termination of this Agreement, COUNTY shall give written notice to OWNER of its intention so to do. The notice shall be given at least ten calendar days prior to the scheduled hearing and shall contain:

- (a) The time and place of the hearing;
- (b) A statement as to whether or not COUNTY proposes to terminate or to modify the Agreement; and,

(c) Such other information as is reasonably necessary to inform OWNER of the nature of the proceeding.

6.7 Hearing on Modification or Termination. At the time and place set for the hearing on modification or termination, OWNER shall be given an opportunity to be heard and shall be entitled to present written and oral evidence. OWNER shall be required to demonstrate good faith compliance with the terms and conditions of this Agreement. The burden of proof on this issue shall be on OWNER. If the Board of Supervisors finds, based upon substantial evidence, that OWNER has not complied in good faith with the terms or conditions of the Agreement, the Board may terminate this Agreement or modify this Agreement and impose such conditions as are reasonably necessary to protect the interests of the County. The decision of the Board of Supervisors shall be final, subject only to judicial review pursuant to Section 1094.5 of the Code of Civil Procedure.

6.8 Certificate of Agreement Compliance. If, at the conclusion of an annual or special review, OWNER is found to be in compliance with this Agreement, COUNTY shall, upon request by OWNER, issue a Certificate of Agreement Compliance (“Certificate”) to OWNER stating that after the most recent annual or special review and based upon the information known or made known to the TLMA Director and Board of Supervisors that (1) this Agreement remains in effect and (2) OWNER is not in default. The Certificate shall be in recordable form, shall contain information necessary to communicate constructive record notice of the finding of compliance, shall state whether the Certificate is issued after an annual or a special review and shall state the anticipated date of commencement of the next annual review. OWNER may record the Certificate with the County Recorder. Whether or not the Certificate is relied upon by transferees or OWNER, COUNTY shall not be bound by a Certificate if a default existed at the time of the Periodic or Special Review, but was concealed from or otherwise not known

to the TLMA Director or Board of Supervisors.

7. INCORPORATION AND ANNEXATION.

7.1 Intent. If all or any portion of the Property is annexed to or otherwise becomes a part of a city or another county, it is the intent of the parties that this Agreement shall survive and be binding upon such other jurisdiction.

7.2 Incorporation. If at any time during the term of this Agreement, a city is incorporated comprising all or any portion of the Property, the validity and effect of this Agreement shall be governed by Section 65865.3 of the Government Code.

7.3 Annexation. OWNER and COUNTY shall oppose, in accordance with the procedures provided by law, the annexation to any city of all or any portion of the Property unless both OWNER and COUNTY give written consent to such annexation.

8. DEFAULT AND REMEDIES.

8.1 Remedies in General. It is acknowledged by the parties that COUNTY would not have entered into this Agreement if it were to be liable in damages under this Agreement, or with respect to this Agreement or the application thereof.

In general, each of the parties hereto may pursue any remedy at law or equity available for the breach of any provision of this Agreement, except that COUNTY shall not be liable in damages to OWNER, or to any successor in interest of OWNER, or to any other person, and OWNER covenants not to sue for damages or claim any damages:

- (a) For any breach of this Agreement or for any cause of action which arises out of this Agreement; or
- (b) For the taking, impairment or restriction of any right or interest conveyed or provided under or pursuant to this Agreement; or

(c) Arising out of or connected with any dispute, controversy or issue regarding the application, validity, interpretation or effect of the provisions of this Agreement.

Notwithstanding anything in this Article 8 to the contrary, OWNER's liability to COUNTY in connection with this Agreement shall be limited to direct damages and shall exclude any other liability, including without limitation liability for special, indirect, punitive or consequential damages in contract, tort, warranty, strict liability or otherwise.

8.2 Specific Performance. The parties acknowledge that money damages and remedies at law generally are inadequate and specific performance and other non-monetary relief are particularly appropriate remedies for the enforcement of this Agreement and should be available to all parties for the following reasons:

(a) Money damages are unavailable against COUNTY as provided in Section 8.1 above.

(b) Due to the size, nature and scope of the project, it may not be practical or possible to restore the Property to its natural condition once implementation of this Agreement has begun. After such implementation, OWNER may be foreclosed from other choices it may have had to utilize the Property or portions thereof. OWNER has invested significant time and resources and performed extensive planning and processing of the Project in agreeing to the terms of this Agreement and will be investing even more significant time and resources in implementing the Project in reliance upon the terms of this Agreement, and it is not possible to determine the sum of money which would adequately compensate OWNER for such efforts.

8.3 General Release. Except for non-damage remedies, including the remedy of specific performance and judicial review as provided for in Section 8, OWNER, for itself, its successors and assignees, hereby releases the COUNTY, its officers, agents, employees,

and independent contractors from any and all claims, demands, actions, or suits of any kind or nature whatsoever arising out of any liability, known or unknown, present or future, including, but not limited to, any claim or liability, based or asserted, pursuant to Article I, Section 19 of the California Constitution, the Fifth Amendment of the United States Constitution, or any other law or ordinance which seeks to impose any other monetary liability or damages, whatsoever, upon the COUNTY because it entered into this Agreement or because of the terms of this Agreement. OWNER hereby waives the provisions of Section 1542 of the Civil Code which provides:

A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS THAT THE CREDITOR OR RELEASING PARTY DOES NOT KNOW OR SUSPECT TO EXIST IN HIS OR HER FAVOR AT THE TIME OF EXECUTING THE RELEASE AND THAT, IF KNOWN BY HIM OR HER WOULD HAVE MATERIALLY AFFECTED HIS OR HER SETTLEMENT WITH THE DEBTOR OR RELEASED PARTY.

OWNER Initials OWNER Initials OWNER Initials

8.4 Termination or Modification of Agreement for Default of OWNER. Subject to the provisions contained in Subsection 2.5 herein, COUNTY may terminate or modify this Agreement for any failure of OWNER to perform any material duty or obligation of OWNER under this Agreement, or to comply in good faith with the terms of this Agreement (hereinafter referred to as “default”); provided, however, COUNTY may terminate or modify this Agreement pursuant to this Section only after providing written notice to OWNER of default setting forth the nature of the default and the actions, if any, required by OWNER to cure such default and, where the default can be cured, OWNER has failed to take such actions and cure such default within 60 days after the effective date of such notice or, in the event that such default cannot be cured within such 60

day period but can be cured within a longer time, has failed to commence the actions necessary to cure such default within such 60 day period and to diligently proceed to complete such actions and cure such default.

8.5 Termination of Agreement for Default of COUNTY. OWNER may terminate this Agreement only in the event of a default by COUNTY in the performance of a material term of this Agreement and only after providing written notice to COUNTY of default setting forth the nature of the default and the actions, if any, required by COUNTY to cure such default and, where the default can be cured, COUNTY has failed to take such actions and cure such default within 60 days after the effective date of such notice or, in the event that such default cannot be cured within such 60 day period but can be cured within a longer time, has failed to commence the actions necessary to cure such default within such 60 day period and to diligently proceed to complete such actions and cure such default.

8.6 Attorneys' Fees. In any action at law or in equity to enforce or interpret this Agreement, or otherwise arising out of this Agreement, including without limitation any action for declaratory relief or petition for writ of mandate, the parties shall bear their own attorneys' fees.

9. THIRD PARTY LITIGATION.

9.1 General Plan Litigation. COUNTY has determined that this Agreement is consistent with its General Plan, and that the General Plan meets all requirements of law. OWNER has reviewed the General Plan and concurs with COUNTY's determination. The parties acknowledge that:

(a) Litigation may be filed challenging the legality, validity and adequacy of the General Plan; and,

(b) If successful, such challenges could delay or prevent the performance of this Agreement and the development of the Property.

COUNTY shall have no liability in damages under this Agreement for any failure of COUNTY to perform under this Agreement or the inability of OWNER to develop the Property as contemplated by the Development Plan of this Agreement as the result of a judicial determination that on the Effective Date, or at any time thereafter, the General Plan, or portions thereof, are invalid or inadequate or not in compliance with law.

9.2 Third Party Litigation Concerning Agreement. OWNER shall defend, at its expense, including attorneys' fees, indemnify, and hold harmless COUNTY, its officers, agents, employees and independent contractors from any claim, action or proceeding against COUNTY, its officers, agents, employees or independent contractors to attack, set aside, void, or annul the approval of this Agreement or the approval of any permit granted pursuant to this Agreement. COUNTY shall promptly notify OWNER of any such claim, action or proceeding, and COUNTY shall cooperate in the defense. If COUNTY fails to promptly notify OWNER of any such claim, action or proceeding, or if COUNTY fails to cooperate in the defense, OWNER shall not thereafter be responsible to defend, indemnify, or hold harmless COUNTY. COUNTY may in its discretion participate in the defense of any such claim, action or proceeding.

9.3 Indemnity. In addition to the provisions of 9.2 above, OWNER shall indemnify and hold COUNTY, its officers, agents, employees and independent contractors free and harmless from any liability whatsoever, based or asserted upon any act or omission of OWNER, its officers, agents, employees, subcontractors and independent contractors, for property damage, bodily injury, or death (OWNER's employees included) or any other element of damage of any kind or nature, relating to or in any way connected with or arising from the activities contemplated hereunder, including, but not limited to, the study, design, engineering, construction, completion, failure and conveyance of the public improvements, save and except claims for damages arising through the sole active negligence or sole willful misconduct of COUNTY. OWNER shall defend,

at its expense, including attorneys' fees, COUNTY, its officers, agents, employees and independent contractors in any legal action based upon such alleged acts or omissions. COUNTY may in its discretion participate in the defense of any such legal action.

9.4 Environment Assurances. OWNER shall indemnify and hold COUNTY, its officers, agents, employees and independent contractors free and harmless from any liability, based or asserted, upon any act or omission of OWNER, its officers, agents, employees, subcontractors, predecessors in interest, successors, assigns and independent contractors for any violation of any federal, state or local law, ordinance or regulation relating to industrial hygiene or to environmental conditions on, under or about the Property, including, but not limited to, soil and groundwater conditions, and OWNER shall defend, at its expense, including attorneys' fees, COUNTY, its officers, agents, employees and independent contractors in any action based or asserted upon any such alleged act or omission. COUNTY may in its discretion participate in the defense of any such action.

9.5 Reservation of Rights. With respect to Sections 9.2, 9.3 and 9.4 herein, COUNTY reserves the right to either (1) approve the attorney(s) which OWNER selects, hires or otherwise engages to defend COUNTY hereunder, which approval shall not be unreasonably withheld, or (2) conduct its own defense, provided, however, that OWNER shall reimburse COUNTY forthwith for any and all reasonable expenses incurred for such defense, including attorneys' fees, upon billing and accounting therefor.

9.6 Survival. The provisions of Sections 8.1 through 8.3, inclusive, Section 8.6 and Sections 9.1 through 9.6, inclusive, shall survive the termination of this Agreement.

10. MORTGAGEE PROTECTION.

The parties hereto agree that this Agreement shall not prevent or limit OWNER, in any manner, at OWNER's sole discretion, from encumbering the Property or any portion thereof or

any improvement thereon by any mortgage, deed of trust or other security device securing financing with respect to the Property. COUNTY acknowledges that the lenders providing such financing may require certain Agreement interpretations and modifications and agrees upon request, from time to time, to meet with OWNER and representatives of such lenders to negotiate in good faith any such request for interpretation or modification. COUNTY will not unreasonably withhold its consent to any such requested interpretation or modification provided such interpretation or modification is consistent with the intent and purposes of this Agreement. Any Mortgagee of the Property shall be entitled to the following rights and privileges:

(a) Neither entering into this Agreement nor a breach of this Agreement shall defeat, render invalid, diminish or impair the lien of any mortgage on the Property made in good faith and for value, unless otherwise required by law.

(b) The Mortgagee of any mortgage or deed of trust encumbering the Property, or any part thereof, which Mortgagee, has submitted a request in writing to the COUNTY in the manner specified herein for giving notices, shall be entitled to receive written notification from COUNTY of any default by OWNER in the performance of OWNER's obligations under this Agreement.

(c) If COUNTY timely receives a request from a Mortgagee requesting a copy of any notice of default given to OWNER under the terms of this Agreement, COUNTY shall provide a copy of that notice to the Mortgagee within ten (10) days of sending the notice of default to OWNER. The Mortgagee shall have the right, but not the obligation, to cure the default during the remaining cure period allowed such party under this Agreement.

(d) Any Mortgagee who comes into possession of the Property, or any part thereof, pursuant to foreclosure of the mortgage or deed of trust, or deed in lieu of such foreclosure, shall take the Property, or part thereof, subject to the terms of this Agreement. No Mortgagee (including one who acquires title or possession to the Property, or any portion thereof, by foreclosure,

trustee's sale, deed in lieu of foreclosure, lease termination, eviction or otherwise) shall have any obligation to construct or complete construction of improvements, or to guarantee such construction or completion; provided, however, that a Mortgagee shall not be entitled to devote the Property to solar power plant use except in full compliance with this Agreement. A Mortgagee in possession shall not have an obligation or duty under this Agreement to perform any of OWNER's obligations or other affirmative covenants of OWNER hereunder, or to guarantee such performance; provided, however, that to the extent that any covenant to be performed by OWNER is a condition precedent to the performance of a covenant by COUNTY, the performance thereof shall continue to be a condition precedent to COUNTY's performance hereunder. All payments called for under Section 4 of this Agreement shall be a condition precedent to COUNTY's performance under this Agreement. Any transfer by any Mortgagee in possession shall be subject to the provisions of Section 2.4 of this Agreement.

11. MISCELLANEOUS PROVISIONS.

11.1 Recordation of Agreement. This Agreement and any amendment, modification, termination or cancellation thereof shall be recorded with the County Recorder by the Clerk of the Board of Supervisors within the period required by Section 65868.5 of the Government Code.

11.2 Entire Agreement. This Agreement sets forth and contains the entire understanding and agreement of the parties, and there are no oral or written representations, understandings or ancillary covenants, undertakings or agreements which are not contained or expressly referred to herein. No testimony or evidence of any such representations, understandings or covenants shall be admissible in any proceeding of any kind or nature to interpret or determine the terms or conditions of this Agreement.

11.3 Severability. If any term, provision, covenant or condition of this Agreement shall be determined invalid, void or unenforceable, the remainder of this Agreement shall not be affected

thereby to the extent such remaining provisions are not rendered impractical to perform taking into consideration the purposes of this Agreement. Notwithstanding the foregoing, the provision of the Public Benefits set forth in Sections 4.2 and 4.3 of this Agreement, including the payments set forth therein, are essential elements of this Agreement and COUNTY would not have entered into this Agreement but for such provisions, and therefore in the event such provisions are determined to be invalid, void or unenforceable, this entire Agreement shall be null and void and of no force and effect whatsoever.

11.4 Interpretation and Governing Law. This Agreement and any dispute arising hereunder shall be governed and interpreted in accordance with the laws of the State of California. This Agreement shall be construed as a whole according to its fair language and common meaning to achieve the objectives and purposes of the parties hereto, and the rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be employed in interpreting this Agreement, all parties having been represented by counsel in the negotiation and preparation hereof.

11.5 Section Headings. All section headings and subheadings are inserted for convenience only and shall not affect any construction or interpretation of this Agreement.

11.6 Gender and Number. As used herein, the neuter gender includes the masculine and feminine, the feminine gender includes the masculine, and the masculine gender includes the feminine. As used herein, the singular of any word includes the plural.

11.7 Joint and Several Obligations. If this Agreement is signed by more than one OWNER, all obligations of such OWNERS under this Agreement shall be joint and several, and the default of any such OWNER shall be the default of all such OWNERS.

11.8 Time of Essence. Time is of the essence in the performance of the provisions of this Agreement as to which time is an element.

11.9 Waiver. Failure by a party to insist upon the strict performance of any of the provisions of this Agreement by the other party, or the failure by a party to exercise its rights upon the default of the other party; shall not constitute a waiver of such party's right to insist and demand strict compliance by the other party with the terms of this Agreement thereafter.

11.10 No Third Party Beneficiaries. Unless expressly stated herein, this Agreement is made and entered into for the sole protection and benefit of the parties and their successors and assigns. No other person shall have any right of action based upon any provision of this Agreement.

11.11 Force Majeure. Neither party shall be deemed to be in default where failure or delay in performance of any of its obligations under this Agreement is caused by floods, earthquakes, other Acts of God, fires, wars, riots or similar hostilities, strikes and other labor difficulties beyond the party's control, (including the party's employment force). If any such events shall occur, the term of this Agreement and the time for performance by either party of any of its obligations hereunder may be extended by the written agreement of the parties for the period of time that such events prevented such performance, provided that the term of this Agreement shall not be extended under any circumstances for more than five (5) years.

11.12 Mutual Covenants. The covenants contained herein are mutual covenants and also constitute conditions to the concurrent or subsequent performance by the party benefited thereby of the covenants to be performed hereunder by such benefited party.

11.13 Successors in Interest. The burdens of this Agreement shall be binding upon, and the benefits of this Agreement shall inure to, all successors in interest to the parties to this Agreement. All provisions of this Agreement shall be enforceable as equitable servitudes and constitute covenants running with the land. Each covenant to do or refrain from doing some act hereunder with regard to development of the Property: (a) is for the benefit of and is a burden upon every portion of the Property; (b) runs with the Property and each portion thereof; and, (c) is

binding upon each party and each successor in interest during ownership of the Property or any portion thereof.

11.14 Counterparts. This Agreement may be executed by the parties in counterparts, which counterparts shall be construed together and have the same effect as if all of the parties had executed the same instrument.

11.15 Jurisdiction and Venue. Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed and tried in the Riverside Historic Courthouse of the Superior Court of the County of Riverside, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court.

11.16 Project as a Private Undertaking. It is specifically understood and agreed by and between the parties hereto that the development of the Project is a private development, that neither party is acting as the agent of the other in any respect hereunder, and that each party is an independent contracting entity with respect to the terms, covenants and conditions contained in this Agreement. No partnership, joint venture or other association of any kind is formed by this Agreement. The only relationship between COUNTY and OWNER is that of a government entity regulating the development of private property and the owner of such property.

11.17 Further Actions and Instruments. Each of the parties shall cooperate with and provide reasonable assistance to the other to the extent contemplated hereunder in the performance of all obligations under this Agreement and the satisfaction of the conditions of this Agreement. Upon the request of either party at any time, the other party shall promptly execute, with acknowledgement or affidavit if reasonably required, and file or record such required instruments and writings and take any actions as may be reasonably necessary under the terms of this Agreement to carry out the intent and to fulfill the provisions of this Agreement or to evidence or

consummate the transactions contemplated by this Agreement.

11.18 Eminent Domain. No provision of this Agreement shall be construed to limit or restrict the exercise by COUNTY of its power of eminent domain. As used herein, “Material Condemnation” means a condemnation of all or a portion of the Property that will have the effect of preventing development of the Project in accordance with this Agreement. In the event of a Material Condemnation, OWNER may (i) request the COUNTY to amend this Agreement and/or to amend the Development Plan, which amendment shall not be unreasonably withheld, (ii) decide, in its sole discretion, to challenge the condemnation, or (iii) request that COUNTY agree to terminate this Agreement by mutual agreement, which agreement shall not be unreasonably withheld, by giving a written request for termination to the COUNTY.

11.19 Agent for Service of Process. In the event OWNER is not a resident of the State of California or it is an association, partnership or joint venture without a member, partner or joint venturer resident of the State of California, or it is a foreign corporation, then in any such event, OWNER shall file with the TLMA Director, upon its execution of this Agreement, a designation of a natural person residing in the State of California, giving his or her name, residence and business addresses, as its agent for the purpose of service of process in any court action arising out of or based upon this Agreement, and the delivery to such agent of a copy of any process in any such action shall constitute valid service upon OWNER. If for any reason service of such process upon such agent is not feasible, then in such event OWNER may be personally served with such process out of this County and such service shall constitute valid service upon OWNER. OWNER is amenable to the process so served, submits to the jurisdiction of the Court so obtained and waives any and all objections and protests thereto. OWNER for itself, assigns and successors hereby waives the provisions of the Hague Convention (Convention on the Service Abroad of Judicial and

Extra Judicial Documents in Civil or Commercial Matters, 20 U .S.T. 361, T.I.A.S. No. 6638).

11.20 Designation of COUNTY Officials. Except for functions to be performed by the Board of Supervisors, COUNTY may, at any time and in its sole discretion, substitute any COUNTY official to perform any function identified in this Agreement as the designated responsibility of any other official. COUNTY shall provide notice of such substitution pursuant to Section 2.7; provided, however, the failure to give such notice shall not affect the authority of the substitute official in any way.

11.21 Authority to Execute. The person executing this Agreement on behalf of OWNER warrants and represents that he has the authority to execute this Agreement on behalf of his corporation, partnership or business entity and warrants and represents that he has the authority to bind OWNER to the performance of its obligations hereunder.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year set forth below.

COUNTY OF RIVERSIDE, a political subdivision of the State of California

Dated: _____

By: _____
V. Manuel Perez
Chairman, Board of Supervisors

ATTEST:

KECIA HARPER
Clerk of the Board

By: _____
Deputy
(SEAL)

Dated: _____

OWNER: The Artist Tree IV, LLC, a California limited liability company

By: The Artist Tree Management, LLC, a California limited liability company, its manager

By: _____
Avi Kahan, Manager

Dated: _____

OWNER: Walid Zafari

By: _____

Title: _____

(ALL SIGNATURES SHALL BE ACKNOWLEDGED BEFORE A NOTARY PUBLIC.
EXECUTION ON BEHALF OF ANY CORPORATION SHALL BE BY TWO
CORPORATE OFFICERS.)

EXHIBIT "A"

Development Agreement No. 1900018

LEGAL DESCRIPTION OF PROPERTY

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOT 10, BLOCK "P" OF RIVERSIDE VALLEY HOME GARDENS, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11 PAGE 88 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 115-241-010

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOTS 11 IN BLOCK "P" OF RIVERSIDE VALLEY HOME GARDENS, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 11 PAGE(S) 88 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

APN: 115-241-011

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOTS 13 IN BLOCK "P" OF RIVERSIDE VALLEY HOME GARDENS, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 11 PAGE 88 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING FROM LOT 13 THE SOUTHEASTERLY PORTION THEREOF GRANTED TO THE COUNTY OF RIVERSIDE FOR ROAD PURPOSES BY DEED RECORDED JANUARY 9, 1929, IN BOOK 793 PAGE 501 OF DEEDS, RIVERSIDE COUNTY RECORDS.

APN: 115-241-030

EXHIBIT "B"

Development Agreement No. 1900018

MAP OF PROPERTY AND ITS LOCATION

EXHIBIT "C"

Development Agreement No. 1900018

EXISTING DEVELOPMENT APPROVALS

OTHER DEVELOPMENT APPROVALS:
Conditional Use Permit No. 190029

The development approvals listed above include the approved maps and all conditions of approval.

COPIES OF THE EXISTING DEVELOPMENT APPROVALS LISTED ABOVE ARE ON FILE IN THE RIVERSIDE COUNTY PLANNING DEPARTMENT AND ARE INCORPORATED HEREIN BY REFERENCE.

EXHIBIT "D"

Development Agreement No. 1900018

EXISTING LAND USE REGULATIONS

1. Riverside County Comprehensive General Plan as amended through Resolution No. 2019-050
2. Ordinance No. 348 as amended through Ordinance No. 348.4913
3. Ordinance No. 448 as amended through Ordinance No. 448.A
4. Ordinance No. 457 as amended through Ordinance No. 457.105
5. Ordinance No. 458 as amended through Ordinance No. 458.16
6. Ordinance No. 460 as amended through Ordinance No. 460.154
7. Ordinance No. 461 as amended through Ordinance No. 461.10
8. Ordinance No. 509 as amended through Ordinance No. 509.2
9. Ordinance No. 547 as amended through Ordinance No. 547.7
10. Ordinance No. 555 as amended through Ordinance No. 555.20
11. Ordinance No. 617 as amended through Ordinance No. 617.4
12. Ordinance No. 650 as amended through Ordinance No. 650.6
13. Ordinance No. 659 as amended through Ordinance No. 659.13
14. Ordinance No. 663 as amended through Ordinance No. 663.10
15. Ordinance No. 671 as amended through Ordinance No. 671.21
16. Ordinance No. 673 as amended through Ordinance No. 673.4
17. Ordinance No. 679 as amended through Ordinance No. 679.4
18. Ordinance No. 682 as amended through Ordinance No. 682.4
19. Ordinance No. 726 as amended through Ordinance No. 726
20. Ordinance No. 743 as amended through Ordinance No. 743.3

21. Ordinance No. 748 as amended through Ordinance No. 748.1
22. Ordinance No. 749 as amended through Ordinance No. 749.1
23. Ordinance No. 752 as amended through Ordinance No. 752.2
24. Ordinance No. 754 as amended through Ordinance No. 754.3
25. Ordinance No. 787 as amended through Ordinance No. 787.9
26. Ordinance No. 806 as amended through Ordinance No. 806
27. Ordinance No. 810 as amended through Ordinance No. 810.2
28. Ordinance No. 817 as amended through Ordinance No. 817.1
29. Ordinance No. 824 as amended through Ordinance No. 824.15
30. Ordinance No. 847 as amended through Ordinance No. 847.1
31. Ordinance No. 859 as amended through Ordinance No. 859.3
32. Ordinance No. 875 as amended through Ordinance No. 875.1
33. Ordinance No. 915 as amended through Ordinance No. 915
34. Ordinance No. 925 as amended through Ordinance No. 925.1
35. Ordinance No. 926 as amended through Ordinance No. 926
36. Ordinance No. 927 as amended through Ordinance No. 927
37. Ordinance No. 931 as amended through Ordinance No. 931
38. Resolution No. 2019-037 Establishing Procedures and Requirements of
the County of Riverside for the Consideration of Development
Agreements (Commercial Cannabis Activities)
39. Board of Supervisors Policy No. B-9 Commercial Cannabis Activities

COPIES OF THE EXISTING LAND USE REGULATIONS LISTED ABOVE ARE ON
FILE IN THE RIVERSIDE COUNTY PLANNING DEPARTMENT AND ARE
INCORPORATED HEREIN BY REFERENCE.

EXHIBIT "E"

Development Agreement No. 1900018

COMMERCIAL CANNABIS ACTIVITY SITE PLAN & DESCRIPTION

As shown on the attached site plan, CUP No. 190029 permits a storefront retail cannabis business within the existing 2,500 square foot building.

EXHIBIT "F"

Development Agreement No. 1900018

APPLICABLE PUBLIC BASE BENEFITS PAYMENTS

The Cannabis Retailer operating at the Property pursuant to CUP No. 190029 includes an existing building totaling 2,500 square feet as shown on Exhibit "G". In accordance with Board Policy B-9, the base public benefit is \$16.00 per square foot. Therefore, the public base benefit payment will be \$40,000.00 and will increase annually at a rate of 2%.

EXHIBIT "G"

Development Agreement No. 1900018

CANNABIS AREA CALCULATION EXHIBIT

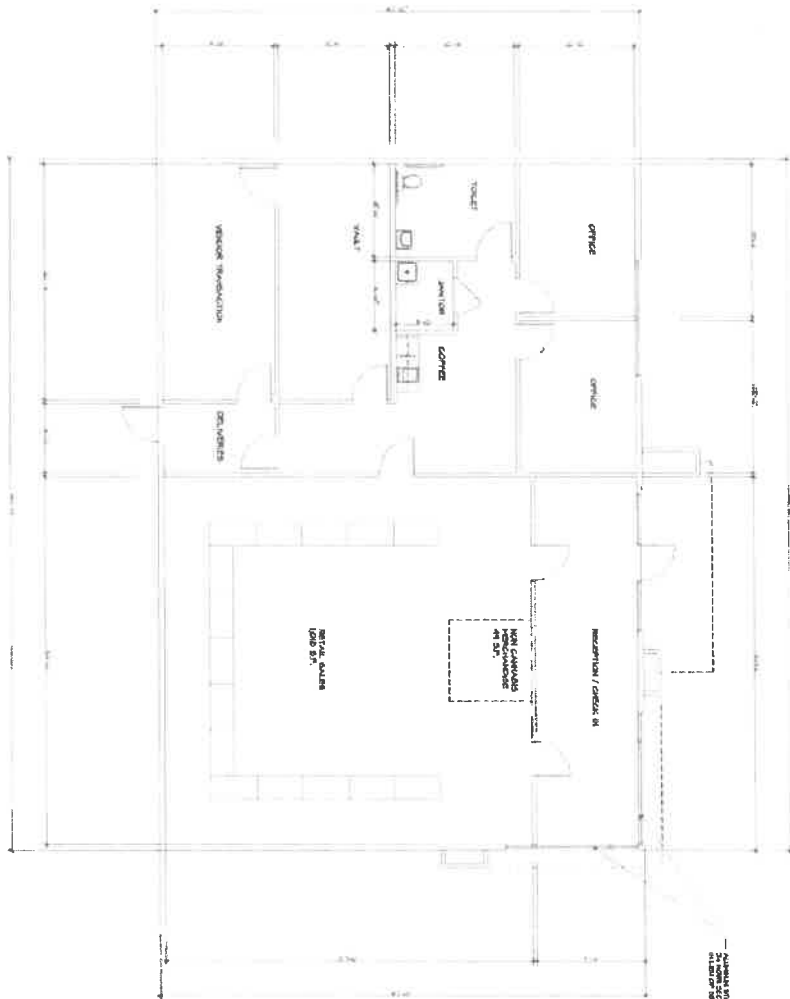
The Cannabis Area calculation includes the 2,500 square foot existing building that will be used for the Cannabis Retailer operations as shown in this Exhibit "G".

EXHIBIT "H"

Development Agreement No. 1900018

COMMERCIAL CANNABIS ACTIVITY PUBLIC BENEFIT

The additional annual public benefit provided by the OWNER shall be \$50,000 with an annual increase of 6%. The COUNTY will utilize the additional annual public benefit within the surrounding community for additional public benefits, including, but not limited to, code enforcement, public safety services, infrastructure improvements, community enhancement programs and other similar public benefits as solely determined by the COUNTY's Board of Supervisors. Additionally, consistent with CAN 190055, OWNER will participate in community events, career opportunity events, as well as educational and wellness seminars within the surrounding community.



BUILDING AREA

2520 S.F.



FLOOR PLAN
DATE: 10/1/17

THIS PLAN IS THE PROPERTY OF STÜTZEL AND PART THEREOF 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, WITHOUT THE WRITTEN PERMISSION OF STÜTZEL. THE USER OF THIS PLAN IS TO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

FLOOR PLAN

A21

CANNABIS RETAIL

381 W. LA CADENA DRIVE
RIVERSIDE, CA

DESCRIPTION	DATE
DESIGN/REVISION	10/1/17
REVISION	10/1/17
REVISION	10/1/17
REVISION	10/1/17
REVISION	10/1/17
REVISION	10/1/17
REVISION	10/1/17
REVISION	10/1/17
REVISION	10/1/17
REVISION	10/1/17

net development co

3150 Albany Avenue, Costa Mesa, California 92626
Phone (714) 754-4854 Fax (714) 754-0168

stützel

3173 Phoenix Avenue, Inc.
Troy, CA 94678
805.458.1809



MSA CONSULTING, INC.

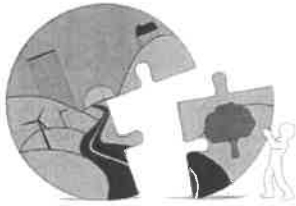
> 34200 Bob Hope Drive, Rancho Mirage, CA 92270
 760.320.9811 msaconsultinginc.com



Development Agreement – Exhibit B

THE ARTIST TREE IV, LLC.

IN THE COUNTY OF RIVERSIDE, CALIFORNIA



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: THE ARTIST TREE IV LLC

Contact Person: Mitch Kahan E-Mail: mitch@theartisttree.com

Mailing Address: 12322 Hesby Street
Valley Village Ca 91607
City State ZIP

Daytime Phone No: (310) 447-4064 Fax No: ()

Engineer/Representative Name: MSA Consulting, Inc.

Contact Person: Paul DePalatis & Chris Brizuela E-Mail: pdepalatis@msaconsultinginc.com; cbrizuela@msaconsultinginc.com

Mailing Address: 34200 Bob Hope Drive
Rancho Mirage Ca 92270
City State ZIP

Daytime Phone No: (760) 320 -9811 Fax No: ()

Property Owner Name: Walid Zafari

Contact Person: Walid Zafari E-Mail: wzafari@gmail.com

Mailing Address: 1238 W 6th Street
Corona CA 92882
City State ZIP

Daytime Phone No: (714) 234-8484 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"

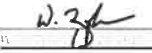
APPLICATION FOR LAND USE AND DEVELOPMENT

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.)

Walid Zafari <i>PRINTED NAME OF PROPERTY OWNER(S)</i>	 <i>SIGNATURE OF PROPERTY OWNER(S)</i>
 <i>PRINTED NAME OF PROPERTY OWNER(S)</i>	 <i>SIGNATURE OF PROPERTY OWNER(S)</i>

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): APN: 115-241-011, -012, & -030

Approximate Gross Acreage: 0.56 AC.

General location (nearby or cross streets): North of Magnolia Ade, South of Etelle St. East of Temescal St, West of Moody St.

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

The project scope proposes to build a 2,500 sf cannabis retail dispensary on the property with supporting site and landscape improvements. For more information please refer to attached project description.

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

Number of existing lots: 3

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	740	10 ft	1	Residential Building	<input checked="" type="checkbox"/>	
2					<input type="checkbox"/>	
3					<input type="checkbox"/>	
4					<input type="checkbox"/>	
5					<input type="checkbox"/>	
6					<input type="checkbox"/>	
7					<input type="checkbox"/>	
8					<input type="checkbox"/>	
9					<input type="checkbox"/>	
10					<input type="checkbox"/>	

Place check in the applicable row, if building or structure is proposed to be removed.

PROPOSED Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
1	2,500		1	Cannabis Retail
2				
3				
4				
5				
6				
7				
8				
9				
10				

PROPOSED Outdoor Uses/Areas: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
No.*	Square Feet	Use/Function
1		
2		
3		
4		
5		

APPLICATION FOR LAND USE AND DEVELOPMENT

6		
7		
8		
9		
10		

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

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

Related cases filed in conjunction with this application:

Approved Cannabis RFP (CAN 190055). A Development Agreement will also accompany the processing of this CUP.

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

If yes, provide Application No(s). Approved RFP for Retail Cannabis - CAN190055
(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: THE ARTIST TREE IV LLC

Address: 12322 Hesby Street

Phone number: 310.447.4064

Address of site (street name and number if available, and ZIP Code): Northeast corner of Temescal St and Magnolia Ave.

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: APN: 115-241-011, -012, -030

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

Regulatory Identification number: _____

Date of list: _____

Applicant: 

Date 9/24/19

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

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

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

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

Owner/Authorized Agent (1) 

Date 9/24/19

Owner/Authorized Agent (2) _____

Date 9/24/19

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

APPLICATION FOR DEVELOPMENT AGREEMENT

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: THE ARTIST TREE IV LLC

Contact Person: Mitch Kahan E-Mail: mitch@theartisttree.com

Mailing Address: 12322 Hesby Street
Valley Village Ca 91607
City State ZIP

Daytime Phone No: (310) 447-4064 Fax No: ()

Engineer/Representative Name: MSA Consulting, Inc.

Contact Person: Paul DePalatis & Chris Brizuela E-Mail: pdepalatis@msaconsultinginc.com;
cbrizuela@msaconsultinginc.com

Mailing Address: 34200 Bob Hope Drive
Rancho Mirage Ca 92270
City State ZIP

Daytime Phone No: (760) 320 -9811 Fax No: ()

Property Owner Name: Walid Zafari

Contact Person: Walid Zafari E-Mail: wzafari@gmail.com

Mailing Address: 1238 W 6th Street
Corona CA 92882
City State ZIP

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

Desert Office · 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 DEVELOPMENT AGREEMENT

DESCRIBE APPLICANT'S INTEREST IN THE PROPERTY:

Applicant is leasing the property from Walid Zafari for purposes of building an adult use
retail cannabis store.

*NOTE: ATTACH DOCUMENTATION VERIFYING THE APPLICANT'S INTEREST AND AUTHORIZATION TO APPLY ON BEHALF OF THE OWNER (See Section 104 of Exhibit "A" of Resolution No. 2012-047).

The Artist Tree IV LLC

PRINTED NAME OF APPLICANT

As Manager of The Artist Tree IV LLC

SIGNATURE OF APPLICANT

DESCRIBE OWNER'S INTEREST IN THE PROPERTY:

Walid Zafari is the 100% owner of the property.

Walid Zafari

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 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.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): APN: 115-241-011, -012, & -030

Approximate Gross Acreage: 0.56 AC.

General location (nearby or cross streets): North of Magnolia Ave, South of Estelle St., East of Temescal St, West of Moody St.

This completed application form, together with all of the listed requirements provided on the Development Agreement 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\295-1070 DA Condensed Application.docx
Created: 07/06/2015 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 The Artist Tree IV LLC hereafter "Applicant" and Walid Zafari "Property Owner".

Description of application/permit use:

Conditional Use Permit (CUP) and Development Agreement (DA) applications for the new construction of a proposed cannabis retail use located at the Northeast corner of Temescal St and Magnolia Ave in the unincorporated community of Home Gardens.

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): APN: 115-241-011, -012, & -030

Property Location or Address:

Northeast corner of Temescal St and Magnolia Ave in the unincorporated community of Home Gardens.

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Walid Zafari Phone No.: (714) 234-8484

Firm Name: _____ Email: wzafari@gmail.com

Address: 1238 W 6th Street
Corona CA 92882

3. APPLICANT INFORMATION:

Applicant Name: The Artist Tree IV LLC (Contact: Mitch Kahan) Phone No.: 310.447.4064

Firm Name: _____ Email: mitch@theartisttree.com

Address (if different from property owner)
12322 Hesby Street
Valley Village, Ca 91607

4. SIGNATURES:

Signature of Applicant:  Date: 9/24/19

Print Name and Title: Mitchell Kahan as Manager of The Artist Tree IV LLC

Signature of Property Owner:  Date: 9/24/19

Print Name and Title: Walid Zafari

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.


Walid Zafari (Sep 28, 2019)

Property Owner(s) Signature(s) and Date

Walid Zafari

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.






Artist Tree CUP Indemnification Agreement Draft

Final Audit Report

2019-09-29

Created:	2019-09-24
By:	Lauren Fontein (lfontein@gmail.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA_qPexyplRf6LOglk8K3Mj2IO6Xz80ptL

"Artist Tree CUP Indemnification Agreement Draft" History

-  Document created by Lauren Fontein (lfontein@gmail.com)
2019-09-24 - 7:13:41 PM GMT- IP address: 76.80.196.154
-  Document emailed to Walid zafari (wzafari@gmail.com) for signature
2019-09-24 - 7:13:54 PM GMT
-  Email viewed by Walid zafari (wzafari@gmail.com)
2019-09-24 - 7:14:07 PM GMT- IP address: 66.249.84.185
-  Document e-signed by Walid zafari (wzafari@gmail.com)
Signature Date: 2019-09-29 - 1:58:02 AM GMT - Time Source: server- IP address: 104.10.31.107
-  Signed document emailed to Lauren Fontein (lfontein@gmail.com) and Walid zafari (wzafari@gmail.com)
2019-09-29 - 1:58:02 AM GMT

NOTICE OF PUBLIC HEARING

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

CONDITIONAL USE PERMIT NO. 190029 and DEVELOPMENT AGREEMENT NO. 1900018 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) – Applicant: The Artist Tree IVA, LLC – Engineer/Representative: MSA Consulting c/o Chris Brizula – Second Supervisorial District – East Corona Zoning District – Temescal Canyon Area Plan: Community Development: Commercial Retail (CD-CR) – Location: Northerly of Magnolia Avenue, southerly of Etelle Street, easterly of Temescal Street, and westerly of Moody Street – 0.57 Net Acres – Zoning: Existing: General Commercial (C-1/C-P) – **REQUEST:** Development Agreement No. 1900018 (DA1900018) would impose a term of 10 years and will grant the applicant vesting rights to develop the Project in accordance with the terms of DA No. 1900018 and Conditional Use Permit No. 190029 (CUP190029) and will provide community benefits to the Temescal Canyon Area. CUP190029 proposes to construct a 2,500 sq. ft. building as a storefront for a retail cannabis business with supporting site and landscaping improvements. The Project site includes three contiguous parcels.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **JUNE 3, 2020**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501

Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference and at the Place of Hearing, as listed above. Public access to the meeting location will be allowed, but limited to comply with the Executive Order. Information on how to participate in the hearing will be available on the Planning Department website at: <https://planning.rctlma.org/>.

For further information regarding this project please contact the Project Planner Rob Gonzalez at (951) 955-9549 or email at rgonzalez@rivco.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Commission will consider the proposed application at the public hearing.

The case file for the proposed project is available for review via email by contacting the project planner. Please contact the project planner regarding additional viewing methods.

Any person wishing to comment on the proposed project may submit their comments in writing by mail or email, or by phone between the date of this notice and the public hearing; or, 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: Rob Gonzalez
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on May 06, 2020,

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

APN (s) or case numbers CUP190029 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

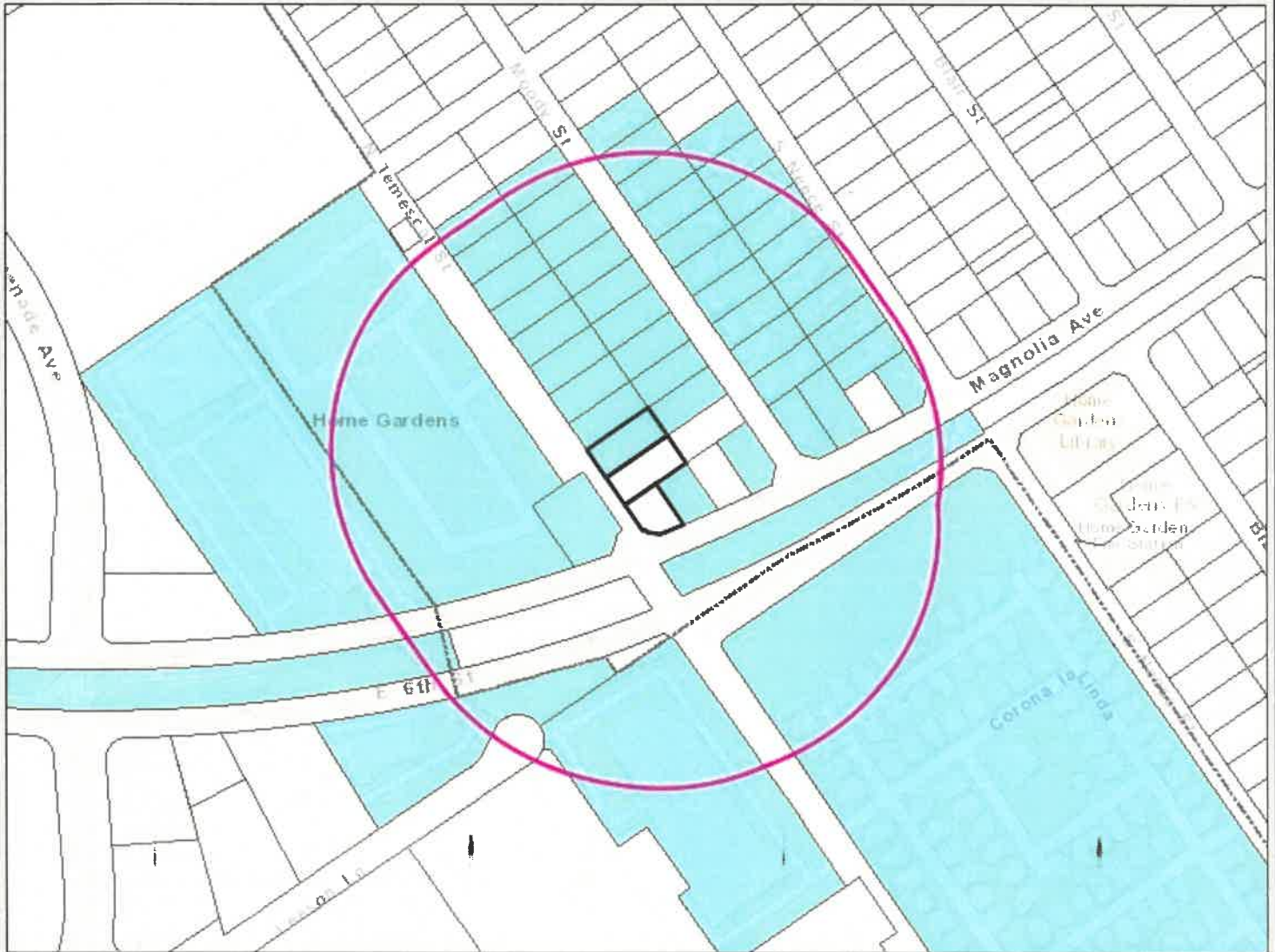
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

Riverside County GIS Mailing Labels

CUP190029 (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... 5/6/2020 1:50:42 PM

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107040006
KORNHAUSER REAL ESTATE
3707 W GARDEN GROVE BLV
ORANGE CA 92868

107050001
SOUTHERN PACIFIC TRANSPORTATION CO
1700 FARNAM ST 10TH FL S
OMAHA NE 68102

107050034
CORONA LA LINDA ASSOC
320 N PARK VISTA ST
ANAHEIM CA 92806

107320014
MISSION RUBBER CO INC
P O BOX 1839
CORONA CA 92878

115210007
FITZGERALD FAMILY TRUST
4675 MARMIAN WAY
RIVERSIDE CA 92506

115210009
SHEPARD FUNDING
33761 SHANNON LN
SAN JUAN CAPO CA 92675

115210020
COUNTY OF RIVERSIDE
P O BOX 1180
RIVERSIDE CA 92502

115210033
DEG PROP
280 BARRANCA PKY
IRVINE CA 92606

115241003
HECTOR ESQUIVEL
3961 TEMESCAL ST
CORONA CA 92879

115241004
NICOLAS ROMO
3951 TEMESCAL ST
CORONA CA 92879

115241005
PABLO SOTO CATALAN
3929 TEMESCAL ST
CORONA CA 92879

115241006
FLORES ANGEL L & ALEIDA A REVOC TRUST
3915 TEMESCAL ST
CORONA CA 92879

115241007
JOE VARGAS
19425 QUEBEC AVE
CORONA CA 92881

115241008
PHILIP MATHEW MIRAMONTES
3889 TEMESCAL ST
CORONA CA 92879

115241009
SOCORRO IMELDA VAZQUEZ
3871 TEMESCAL ST
CORONA CA 92879

115241010
SOCORRO IMELDA VAZQUEZ
3871 S TEMESCAL ST
CORONA CA 92879

115241011
WALID ZAFARI
16885 VALLEY SPRING DR
RIVERSIDE CA 92503

115241014
RAYMOND U. CASAREZ
PO BOX 2404
CORONA CA 92879

115241018
ENRIQUEZ RALPH C SR ESTATE OF
12018 CENTRAL AVE
CHINO CA 91710

115241019
BRYAN J. GRANADOS
3868 MOODY ST
CORONA CA 92879

115241020
CHARLES PARRA
3888 MOODY ST
CORONA CA 92879

115241021
ALEJANDRO R. ALMADA
P O BOX 254
NORCO CA 92860

115241022
HOME EXPO FINANCIAL INC
23580 ALESSANDRO BLVD
MORENO VALLEY CA 92552

115241023
MIGUEL ANGEL AYALA OCAMPO
3926 MOODY ST
CORONA CA 92879

115241024
CARLOS R. GANDARILLA
3940 MOODY ST
CORONA CA 92879

115241025
CAROL CADENA
3950 MOODY ST
CORONA CA 92879

115241026
BARRON MARIA FAMILY TRUST DTD 3/24/2018
3964 MOODY ST
CORONA CA 92879

115241029
RAYMOND U. CASAREZ
P O BOX 2404
CORONA CA 92879

115242003
VENUSTIANO CASTELAN
3961 MOODY ST
CORONA CA 92879

115242004
PIROUZ LAVASONY
46 ALMOND TREE LANE
IRVINE CA 92613

115242005
JOEL F. AVITIA
3941 MOODY ST
CORONA CA 92879

115242006
PHIL BERMAN
19 CARNELIAN
IRVINE CA 92614

115242007
SALVADOR DENIZ
2325 LIME ST
LONG BEACH CA 90806

115242008
ROBERTO GARCIA
3893 MOODY ST
CORONA CA 92897

115242009
GEORGINA ALDAMA
3885 MOODY ST
CORONA CA 92879

115242010
EFREN MEDINA VILLA
3871 MOODY ST
CORONA CA 92879

115242011
LUCILLE ARELLANO
3865 MOODY ST
CORONA CA 92879

115242012
MARK A. SAYEGH
4165 ROBBY CIR
CORONA CA 92881

115242017
LUIS GOMEZ
18921 J & J LN
YORBA LINDA CA 92886

115242018
MARIO G. MARTINEZ
10248 SELKIRK
RIVERSIDE CA 92505

115242019
RAMON MORA
3864 NEECE ST
CORONA CA 92879

115242020
JOSE S. HUANTE
3872 NEECE ST
CORONA CA 92879

115242021
FILIBERTO DUARTE
3888 NEECE ST
CORONA CA 92879

115242022
KERRI ROSS MAHONEY
3898 NEECE ST
CORONA CA 92879

115242023
MANUEL F. MORENO
3910 NEECE ST
CORONA CA 92879

115242024
ANTONIO GALVAN
3926 NEECE ST
CORONA CA 92879

115242025
MOONEY INV
718 MOONEY DR
MONTEREY PARK CA 91755

115242030
HIM
12321 MAGNOLIA AVE NO D
RIVERSIDE CA 92507

115242031
HIM
12321 MAGNOLIA AVE NO D
RIVERSIDE CA 92503

115242032
NIELS T. SORENSEN
4545 ALLSTATE DR
RIVERSIDE CA 92501

Western Municipal Water District
14205 Meridian Parkway
Riverside, CA 92518

Southern California Edison
P.O. Box 800
Rosemead, CA 91770

Southern California Gas Co.
P.O. Box 1626
Monterey Park Ca 91754-8626

City of Corona
400 S. Vicentia Ave.
Corona, CA 92882

2nd District Supervisor Office
4080 Lemon Street
5th Floor
Riverside, CA 92501

Corona-Norco Unified School District
Attn: Business Services
2820 Clark Ave
Norco, CA 92860

Applicant (CUP190029):
The Artist Tree IV, LLC.
C/O Mitch Kahan
12322 Hesby Street
Valley Village, CA 91607

Engineer (CUP190029)
MSA Consulting, Inc.
C/O Christopher Brizuela
34200 Bob Hope Drive
Rancho Mirage, CA 92270

Owner of Property (CUP190029)
Walid Zafari
1238 6th Street
Corona, CA 92882

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1939 Harrison Street, Suite 150
Oakland, CA 94612



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.: CUP190029

Project Location: North Of Magnolia Avenue, West Temescal Street, And East Of Moody Street. (APN: 115-241-011, 115-241-012, 115-241-030).

Project Description: Conditional Use Permit No. 190029 (CUP190029), proposes a 2,500 square foot building as a storefront for a retail cannabis business with off-street parking and landscaping improvements. The project is proposed on three contiguous parcels located on the northeast corner of Temescal Street and Magnolia Street.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: The Artist Tree,

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 15303 (C)
- Statutory Exemption (_____)
- Other:

Reasons why project is exempt: The proposed project is covered by Article 19 – Categorical Exemptions, Section 15303 (C) (New Construction or Conversion of Small Structures). This section specifically exempts construction and location of new, small facilities or structures. Examples of this exemption include but are not limited to, a store or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2,500 square feet in floor areas.

Rob Gonzalez County Contact Person (951) 955-9549 Phone Number

Signature Title Date
Project Planner April 28, 2020

Date Received for Filing and Posting at OPR: _____
Revised: 04/28/2020: Y:\Planning Case Files-Riverside office\PP26197\DH-PC-BOS Hearings\DH-PC\PP26197 NOE.docx

Please charge deposit fee case#: ZEA No.42996 ZCFW No. 6364- County Clerk Posting Fee
FOR COUNTY CLERK'S USE ONLY



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4 . 1

Planning Commission Hearing: June 17, 2020

PROPOSED PROJECT

Case Number(s): GPA 1214, CZ 7927, PM36990

Applicant: Manuel and Feliciano Ferro

EA No.: 42976

Engineer: Bob Mainiero, P.E.

Area Plan: Eastern Coachella Valley

Zoning Area/District: Lower Coachella Valley District

Supervisorial District: Fourth District

Project Planner: Jay Olivas

Project APN(s): 749-190-010


Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

GENERAL PLAN AMENDMENT NO. 1214 (ENTITLEMENT/POLICY AMENDMENT) – The applicant proposes to establish a General Plan Foundation Component and Land Use Designation for the project site, currently identified in GIS as Indian Lands (IND), to Rural Community: Estate Density Residential (RC-EDR) (2-Acre Minimum) on an 8.5 gross acre site.

CHANGE OF ZONE NO. 7927 – The applicant proposes to amend the zoning classification from Light Agriculture–10-acre minimum (A-1-10) to Residential Agriculture (R-A) on an 8.5 gross acre site.

TENTATIVE PARCEL MAP NO. 36990, AMENDED MAP NO. 2 – The applicant proposes a Schedule H subdivision to divide 8.5 gross acres into three (3) parcels with proposed Parcel 1 totaling 3.61 acres, Parcel 2 totaling 2.0 acres, and Parcel 3 totaling 2.77 acres. Proposed Parcel 1 contains an existing 12-unit employee housing mobile-home park with additional one-family dwelling unit for a total of 13 existing dwelling units on the subject property.

The Project site is located south of 70th Avenue, west of Pierce Street, and east of Dennington Court within the Eastern Coachella Valley Area Plan on private fee land located within the Torres Martinez Indian Reservation in the unincorporated community of Oasis.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

ADOPT PLANNING COMMISSION RESOLUTION 2020-009 recommending adoption of General Plan Amendment No. 1214 to the Riverside County Board of Supervisors; and

THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

ADOPT a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42976**, based on the findings incorporated in the initial study, included herein, and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1214 (ENTITLEMENT/POLICY AMENDMENT), to establish a General Plan Foundation Component and Land Use Designation for the project site, currently identified in GIS as Indian Lands (IND), totaling 8.5 gross acres to Rural Community: Estate Density Residential (RC: EDR) (2-Acre Minimum), in accordance with Exhibit #6 attached hereto, based on the findings and conclusions incorporated in the staff report, pending final adoption of a General Plan Amendment resolution by the Board of Supervisors; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7927, changing the project site's Zoning Classification that is currently zoned Light Agriculture-10 Acre Minimum (A-1-10) to Residential Agriculture (R-A), in accordance with Exhibit #3 attached hereto, based upon the findings and conclusions incorporated in the staff report, and pending final adoption of the zoning ordinance by the Board of Supervisors; and,

APPROVE TENTATIVE PARCEL MAP NO. 36990, subject to the attached advisory notification document and conditions of approval, and subject to final approval of General Plan Amendment No. 1154 and Change of Zone No. 7927, and 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 Foundation General Plan Land Use:	N/A
Proposed Foundation General Plan Land Use:	Rural Community
Existing General Plan Land Use:	N/A
Proposed General Plan Land Use:	Estate Density Residential (RC: EDR) (2-Acre Minimum)
Policy / Overlay Area:	N/A
Surrounding General Plan Land Use Designations	
North:	N/A
East:	N/A
South:	N/A
West:	N/A
Existing Zoning Classification:	Light Agriculture (A-1-10)

Proposed Zoning Classification:	Residential Agriculture (R-A)
Surrounding Zoning Classifications	
North:	Light Agriculture (A-1-10)
East:	Controlled Development Areas (W-2)
South:	Light Agriculture (A-1-10)
West:	Light Agriculture (A-1-10)
Existing Use:	Existing Employee Housing Mobile Home Park
Surrounding Uses	
North:	Vacant; Mobile Homes
South:	Mobile Homes
East:	Vacant; Agriculture
West:	Mobile Homes

Project Site Details:

<i>Item</i>	<i>Value</i>	<i>Min. /Max. Standard</i>
Project Site (Acres):	8.5 gross acres	N/A
Proposed Minimum Lot Size:	2.00 acres	2.0 acres (RC: EDR)
Total Proposed Number of Lots:	3-parcels	N/A
Map Schedule:	H	

Parking:

Type of Use	Building Area (in SF)	Parking Ratio	Spaces Required	Spaces Provided
Existing MHP	N/A	2-spaces per mobile unit	24	26
Future Dwellings	N/A	2-spaces per dwelling	2	2

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes - CSA#125 Street Lighting & CSA #152 Mosquito Vector Control
Recreation and Parks District:	Yes - Desert Recreation District
Special Flood Hazard Zone:	Yes – Zone A
Area Drainage Plan:	Yes - Eastern Coachella Valley Master Stormwater Project
Agricultural Preserve	No
Liquefaction Area:	Yes - Located within Moderate Liquefaction Area
Fault Zone:	No
Fire Zone:	No

Mt. Palomar Observatory Lighting Zone:	No
CVMSHCP:	Yes- but not located within conservation land
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rate Fee Area	No
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP



Figure 1: Project Location Map for GPA1214, CZ7927, PM36990

PROJECT BACKGROUND AND ANALYSIS

Background:

The 8.5 gross acre project site was previously approved under BMK000006 in 2000 for an employee housing mobile home park with 12-units and separate main dwelling unit which remain on the subject site. The owner/applicant wishes to subdivide 8.5 acres in three (3) parcels for future single-family dwellings or employee housing units on vacant parcels that would be created under the proposed tentative map, along with General Plan Amendment and Zone Change to accommodate the proposed tentative parcel map lot sizes.

General Plan Amendment No. 1214 (GPA No. 1214) proposes to modify private fee land currently identified by GIS as Indian Lands (IND) on the Eastern Coachella Valley Plan within the Torres Martinez Indian Reservation. IND lands currently have no existing Foundation Component or land use designation. In order to place a Foundation Component and land use designation on the 8.5 acre property, an Entitlement Amendment is required through GPA No. 1214. An Entitlement Amendment is only needed because there was never a Foundation Component or Land Use Designation. Additionally, since there

was never a Foundation Component on the land, adding one would not be bound by the 8-year Foundation Component cycle.

Also, based on property deed research, the land owner Ferro is not member of the Torres Martinez Tribe and the land is considered private fee land which can be modified for private development purposes within the Torres Martinez Indian Reservation boundaries with County development applications. The subject land known as Assessor's Parcel Number (APN) 749-190-010 currently has a County zoning classification of Light Agriculture (A-1-10) proposed to be modified under Change of Zone No. 7927 to Residential Agricultural (R-A).

SB 18 Tribal Consultation

Pursuant to SB 18 requirements, Riverside County staff previously requested a list from the Native American Heritage Commission ("NAHC") of tribes whose historical extent includes the project site. On January 19, 2017 consultation request notices were sent to each of the Native American Tribes noted on the list. Noticed tribes have 90 days in which to request consultation regarding the proposed project. No consultation requests were received by July 20, 2017, the end of the 90-day noticing period.

AB 52 Tribal Consultation

In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all requesting tribes on January 13, 2017. No request for consultation was received. Condition of approval (COA) 60. PLANNING 4 requires that prior to any ground disturbing activity a Native American Monitor be retained on site to ensure the protection of tribal resources should any be encountered.

The project was previously scheduled for the May 15, 2019 Planning Commission hearing, but was continued off-calendar due to lack of consensus on recommended zoning and general plan designations between staff and the applicant, and not meeting proposed zoning development standards that could be supported in the draft staff report.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS:

An Initial Study (IS) and a Negative Declaration (ND) have been prepared for this project in accordance with the California Environmental Quality Act (CEQA). The IS and ND represent the independent judgement of Riverside County. A Notice of Intent to Adopt an ND was prepared, and documents were circulated for public review per the CEQA Statute and Guidelines Section 15105 from May 20, 2020 to June 17, 2020.

Comment letters in response to the circulated IS and ND have not been received as of the preparation of this staff report. Since the end of the public review period for the IS and ND, revisions were not made to the project. As demonstrated in the IS and ND, the proposed project will not result in any significant impacts to the environment, with no mitigation necessary.

FINDINGS AND CONCLUSIONS

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

General Plan Entitlement/Policy Amendment:

The project includes a proposed General Plan Entitlement/Policy Amendment.

County Ordinance No. 348 and the Administration Element of the General Plan explain that there are four types of general plan amendments: Technical, Entitlement/Policy, Foundation, and Agriculture. Each category has distinct required findings that must be made by the Board of Supervisors at a noticed public hearing.

General Plan Amendment No. 1214 falls into the Entitlement/Policy category, because there is no Foundation Component and Land Use Designation on the land, the proposal is to establish a Foundation Component and Land Use Designation. For this reason, GPA NO. 1214 proposes establishing a General Plan Foundation Component and Land Use Designation of Rural Community: Estate Density Residential (RUR: EDR) on land totaling 8.5 gross acres. The 8.5 gross acres of land proposes to be subdivided into three (3) proposed parcels (PM36990). Proposed Parcel 1 totals approximately 3.61 acres and would contain an existing 12-unit employee housing mobile-home park with separate main dwelling unit, and proposed Parcels 2 and 3 totaling approximately 4.77 acres and are currently vacant to be developed with future potential single family homes or employee housing units.

Ordinance No. 348 and the Administration Element of the General Plan provide that an Entitlement/Policy Amendment requires that three findings must be made to justify an Entitlement/Policy Amendment. The possible findings for each are listed below.

Entitlement/Policy Amendment Findings and Consideration Analysis

As Entitlement/Policy Amendment involves changes in land use designations or policies that involve land located entirely within a General Plan Foundation Component but that do not change the boundaries of that component. This type of amendment may also involve changes in General Plan policy as long as it does not change or conflict with the Riverside County Vision, Foundation Component, or a General Plan Principle. A Board of Supervisors resolution approving an Entitlement/Policy Amendment shall include the first two findings and any one or more of the subsequent findings listed below:

- a. The proposed change does not involve a change in or conflict with: the Riverside County Vision; any General Planning Principle set forth in General Plan Appendix B; or any Foundation Component designation in the General Plan.
- b. The proposed amendment would either contribute to the purposes of the General Plan or, at a minimum, would not be detrimental to them.
- c. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.
- d. A change in policy is required to conform to changes in state or federal law or applicable findings of a court of law.
- e. An amendment is required to comply with an update of the Housing Element or change in State Housing Element law.
- f. An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.
- g. An amendment is required to address changes in ownership of land or land not under the land use authority of the Board of Supervisors.

GPA No. 1214 does not involve a change in or conflict with the Riverside County Vision. The establishment of a General Plan Foundation Component and Land Use Designation of Rural Community: Estate Density Residential (RC: EDR) at the southwest corner of 70th Avenue and Pierce Street will not change or conflict with the County Vision for multiple reasons. For example, the 2019 General Plan's Vision Statement's section on Population Growth provides, "New growth patterns no longer reflect a pattern of urban sprawl. Rather, they follow a framework of transportation and open space corridors, with concentrations of development that fit into that framework. In other words, important open space and transportation corridors define growth areas." The project is consistent with, and does not involve a change in or conflict with, this portion of the Riverside County Vision because it will result in an infill project along the 70th Avenue and Pierce Street corridors on 8.5 gross acres of land with existing employee housing mobile home park adjacent to existing single family residential and mobile home development within an existing rural area that is developing at increased rate. Considering the existing residential related land uses surrounding the subject property, the proposed project would not be a "spot" development creating urban sprawl, and it is therefore consistent with this portion of the Riverside County Vision.

The General Plan's Vision Statement's Jobs and the Economy section states "Jobs/housing balance is significantly improved overall, as well as within sub regions of Riverside County". This overall project would maintain existing employee housing with 12-units and main dwelling (proposed Parcel 1) and would contribute to future housing units as result of the related tentative parcel map and the General Plan Amendment establishing the RC: EDR (2-Acre Minimum) Land Use Designation on the 8.5 gross acre site, subject to future map recordation, that could potentially accommodate future single-family housing units and second units on proposed Parcels 2 and 3 or additional employee housing units. Therefore, the project is consistent with, and does not result in a change in or conflict with, this Vision section, and with existing housing and jobs in the rural areas of the Eastern Coachella Valley and nearby communities in the Coachella Valley, the project would maintain good jobs and housing balance within close proximity.

GPA No. 1214 would not conflict with any Foundation Component designation of the General Plan in that the proposal is consistent within the proposed Land Use Designation, map, and existing use are consistent with the proposed foundation component of Community Development.

GPA No. 1214 would not conflict with any General Planning Principle set forth in General Plan Appendix B. specifically, this General Plan Amendment is consistent with the following principles:

- a. Principal I.C.1 provides the "The General Plan Vision acknowledges that every community in the County is maturing in its own way, at its own pace and within its own context. Policies and programs should be tailored to local needs in order to accommodate the particular level of anticipated maturation in a given community. New development along this portion of 70th Avenue and Pierce Street within the Lower Coachella Valley Zoning District located within the Torres Martinez Tribal Reservation boundaries as fee land and has accelerated over the past decade. The project would further develop an 8.5 gross acre site with existing adjoining mobile home residential development with approximately two (2) future single-family dwellings or additional employee housing units, on two parcels totaling approximately 4.77 acres, and maintain an existing employee housing mobile home park on approximately 3.61 acres. Therefore, the project is consistent with General Planning Principals through the recognition of a developing rural community and a response to encourage managed growth in appropriate locations.

- b. Principal I.G.1 provides "The County should encourage compact and transit-adaptive development on regional and community scales. The policy goal is to permit and encourage densities and intensities, and to reduce the land required for public infrastructure by reducing streets widths (subject to emergency access requirements) and other such requirements. The proposed tentative parcel map as an infill project on vacant portions of land totaling approximately 4.77 acres of a 8.5 gross acre site on which would be a compact development with partial street and drainage improvements along 70th Avenue, Pierce Street, and Dennington Court.

Additionally, GPA No. 1214 would contribute to the achievement of the purposes of the General Plan and not be detrimental to them. The proposed amendment will establish the Rural Community: Estate Density Residential (RC-EDR) land use designation, which promotes the highest and best uses that can be associated with the existing 8.5 gross acre site along the 70th Avenue, Pierce Street, and Dennington Court, with existing and required additional infrastructure such as water tank, septic, and access driveways, in support of the proposed tentative parcel map. The project as an infill project is within an existing area of transition from a remote area to a rural community. The proposed general plan amendment would stimulate a minor level of growth to the area (Appendix B, VII.C.4) with approximately two (2) future primary dwelling units along with potential for two (2) accessory dwelling units and/or additional employee housing units.

Additionally, GPA No. 1214 does not create any internal inconsistencies among the General Plan Elements. For example, the project site is bordered by existing circulation facilities which are conditioned for sufficient street right-of-way along 70th Avenue and Pierce Street implementing Land Use Element Policy 29.7, as well as, dedicating necessary rights-of-way as part of the land use review process implementing Circulation Element Policy C 3.16 with associated implementing project (PM36990).

Furthermore, GPA No. 1214 is an amendment to address changes in ownership of land or land not under the land use authority of the Board of Supervisors.

The project, including proposed development with a subdivision of 8.5 acres into three (3) parcels, would be inconsistent with the general plan without the General Plan Amendment. The project site currently does not have a General Plan Foundation Component or Land Use Designation and is merely identified in GIS as Indian Lands (IND). Private fee land in the unincorporated area requires the establishment of a General Plan Foundation Component and Land Use Designation prior to approval of private land development. The project is consistent with the proposed general plan land use designation of RC:-EDR with proposed minimum lot sizes ranging from 2.0 acres to 3.61 Acres which creates minimum lot sizes of greater than or equal to 2-Acre Minimum for EDR, which can accommodate potential future dwellings within Parcels 2 & 3 by separate building permit.

Land Use Findings:

1. The project site is currently identified as Indian Lands (IND) in GIS. Even though the land is on the Torres-Martinez Indian Reservation, because the land is privately owned fee land, the County has jurisdiction over land use thereon, and therefore a General Plan Foundation Component and Land Use Designation of Rural Community: Estate Density Residential (RC: EDR) (2-Acre Minimum) is proposed to be established. The proposed project is consistent with the RC:EDR for the reasons described above.

2. The project site has an existing Zoning Classification of Light Agriculture-10 Acre Minimum (A-1-10), which is proposed to be modified to Residential Agriculture (R-A), which is highly consistent with the Riverside County General Plan Land Use Designation of RC-EDR; both the proposed zoning of R-A and proposed Land Use Designation of RC-EDR are intended to be established in rural areas and the project is located in a rural area, and therefore are highly consistent.
3. The project site is one of the APNs listed in Ordinance No. 348 Section 19.800.D.2. located within the Multiple Owners Mobile home Housing Zoning Overlay which was established in 2013 with an effective date of June 13, 2013. However, that Overlay was set to expire five years from its 2013 effective date, and expired by its own terms in June 2018 and no longer applies.
4. The existing land use, employee housing complex of 12-units with a separate main dwelling unit with total of 13 existing dwellings, is consistent with Ordinance No. 348 (Land Use) and is allowed within the proposed Residential Agriculture (R-A) Zoning Classification, and subject to the TLMA Employee Housing Mobile Home Park Handbook dated February 2015.
5. Employee Housing Mobile Home Parks are allowed in the proposed R-A zone since proposed R-A zone specifically allows residential dwellings in agricultural settings even if not listed in the zone, and the existing employee housing units located on the property were approved in accordance with AB 3526 which exempts farm worker housing from Conditional Use Permits.
6. In accordance with the TLMA Employee Housing Mobile Home Park Handbook, the existing employee housing park was previously constructed in accordance with required standards of the handbook including but not limited to, Land Use Site Plan, Electrical Plans, Utility trenches, gas distribution plans, grading and drainage measures.
7. The project site is located within Zone A on Federal Flood Insurance rate maps in the Eastern Coachella Valley. The project with existing employee housing park and potential for two-future primary dwellings and/or additional employee housing units includes existing drainage improvements such as elevated and engineered mobile home foundations and graveled parking and driveway areas within the 8.5 gross acres, along with existing partial road improvements along project boundaries, that would be capable of infiltrating a storm event in order to prevent flooding of downstream properties. With these existing standard measures, impacts to drainage will be less than significant and would not be considered mitigation under CEQA.
8. The project site is mapped within a High Potential Paleontological Zone, however, proposed PM36990 is located within an area of flat topography and has been conditioned to address this potential impact with retention of a qualified paleontologist to monitor site grading and earthmoving activities and to submit a Paleontological Resource Impact Report prior to grading permit issuance typically if more than 50-cubic yards of grading is proposed to address any potential paleontological impacts as outlined in recommended Conditions of Approval (COA) 60.Planning.1-Paleo Primp & Monitor. With compliance with these required standard measures, impacts relating to Paleontology will be less than significant and would not be considered mitigation under CEQA.

Change of Zone Findings:

The following findings shall be made prior to making a recommendation to grant a Change of Zone, pursuant to the provisions of the Riverside County Zoning Ordinance No. 348 (Land Use):

1. Change of Zone No. 7927 is a proposal to change the project site's Zoning Classification from Light Agriculture-10 Acre Minimum (A-1-10) to Residential Agriculture (R-A). The owner/applicant is proposing a change of zone from A-1-10 to R-A to accommodate proposed lot sizes of 2-acres or greater in conjunction with proposed Tentative Parcel Map No. 36990. The proposed zoning classification is consistent with the General Plan for the following reasons:

The project site is currently zoned Light Agriculture-10 Acre Minimum (A-1-10) within the Lower Coachella Valley Zoning District; no General Plan Foundation Component or Land Use Designation currently exist or has been established, and is currently identified as Indian Lands (IND) on GIS because within the Torres Martinez Indian Reservation. A General Plan Foundation Component and Land Use Designation are proposed to be established as part of the proposed project to establish Rural Community: Estate Density Residential (RC: EDR). The proposed zone change from A-1-10 to R-A zoning would allow single-family dwellings or additional employee housing to be constructed within Parcel 2 and 3 which is consistent with the corresponding proposed Rural Community: Estate Density Residential (RC: EDR) land use designation. Both the proposed zoning of R-A and proposed Land Use Designation of RC-EDR are intended to be established in rural areas and the project is located in a rural area, and therefore are highly consistent.

2. The proposed R-A zoning will allow for minimum 2.00-acre lots to 3.6 acre lots, and is compatible with the overall development pattern in the project vicinity since scattered dwellings and mobile home dwellings are both encouraged land uses due to lack of affordable dwellings in the region, and due to the growth of the area with similar dwellings including along the 70th Avenue corridor west of Pierce Street toward Lopez Road within the Torres Martinez Indian Reservation and other portions of the Eastern Coachella Valley in the unincorporated community of Oasis.

Tentative Parcel Map Findings:

Tentative Parcel Map No. 36690 is a proposed Schedule "H" map that proposes to subdivide 8.5 gross acres into three (3) residential parcels. The findings required to approve a Map, pursuant to Riverside County Ordinance No. 460, are as follows:

1. The proposed tentative parcel map and the design of the map is consistent with the County's General Plan and any applicable Specific Plans. 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. Encourages the development of a "unique community identity" which creates a sense of place by retaining distinct edges and sufficient open space between scattered areas. The proposed tentative parcel map will comply with the General Plan by providing a variety of housing type in a transitioning rural area with existing employee housing and future single-family residential lots, promoting the unique characteristics of the unincorporated community of Oasis within the Torres Martinez Indian Reservation. Furthermore, the project site is not located within a Specific Plan.

2. The design or improvements of the proposed map is consistent with the County's General Plan and any applicable Specific Plans. While the project is not located within a Specific Plan, the design with minimum two (2) acre lots complies with proposed RC:EDR land use designation and improvements such as with existing and proposed water systems, sanitation systems are conditioned to comply with county ordinances and therefore consistent with the County's General Plan.
3. The site of the proposed map is physically suitable for the proposed type of development consisting of existing employee housing mobile-home park and future dwellings such as single-family homes or additional employee housing units on limited scale since the proposed lot sizes of approximately 3.61 acres, 2.0 acres, and 2.77 acres can accommodate these type dwellings.
4. The site of the proposed map is physically suitable for the proposed density of the development. The overall proposed density of approximately 1.76 dwelling units per acre and lot sizes proposed with the residential parcel map ranging from 2.00 acres to 3.6 acres each are compatible with the proposed RC:EDR (2-Acre Minimum) Land Use Designation which allows this density range.
5. The Environmental Assessment prepared for the project analyzed the potential environmental impacts of the project. Based on the findings and conclusions in the attached Environmental Assessment the design of the tentative parcel map is not likely to cause substantial environmental damage, serious public health problems, or substantially and avoidably injure fish or wildlife or their habitat.
6. The design of the proposed map or type of improvements is not likely to cause serious public health problems.
7. The design of proposed land division or 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.
8. Additionally, the proposed Tentative Parcel Map 36990 is consistent with the minimum improvements as outlined in Section 10.13 (Schedule "H") of Ordinance No. 460 based on the following:
 - a. Streets – Condition of Approval 50. TRANS.3 states that with respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide sufficient right-of-way along 70th Avenue shall be dedicated for public use to provide for a 64-foot half-width right-of-way per Standard No. 92 (2 of 2). Sufficient right-of-way along Pierce Street shall be dedicated for public use to provide for a 64-foot half-width right-of-way per Standard No. 92 (2 of 2). Access shall be restricted along 70th Avenue and Pierce Street. No street improvements are recommended or required for proposed PM36990.
 - b. Street and Street Improvement Plans – As stated above the applicant is not required to submit any street improvement plans. Therefore the project is consistent with Ordinance No. 460 Section 10.13.B.
 - c. Other Improvements such as Domestic Water – Based on a letter from the Coachella Valley Water District dated March 21, 2017, the Project site is located within the service

boundaries of CVWD. The CVWD letter acknowledges use of water wells on the project site and states that all water wells producing more than 25-acre feet of water during any year must be equipped with a water measuring device. Additionally, Condition of Approval 90 E. HEALTH 1, states that since the project is served by water wells (existing and proposed), a water supply permit will be required prior to final building inspection of any new dwellings. With this condition and the requirements of CVWD and E Health, the requirements of Ordinance No. 460 10.8 A.2, as it pertains to domestic water will be met.

- d. Other Improvements such as Fire Protection – COA 80. FIRE.1, requires a water tank system and COA 80.FIRE.2 requires a residential fire sprinkler system prior building permit issuance for any new dwellings. With these conditions of approval the requirements of Ordinance No. 460 10. 8. B., as it pertains to fire protection has been met.
- e. Other Improvements such as Electrical and Communication facilities – The project contains existing electrical service from Imperial Irrigation District (IID) which can be extended on minor basis to accommodate additional limited future housing units and existing off-site wireless communication facilities such as with Verizon can be accessed from the 8.5 gross acre site.
- f. Sewage Disposal – The Project site is located within the Coachella Valley Water District's sewer service area. Presently, sanitary sewer service is provided by private septic systems site authorized by E Health. COA 80.E Health 1 requires a percolation test and COA 80 E Health 2 requires septic plans prior to permit issuance for any new dwellings. Compliance with Environmental Health's standards and conditions of approval, the requirements of Ordinance No. 460.8.D, as it pertains to sewage disposal will be met.
- g. Agricultural Lands – Agricultural lands shall be exempt from all improvement requirements specified in this section if the project site is located within an established agricultural preserve, has an agricultural zoning classification as important farmland, and is not less than 5 acres in size. The proposed project does have an existing zoning classification of Light Agriculture, 10-acre minimum (A-1-10) proposed to be modified to R-A; however, it is not located in an agricultural preserve and was previously developed with employee housing. The proposed project is therefore not exempt from Section 10.13's improvement requirements.
- h. Exceptions- The proposed Schedule H map is located within Community Service Districts such as Street Lighting #25, however, no further street construction is currently required so therefore proposed parcel map complies with Section 10.13 regarding exceptions.

Development Standards Findings:

- 9. The proposed project is consistent with Ordinance No. 348 Development Standards set forth in the proposed Residential Agriculture (R-A) zone, including:
 - a) 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. The existing employee housing park is single-story at approximately 15-feet in height for each mobile home and well below 40-foot building height limit. Therefore the project complies with building height limit as indicated by Section 6.51, of Zoning Ordinance No. 348

- b) Minimum lot size of 20,000 square feet, with minimum width of 100 feet and a minimum depth of 150 feet. No animals or fowl, other than domestic pets and poultry and rabbits, for the exclusive use of the occupant, shall be permitted on lots of less than 20,000 square feet. As proposed the land division will result in an 8.5 acre parcel being subdivided into three (3) parcels, each of which is a minimum of two (2) acres or larger. Therefore, the proposed project complies with this Development Standard.

Additionally, the required lot width shall not be less than 100 feet. As proposed the minimum lot width for each parcel will be 100 feet. The proposed project complies with this Development Standard. The required lot depth shall not be less than 150 feet. As proposed the minimum lot depth for each parcel is approximately 240-feet or greater when measured from the right-of-way line along Dennington Court. The proposed project complies with this Development Standard.

- c) The front yard shall not be less than 20 feet, measured from the existing street line or from any future street line as shown on any specific plan of highways. Front yards shall not be less than 20-feet, the existing employee housing park is approximately 28-feet from existing street line and therefore complies.
- d) Automobile storage space shall be provided as required by Section 18.12., Ordinance No. 348. The projects provide 2-spaces per dwelling currently within adjacent driveways to the existing employee housing complex and will have sufficient area with future Parcels to provide 2-parking spaces per dwelling and therefore complies with Section 6.65 of Ordinance No. 348.

Other Findings:

1. Based on the above, the proposed GPA No. 1214, Change of Zone No. 7927 and Tentative Parcel Map No. 36990 would not be detrimental to the health, safety or general welfare of the community and complies with the General Plan and all applicable ordinances.
2. Based on the above, the proposed GPA No. 1214, Change of Zone No. 7927 and Tentative Parcel Map No. 36990 are compatible with surrounding land uses, as the surrounding land uses consist of vacant land and scattered residential development, on minimum 1-acre lots.
3. The project site is not located within an Airport Influence Area (“AIA”) boundary and is therefore not subject to Airport Land Use Commission (“ALUC”) review.
4. The project is not located within the Sphere of Influence (SOI) of a City.
5. This project site is located within the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP), but is not located within a conservation area of that plan. The project which may include future dwelling units as result of the tentative parcel map 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.

6. The findings of the initial study performed pursuant to Environmental Assessment No. 42976 are incorporated herein by reference and are attached to the staff report. The initial study concluded that the proposed project would not have a significant effect on the environment, and that there is no evidence that the project will have a potential for adverse effects on wildlife resources.
7. In compliance with SB 18 requirements, Riverside County staff previously requested a list from the Native American Heritage Commission ("NAHC") of tribes whose historical extent includes the project site. On January 19, 2017, consultation request notices were sent to each of the Native American Tribes noted on the list. Noticed tribes had 90 days in which to request consultation regarding the proposed project. No request to consult was from the contacted tribes. As a standard condition of approval, 60.PLANNING.3-Tribal Monitor requires that, prior to any ground disturbing activity, a Native American Monitor be retained on site to ensure the protection of tribal resources should any be encountered. No new construction is proposed on the 8.5 acres other than potential water/sanitation maintenance and future construction of 2-dwellings on vacant parcels being created.
8. In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all requesting tribes on January 13, 2017. No request for consultation was received. Standard conditions of approval such as COA 60.PLANNING.2 require a Project Archaeologist to implement a Cultural Resource Monitoring Program to be retained to ensure the protection of tribal resources should any be encountered. No new construction is proposed on the 8.5 acres other than potential water/sanitation maintenance and future construction of 2-dwellings on vacant parcels being created.
9. The project is located in the Torres Martinez Indian Reservation; no design guidelines are adopted for this land within the tribal boundaries, although the site contains perimeter fencing, low profile housing units, and desert landscape treatment to address any visual impacts.

Fire Findings:

1. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
2. The project site is not located within a Cal Fire State Responsibility Area ("SRA") and is not located within a fire hazard zone.

Conclusion:

For the reasons discussed above, 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 OUTREACH

This project was advertised in the Press Enterprise Newspaper. Public hearing notices were mailed to property owners within 2,400 feet of the proposed project site. As of the writing of this report Planning Staff has not received written communication or phone calls in favor or opposition to the proposed project.

This project was presented before the Thermal-Oasis Community Council on June 19, 2017 for informational purposes only.

RESOLUTION 2020-009
RECOMMENDING ADOPTION OF
GENERAL PLAN AMENDMENT NO. 1214

WHEREAS, pursuant to the provisions of Government Code section 65350 et seq., a public hearing was held before the Riverside County Planning Commission in Riverside, California on June 17, 2020, to consider the above-referenced matter; and,

WHEREAS, all the procedures of the California Environmental Quality Act and the Riverside County Rules to Implement the Act have been met and the environmental document prepared or relied on is sufficiently detailed so that all the potentially significant effects of the project on the environment and measures necessary to avoid or substantially lessen such effects have been evaluated in accordance with the above-referenced Act and Procedures; and,

WHEREAS, the matter was discussed fully with testimony and documentation presented by the public and affected government agencies; now, therefore,

BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED by the Planning Commission of the County of Riverside, in regular session assembled on June 17, 2020 that it has reviewed and considered the environmental document prepared or relied on and recommends the following, based on the findings and conclusions in the staff report and incorporated herein by reference, that the Board of Supervisors:

ADOPT a NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO.

42976; and

APPROVE GENERAL PLAN AMENDMENT NO. 1214.

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07927 GPA01214 PM36990
VICINITY/POLICY AREAS

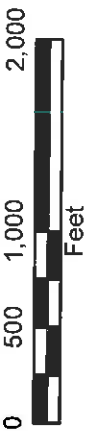
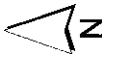
Supervisor: Perez
District 4

Date Drawn: 04/23/2019
Vicinity Map



Zoning Dist: Lower Coachella Valley

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2009, the County of Riverside adopted a new General Plan, including new land use designations for unincorporated Riverside County. This map was prepared for the County of Riverside Planning Department. The Planning Department cannot be held responsible for any errors or omissions in this map. For further information, please contact the Riverside County Planning Department Office in Riverside at (951)940-3000 (Western County) or in Palm Desert at (760)935-5977 (Eastern County) or Website: <http://riverside.ca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07927 GPA01214 PM36990

Supervisor: Perez
District 4

Date Drawn: 04/23/2019

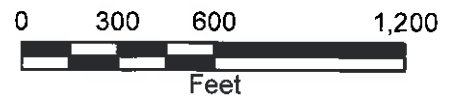
LAND USE

Exhibit 1



Zoning Dist: Lower Coachella Valley

Author: Vinnie Nguyen



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07927 GPA01214 PM36990

PROPOSED ZONING

Supervisor: Perez
District 4

Date Drawn: 04/23/2019

Exhibit 3



Zoning Dist: Lower Coachella Valley

Author: Vinnie Nguyen



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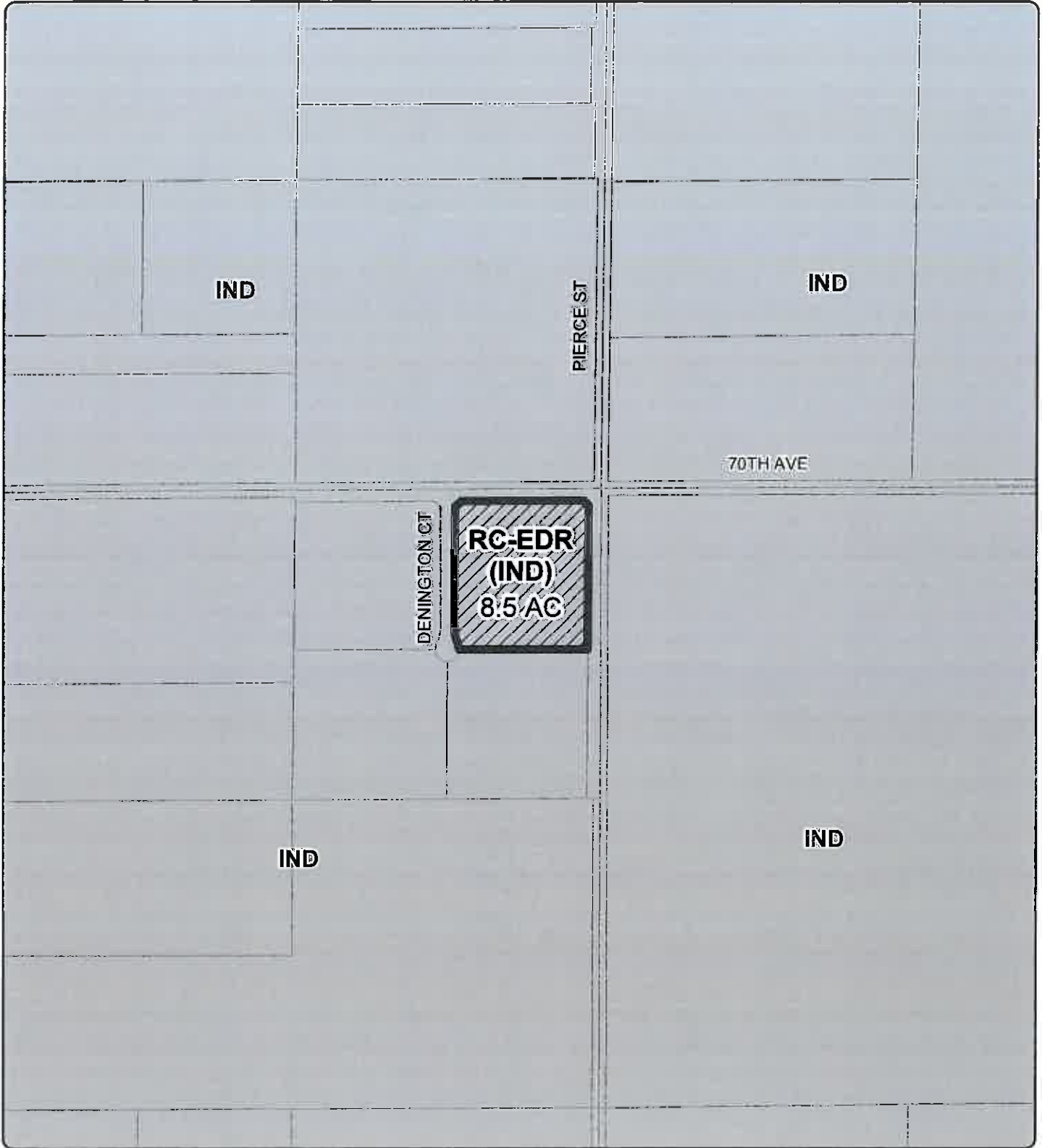
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07927 GPA01214 PM36990

PROPOSED GENERAL PLAN

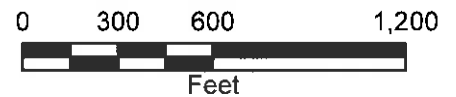
Supervisor: Perez
District 4

Date Drawn: 05/20/20
Exhibit 6



Zoning Dist: Lower Coachella Valley

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)255-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rclma.org>

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (CEQ / EA) Number: 42976
Project Case Type (s) and Number(s): GPA No. 1214, CZ No. 7927, TPM No. 36690
Lead Agency Name: Riverside County Planning Department
Address: 77-588 El Duna Ct Ste. H Palm Desert, CA 92211
Contact Person: Jay Olivas, Project Planner
Telephone Number: 760-863-7050
Applicant's Name: Manuel and Feliciano Ferro
Applicant's Address: 88855 70th Avenue
Mecca, CA 92274

I. PROJECT INFORMATION

Project Description:

GENERAL PLAN AMENDMENT NO. 1214 (Entitlement/Policy Amendment) – The applicant proposes to establish a General Plan Foundation Component and Land Use Designation for the project site, currently identified in GIS as Indian Lands (IND), to Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) on an 8.5 gross acre site.

CHANGE OF ZONE NO. 7927 – The applicant proposes to amend the zoning classification from Light Agriculture–10-acre minimum (A-1-10) to Residential Agriculture (R-A) on an 8.5 gross acre site.

TENTATIVE PARCEL MAP NO. 36990, AMENDED MAP NO. 2 – The applicant proposes a Schedule H subdivision to divide 8.5 gross acres into three (3) parcels with proposed Parcel 1 totaling 3.61 acres, Parcel 2 totaling 2.0 acres, and Parcel 3 totaling 2.77 acres. The project site currently contains an existing 12-unit employee housing mobile-home park with additional one-family dwelling unit for a total of 13-existing dwelling units on the subject property.

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

B. Total Project Area: 8.5 acres

Residential Acres: 8.5	Lots: 3	Units: 13	Projected No. of Residents: 50
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other:			

C. Assessor's Parcel No(s): 749-190-010

Street References: Southerly of 70th Avenue, westerly of Pierce Street, and easterly of Dennington Court

D. Section, Township & Range Description or reference/attach a Legal Description:
Township 7 South, Range 8 East, Section 26

E. Brief description of the existing environmental setting of the project site and its surroundings: The 8.5 gross acre parcel contains an existing employee housing mobile-home park with 12-units and separate main dwelling unit for a total of 13-existing dwelling units; the balance of the land is vacant. Surrounding land is currently vacant with scattered mobile home

dwelling and existing mobile home parks within the Torres Martinez Tribal Reservation boundaries. The project is not located within a conservation area of the Coachella Valley Multiple Species Habitat Conservation Plan.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The project site is located within the Eastern Coachella Valley Area Plan (ECVAP). The amendment to establish the Rural Community: Estate Density Residential (RC: EDR) land use designation will not conflict with this vision or the purpose of the ECVAP because the subject property is consistent with the usage and the zoning of the surrounding properties containing vacant land, scattered dwellings, and existing mobile home parks in a rural setting.
2. **Circulation:** The project has adequate circulation from 70th Avenue and Pierce Street and is therefore consistent with the Circulation Element of the General Plan. Direct access is from Dennington Court along the western project boundary via 70th Avenue. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is not within a high fire hazard area. The proposed project is located within special hazard zone including flood zone, but not a fault zone or dam inundation zone. Flood protection such as elevated mobile home unit engineered foundations are in place for flood protection purposes. Additionally, the proposed project has allowed for sufficient provision of emergency response services through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety element policies.
5. **Noise:** Sufficient measures against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The project includes a proposed tentative parcel map to subdivide 8.5 gross acres into three (3) parcels which will potentially increase affordable housing and would not conflict with Housing Element Policies.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during any future grading and construction activities on vacant land portions. The proposed project meets all other applicable Air Quality element policies.
8. **Healthy Communities:** Not Applicable
9. **Environmental Justice (After Element is Adopted):** Not applicable

B. **General Plan Area Plan(s):** Eastern Coachella Valley Area Plan

C. **Foundation Component(s):** Not Applicable

D. Land Use Designation(s): N/A

E. Overlay(s), if any: Not Applicable

F. Policy Area(s), if any: Not Applicable

G. Adjacent and Surrounding:

1. **General Plan Area Plan(s):** Eastern Coachella Valley Area Plan

2. **Foundation Component(s):** Agriculture; Community Development

3. **Land Use Designation(s):** Agriculture; Medium Density Residential

4. **Overlay(s), if any:** Not Applicable

5. **Policy Area(s), if any:** Not Applicable

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** Not Applicable

2. **Specific Plan Planning Area, and Policies, if any:** Not Applicable

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

J. Proposed Zoning, if any: Residential Agriculture (R-A)

K. Adjacent and Surrounding Zoning: Light Agriculture (A-1-10) to the north, south, and west. Controlled Development Areas (W-2) to the east.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED
<input checked="" type="checkbox"/> I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/> I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
<input type="checkbox"/> I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An ADDENDUM to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
<input type="checkbox"/> I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.
<input type="checkbox"/> 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.

Jay Olivas

Signature

5/20/2020

Date

Jay Olivas

For: Charissa Leach, P.E.

Assistant TLMA Director

Printed Name

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

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

Findings of Fact:

a) The General Plan indicates that the project is not located within or visible from designated scenic corridors. The project is located along 70th Avenue and Pierce Street which are not designated as scenic corridors. The nearest highway would be State Highway 86 located approximately one (1) mile to the east of the project site, but is not designated as a scenic corridor. Therefore, no impacts are expected.

b) It has been determined that the proposed project will not obstruct or substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, or obstruct a prominent scenic vista or view open to the public, as these features do not exist on the project site.

c) The project is located in a rural area within the Torres Martinez Indian Reservation on private fee land. Due to the existing employee housing Mobile Home Park with low profile single story dwelling units, no impacts are expected.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

2. Mt. Palomar Observatory

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

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

Findings of Fact:

a) According to the GIS database, the project site is not located within the designated 45-mile (Zone B) Special Lighting Area that surrounds the Mt. Palomar Observatory and, therefore, will not interfere with the night time use of this major astronomical facility. Therefore, there is no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

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

Findings of Fact:

a) The project site, consist of an existing employee housing mobile home park with 12-units and a separate main dwelling unit. The project with the remaining portion of the vacant land on 8.5 gross acres with a proposed tentative parcel map to create three (3) parcels (PM36990), would create a new light source with any future dwellings on vacant parcels being created, however, any existing or new source of light is not anticipated to reach a significant level due to the size and scope of the project consisting of low profile dwelling units in a rural area. Lighting is conditioned to be shielded and hooded thereby reducing any lighting impacts as outlined in the Advisory Notification Document (AND Planning.-Lighting Hooded). Therefore, less than significant impacts are expected.

b) The project is not anticipated to expose residential property to unacceptable light levels. Surrounding land uses include vacant land, scattered residential units, and mobile home parks. The amount of light that will be created is consistent with existing levels and is not considered substantial; therefore, surrounding properties will not be exposed to unacceptable light levels. All existing and future lighting shall be shielded and hooded and will not be directed toward any adjoining properties in accordance with AND Planning.-Lighting Hooded.

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.

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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

- a) The project site is designated as farmland of "local importance", no Prime, Unique, or Farmland of Statewide Importance would be impacted. The site consists of an employee housing mobile home park since approximately 1992 (BMK000006) and has no existing agriculture uses such as field crops. Less than significant impacts are expected.
- b) The project will not conflict with existing agriculture uses since no existing agriculture use is located on the existing 8.5 gross acre site. The site is also not subject to the Williamson Act or is within a Riverside County Agriculture Preserve. Therefore, there is no impact.
- c) The project is within 300 feet of agricultural zones (A-1, A-2, C/V, A-D and A-P). Less than significant impacts are expected since the 8.5 gross acre site contains mobile homes and surrounding land also contains similar development and vacant land. The proposed project would not impact any surrounding agricultural uses.
- d) The project does involve changes to the existing environment that results in conversion of Farmland to non-agricultural use. The land is considered farmland of local importance, however, no farming operations exist and the land contains existing employee housing mobile home park with potential for future housing units on two-vacant parcels to be created by proposed Tentative Parcel Map No. 36990 (PM36990). Additionally, PM36990 is conditioned with standard Environmental Constraint Sheet (ECS) indicating the Right to Farm which notifies the current or future land owner(s) of the subject property of surrounding land owners right to farm since surrounding land is zoned Light Agriculture (A-1-10) and Controlled Development Areas (W-2)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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which allows farming as indicated by Condition of Approval (COA) 50.Planning.8. Less than significant impacts are anticipated.

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

Findings of Fact:

a) The project is not located within the boundaries of a 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)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.

b) According to the General Plan, the project is not located within forest land and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact will occur as a result of the proposed project.

c) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project:				
6. Air Quality Impacts				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-	<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
attainment under an applicable federal or state ambient air quality standard?				
c) Expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations?	<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 type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The project site is located in the Salton Sea Air Basin (SSAB). The South Coast Air Quality Management District (SCAQMD) Governing Board adopted its most recent Air Quality Management Plan (AQMP). The AQMP is a plan for the regional improvement of air quality. The proposed project in an existing rural setting will be consistent with the County General Plan with the establishment of the proposed Rural Community: Estate Density Residential (RC: EDR) (2-Acre Minimum) land use designation and would therefore be consistent with the SCAQMD’s AQMP.

b) The SSAB is in a non-attainment status for federal ozone standards, federal carbon monoxide standards, and state and federal particulate matter standards. Any development in the SSAB, including the proposed Project, would cumulatively contribute to these pollutant violations.

The project is consistent with the General Plan and the Eastern Coachella Valley Area Plan land use designations. The General Plan (2019) is a policy document that reflects the County’s vision for the future of Riverside County. The General Plan is organized into 11 separate elements, including an Air Quality Element (Chapter 9). The purpose of the Air Quality Element is to protect County residents from the harmful effects of poor air quality. The Air Quality Element identifies goals, policies, and programs that are meant to balance actions regarding land use, circulation, and other issues with their potential effects on air quality. The Air Quality Element, in conjunction with local and regional air quality planning efforts, addresses ambient air quality standards set forth by the Federal Environmental Protection Agency (EPA) and the California Air Resources Board (CARB). Potential air quality impacts resulting from the proposed Project would not exceed emissions projected by the Air Quality Element. The County is charged with implementing the policies in the General Plan Air Quality Element, which are focused on reducing concentrations of criteria pollutants, reducing negative impacts to sensitive receptors, reducing mobile and stationary pollutant sources, increasing energy conservation and efficiency, improving the jobs to housing balance, and facilitating multi-jurisdictional coordination for the improvement of air quality.

The project would impact air quality in the short-term during any future construction and in the long-term through automobile traffic to existing and potential future dwellings as the result of the parcels created under PM36990. In accordance with standard county requirements, dust control measures and maintenance of construction equipment shall be utilized on the property to limit the amount of particulate matter generated. These are standard requirements and are not considered mitigation pursuant to CEQA.

The proposed project would primarily impact air quality through increased automotive emissions. The proposed project including subdividing 8.5 gross acres into three (3) parcels does not propose new

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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construction at this time. Subdivisions of less than 100 units are not typically associated with significant air emissions. Projects of this type do not generate enough traffic and associated air pollutants to violate clean air standards or contribute enough air pollutants to be considered a cumulatively considerable significant impact. Therefore, impacts to air quality are considered less than significant.

c) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include scattered dwellings and small mobile home parks, which are considered to be sensitive receptors, however, the 12 existing employee housing units with separate main dwelling unit on 8.5 gross acres is not considered a substantial point source emitter since most traffic from the proposed traffic that has the potential to create any air quality emissions of substance would be from automobiles and future construction equipment that meet California Smog requirements; no new construction is proposed at this time, and new construction would be limited to two (2) future dwellings on the vacant parcels or additional employee housing dwellings, which are subject to Dust Control as outlined under Condition of Approval (COA) 60. BS-Grade.13 PM10 Plan Required. Therefore, less than significant impacts are expected.

Surrounding land uses do not include significant localized CO sources, toxic air contaminants, or odors. An existing employee housing complex with 12-units and separate main dwelling unit is not considered a substantial point source emitter. Less than significant impacts are expected.

d) The project of this type will not create objectionable odors affecting a substantial number of people. Therefore, there are no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant impact	No Impact
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The project site does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The project site is within the Coachella Valley Multiple Species Habitat Conservation Plan Area (CV_MSHCP), however, it is not located within a conservation area of that plan.

The project which includes tentative parcel map shall be required to pay CV-MSHCP fees in accordance with Ordinance No. 875 for any future construction in order to be consistent with the plan and is a standard requirement as outlined within AND Planning.11 Ord. 875 CV_MSHCP Fees.

The project site does not conflict with the provisions of any of the above adopted Habitat Conservation Plans, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The project is recommended and conditioned for CV-MSHCP fees in accordance with Ordinance No. 875. For these above reasons, the proposed project will have a less than significant impact.

b-c) The 8.5 gross acre project site with existing employee housing units was previously graded and improved such as with gravel parking. However, disturbance of any nesting bird habitat shall be avoided from February 1st thru August 31st, otherwise a Migratory Bird Treaty Act nesting bird survey shall be conducted prior to issuance of a future grading permit, and the results of this presence/absence survey be provided in writing to the Environmental Programs Division (COA 60.Planning.EPD 1). The project will have a less than significant impact.

d) The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, there is no impact.

e-f) The project site does not contain riparian, marsh areas, vernal pools or other water bodies. Therefore, there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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g) The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance because none apply to the project site or the types of biological resources present on site. Therefore, there is no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

CULTURAL RESOURCES Would the project:

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

Source(s): On-site Inspection, Project Application Materials; County Archaeological Report (PDA) No. 5062 Cultural Resources Survey Report dated June 20, 2017

Findings of Fact:

a) Based upon analysis of records and a Phase I Cultural Resources Survey of the property by a County approved archaeologist, it has been determined that there will be no impacts to historical resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. Therefore, there will be no impacts to historic resources.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

9. Archaeological Resources	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Alter or destroy an archaeological site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource, pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): On-Site Inspection, Project Application Materials; County Archaeological Report (PDA) No. 5062 Cultural Resources Survey Report dated June 20, 2017

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

- a) The project site has been surveyed by a County approved archaeologist and it has been determined that no historic or prehistoric artifacts, features or deposits exist on the subject land. However, in the abundance of caution in the Advisory Notification Document (AND) Planning.6 (Unanticipated Resources) (PM36990) will be required to ensure if any archaeological resources are encountered all work shall be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the finds. Therefore, impacts are considered less than significant.

SB 18 Tribal Consultation

Pursuant to SB 18 requirements, Riverside County staff previously requested a list from the Native American Heritage Commission (“NAHC”) of tribes whose historical extent includes the project site. On January 19, 2017 consultation request notices were sent to each of the Native American Tribes noted on the list. Noticed tribes have 90 days in which to request consultation regarding the proposed project. No consultation requests were received by April 19, 2017 the end of the 90-day noticing period.

AB 52 Tribal Consultation

In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all requesting tribes on January 13, 2017. No request for consultation was received. Condition of approval (COA) 60.PLANNING.3 (PM36990) requires that prior to any ground disturbing activity a Native American Monitor be retained on site to ensure the protection of tribal resources should any be encountered.

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

There are no known physical tribal cultural resources at the project site, and any ground disturbing activities are limited to site preparation for future dwellings including future employee housing.

If, however, during ground disturbing activities, unique archaeological resources are discovered, all ground disturbances shall halt until a meeting is held between the developer, archaeologist, and Native American representative to discuss the significance of the find AND 15.Planning-CUL. 6-Unanticipated Resources. This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

Should any future grading permits be required for site disturbance of 50 cubic yards or greater related to PM36990 occur, a Phase IV Cultural Resources Monitoring Report shall be submitted as indicated by COA 70-Phase IV Cultural Report prior to grading final.

- c) There is no record of any cemetery or human remains onsite, and they are unlikely to be encountered. However, during any ground-disturbing activity, there may be a possibility that ground disturbing activities will expose human remains. The project is subject to State Health and Safety Code Section 7050.5 if human remains are discovered during ground disturbing

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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activities. This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

ENERGY Would the project:				
10. Energy Impacts				
a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a-b) The proposed project would primarily increase electrical usage at a minor level due to existing employee housing with 12-units and separate main dwelling unit located within proposed Parcel 1 of proposed PM36990, and proposed Parcels 2 & 3 of PM36990 which would be currently vacant with potential future single family dwellings or future employee housing units on limited acreage on overall site of 8.5 gross acres. The proposed project would develop the site in a manner consistent with the proposed establishment of the Rural Community: Estate Density Residential (RC: EDR) land use designation for the property, and energy demands associated with the proposed project are addressed through long range planning by energy purveyors such as with the Imperial Irrigation District (IID) and can be accommodated as they occur. Therefore, project implementation is not anticipated to result in the need for the construction or expansion of existing energy generation facilities, which construction of which could cause any significant environmental effects.

The State of California regulates energy consumption under Title 24 of the California Code of Regulations with efficiency standards. Due to the project's required compliance with these, the development and operation of the proposed project would not conflict with applicable energy conservation plans, and 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	<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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Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

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

Findings of Fact:

a) According to RCLIS (GIS database), the proposed project is not located within a fault or special studies zone. Based on further review of aerial photos, site mapping and literature research, there is no evidence of active faults crossing or trending toward the subject site that would expose people to structures to potential substantial adverse risks. Therefore, no impact is expected. In addition, the site is not located within one-half mile from an earthquake fault zone. Therefore, the potential for this site to be affected by surface fault rupture is considered low and no impacts are expected.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

12. Liquefaction Potential Zone

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

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

Findings of Fact:

a) According to the review by the County Geologist, the potential for liquefaction is moderate at this site. No fissures or other surficial evidence of subsidence were observed at or near the subject site. Since the project is required to be in compliance with California Building Code and State of California Housing and Urban Development (HUD) requirements as applicable for any existing, future dwellings such as mobile home units, impacts from liquefaction are less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

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

Findings of Fact:

a) According to the County Geologist, the site could be subject to strong ground shaking that may result from earthquakes on local to distant sources. California Building Code (CBC) requirements and State of California HUD requirements for mobile home units will reduce the potential impact to less than

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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significant. As CBC and State of California HUD requirements are applicable to this project, they are not considered mitigation for CEQA. Therefore, the impact is considered 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"

Findings of Fact:

a) According to the County Geologist, landslides are not a potential hazard to the site. The project will have less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

15. Ground Subsidence

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

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

Findings of Fact:

a) According to GIS database, the site is located in an area susceptible to subsidence. However, County Geologist review concluded that no subsidence was in the immediate area with no fissures or surficial evidence of subsidence observed at or near the project site. Therefore, no impacts are expected.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

16. Other Geologic Hazards

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

a) According to the County Geologist, tsunamis and seiches are not potential hazards to the site because there are no nearby bodies of water. There are similarly no nearby volcanoes. Therefore, the project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

Findings of Fact:

a) The project will not significantly change the existing topography on the subject site since the project site has been disturbed and relatively flat topography with existing employee housing units. No new grading exceeding 50 cubic yards is anticipated other than site preparation for future single-family dwellings or mobile homes within PM36990 as a rural subdivision. No impacts are anticipated.

b) The project will not cut or fill slopes greater than 2:1 or create a slope higher than 10 feet since project site contains relatively flat topography. There are no impacts.

c) The project will result in grading that affects subsurface sewage disposal systems since existing septic systems have been previously constructed in accordance with E Health Permits for the existing employee housing units. And any future dwellings or mobile units on parcels created by proposed PM36990 would be subject to additional septic permits and required regulations from the Environmental Health Department. Therefore, impacts are less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

18. Soils	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems	<input type="checkbox"/>	<input type="checkbox"/>	<input 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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where sewers are not available for the disposal of waste water?

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

Findings of Fact:

a) The development of the site could result in the loss of topsoil from minor site preparation activities estimated to be less than 50 cubic yards, but not in a manner that would result in significant amounts of soil erosion. Implementation of Best Management Practices (BMPs) would prevent any impacts from rising to a level of significance such as dust control and erosion control such as with desert landscaping. BMPs are standard requirements that do not constitute mitigation pursuant to CEQA. Impacts would be less than significant.

b) The project may be located on expansive soil; however, California Building Code (CBC) and HUD requirements pertaining to existing and future dwellings will prevent any impacts from rising to a level of significance. As CBC and HUD requirements are applicable to all development, they do not constitute mitigation pursuant to CEQA. Therefore, impacts would be less than significant.

c) The project would maintain existing and proposed septic systems subject to County of Riverside Department of Environmental Health. Less than significant impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

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

Findings of Fact:

a) The site is located in an area of Moderate Wind Erodibility rating. 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 and PM dust control during any future construction. No new construction is proposed at this time. With such compliance, the project will not result in an increase in wind erosion and blow sand of any significant level, either on or off site and is considered a standard requirement and not considered CEQA mitigation. Any impacts are considered 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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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?	<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"/>

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

Findings of Fact:

a) The project includes existing employee housing with 12-units and separate main dwelling unit for a total of 13 dwelling units; minor disturbance would occur such as site preparation for any future dwellings including additional employee housing. The installation of any future dwellings will involve small-scale construction activities that will not involve an extensive amount of heavy duty equipment or labor. Existing employee housing located on proposed Parcel 1 and any future construction on Proposed Parcels 2 and 3 would be well below the 3,000 MTCO₂e/year threshold of significance for greenhouse gas emissions with estimated population of 50-persons pursuant to the County of Riverside's applicable Climate Action Plan. Therefore, greenhouse gas emissions generated during any future construction phase or operation of the site are minimal. Therefore, the project is not anticipated to generate significant greenhouse gas emissions, either directly or indirectly, to the environment. Impacts are less than significant.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HAZARDS AND HAZARDOUS MATERIALS Would the project:				
21. Hazards and Hazardous Materials	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter (1/4) mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Project Application Materials

Findings of Fact:

a-b) The project does not propose any use that would involve the transport, use, or disposal of hazardous material—beyond a small increase in typical household cleaning agents to be used. Therefore, the impact is considered less than significant.

c) The project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan due to immediate access such as from Dennington Court via 70th Avenue and from Pierce Street. No impacts are anticipated.

d) The project site is not located within one-quarter mile of an existing or proposed school. There are no impacts.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

Findings of Fact:

a) The project site is not located within an Airport Master Plan and therefore will not result in an inconsistency with an Airport Master Plan. No impact will occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant impact	No Impact
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- b) Since the project site is not located within an Airport Master Plan, the project did not require review by the Airport Land Use Commission. No impact will occur.
- c) The project site is not located within an airport land use plan; therefore the project will not create a safety hazard for people residing or working in the project area in reference to a public airport or public use airport. No impact will occur.
- d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area. Therefore, there is no impact.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
h) In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan Figure S-9 "Special Flood Hazard Areas," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database; Coachella Valley Water District Letter dated March 21, 2017

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

a) The proposed project is not anticipated to substantially violate any water quality standards or waste discharge requirements due to limited scope of project with existing employee housing. Minor disturbance for site preparation, access driveway, and installation of any limited future dwellings may occur and project is conditioned to address any minor water quality impacts such as with COA 60. BS Grade.4 If WQMP Required. Therefore, the impact is considered less than significant.

b) The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin due to relatively limited size of the 8.5 gross acre project with 12-mobile homes, caretaker unit, and two-future residential-agriculture lots, since water service consists of existing on-site wells on limited scale. Any future on-site well permits would be subject to on-going monitoring and approval from the County of Riverside Department of Environmental Health. Less than significant impacts are expected.

c) The project is located in the Eastern Coachella Valley Storm Water Master Plan Project area. The project would not 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 since the site project is limited to existing employee housing and contains site improvements such as gravel driveways and vacant land. Any future development on the other two parcels would be very minor and would not result in significant impacts to stormwater, drainage, or other hydrological impacts. Impacts would be less than significant.

d) The project will not result in substantial erosion or siltation on-site or off-site since project is limited in scope with partially improved with employee housing with unpaved areas containing existing vacant land with no other structures currently. The project would create three parcels, with two of the parcels creating potential future housing construction on a limited scale with similar gravel driveway and parking improvements that limit erosion on-site or off-site. Impacts are less than significant.

e) The project will not substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site due to limited scope of improved area consisting of existing employee housing including gravel driveways and vacant land. Impacts are less than significant.

f) The project would not create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff. While the project is located within a potential flood hazard area, the 8.5 acres of land is mostly vacant with limited improvements such as gravel driveways, and existing mobile homes are constructed with elevated pad foundation systems (permit BMK000006) in conformance with the TLMA Employee Housing Mobile Home Park Handbook dated February 2015. Furthermore, any future development would be required to comply with updated stormwater and drainage requirements that would ensure impacts remain less than significant.

g) The project is located in Flood Zone A per FEMA Floodplain and Floodway Designation Community Panel Number 060265 2950 G dated August 28, 2008 with no base flood elevation determined. According to the land divider's engineer, the estimated on-site storm water generated in 4.25 acre feet during 100-year flood event within 24-hours; also no tile drains or open drainage channels exist on the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant impact	No Impact
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site. While the project is in area of potential flood hazard, with existing elevated mobile home foundation systems, and, COAs such as 60. BS Grade.1 Drainage Design Q100, the project would not impede or redirect flood flows in a significant manner with less than significant impacts. This is a standard Condition of Approval and is not considered mitigation pursuant to CEQA.

h) The project is located in a flood hazard area, however, existing and any future dwellings including mobile homes have an elevated engineered foundation system, and therefore impacts are less than significant. The project is not located in a tsunami area, or seiche zone. The project is not expected to release pollutants due to project inundation due to the limited size and residential nature of the project. Impacts are therefore less than significant.

i) The project will not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan due to relatively limited residential nature of the project and since groundwater is proposed to accessible by existing and future on-site well permits subject to on-going monitoring and approval from the Riverside County Environmental Health Department. Additionally, should any future Water Quality Management Plan be required such as prior to any grading permit issuance, the project shall comply with COA 60. BS Grade.4 If WQMP Required. Grading of more than 50 cubic yards is not anticipated. Therefore, impacts are less than significant. This is a standard Condition of Approval and is not considered mitigation pursuant to CEQA.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

LAND USE/PLANNING	Would the project:			
24. Land Use				
a) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The proposed project with General Plan Amendment to establish the Rural Community: Estate Density Residential (RC: EDR) Land Use Designation, Zone Change from Lighting Agriculture (A-1-10) to Residential-Agriculture (R-A), and Tentative Parcel Map to subdivide 8.5 gross acres into 3-parcels would not create any significant environmental impact. The project will have a less than significant impact as it likely will not result in the substantial alteration of the present or planned land use of an area. Therefore, the project will have less than significant impact.

General Plan Amendment No. 1214 (GPA No. 1214) proposes to modify private fee land currently identified by GIS as Indian Lands (IND) on the Eastern Coachella Valley Plan within the Torres Martinez Indian Reservation. IND lands currently have no existing Foundation Component or land use designation. In order to place a Foundation Component and land use designation on the 8.5 gross acre

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant impact	No Impact
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property, an Entitlement Amendment is required through GPA No. 1214. An Entitlement Amendment is only needed because there was never a Foundation Component or Land Use Designation. Additionally, since there was never a Foundation Component on the land, adding one would not be bound by the 8-year Foundation Component cycle.

b) The scope of the development will not divide the physical arrangement of an established community including low income or minority community due to the nature of the project with existing employee housing which is a common land use in the area. Therefore, project will have no impact.

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"

Findings of Fact:

- a) The project area has not been used for mining. Therefore, the project would not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. Therefore, there is no impact.
- b) The project site has not been used for mineral resources; therefore, the project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. Therefore, there is no impact.
- c) The project site is not located adjacent or near an abandoned quarry mine; therefore, the project will not expose people or property to hazards from quarry mines. Therefore, there is no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

Findings of Fact:

a) The project site is located approximately ten (10) miles south of a public use airport known as the Jacqueline Cochran Regional Airport (Thermal, CA). The project would not expose people using the project to any significant airport noise. No impacts are expected.

b) The project is not located within the vicinity of a private airstrip and would not expose people residing on the project site or area to excessive aircraft noise levels. No impacts are expected.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

27. Noise Effects by the Project	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 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; Noise Impact Analysis by Giroux and Associates dated May 20, 2017

Findings of Fact:

a) The project will increase the ambient noise level in the immediate vicinity during any future construction created by the additional parcels, and the general ambient noise level will increase slightly after project completion as analyzed in the Noise Impact Analysis. However, all noise generated during project construction and the operation of the site must comply with the County's noise standards, which restricts construction (short-term) and operational (long-term) noise levels. Furthermore, based on the small and limited size of any future development, noise impacts are expected to be less than significant. The project will be consistent with the County Noise Ordinance No. 847; therefore, impacts are considered less than significant.

b) The project would not expose persons to or generation of noise levels in excess of standards established in the local General Plan or noise ordinance, or applicable standards of other agencies or expose persons to or generation of excessive ground-borne vibration or ground-borne noise levels. The

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant impact	No Impact
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nearest railroad is approximately 2.5 miles to the northeast of the project which ground-borne vibration from this distance would not affect the project. Furthermore, any future construction on the parcels would be minor and would not generate sufficient construction/grading equipment to result in a significant impact. No impacts are anticipated.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

PALEONTOLOGICAL RESOURCES:

28. Paleontological Resources

a) Directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact:

a) According to GIS database, this site has been mapped as having a high potential for paleontological resources. Due to high potential, the County Paleontologist is requiring the applicant retain a qualified paleontologist or prepare a paleontological report prior to issuance of any new grading permits as outlined under COA 60.Planning.1-Paleo Primp/Monitor. However, since no new construction is currently proposed with existing employee housing, and any future pads for the two-vacant parcels being created with very likely low levels of ground disturbance (less than 50 cubic yards of future ground disturbance), and the land containing flat topography, impacts are less than significant.

Additionally, no unique geologic feature exists within the project boundaries, or have been previously discovered on the property. However, as indicated paleontology monitoring shall be required during future construction if grading permit is required, and paleontology monitoring is a general requirement for this project and similar projects countywide, and is not considered mitigation pursuant to CEQA.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

POPULATION AND HOUSING Would the project:

29. Housing

a) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new	<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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homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

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

Findings of Fact:

- a) The proposed project will not displace any existing residences since the project includes subdividing 8.5 gross acres into three (3) parcels (Parcels 2 and 3 vacant) with Parcel 1 containing existing employee housing with 12-units and separate main dwelling unit. Less than significant impacts are expected.
- b) The proposed project would create a slightly increased demand for additional housing due to the residential nature of the project with up to approximately 50-residents. However, this would create a minor amount of additional housing need due to the very small increase of workers at the site during site improvements and future construction for the vacant parcels being created which is similar to existing housing located in the surrounding area within the Torres Martinez Indian Reservation and surrounding communities of Thermal, Indio, and Mecca. Because the increase is small, there will be less than significant impact.
- c) The project will not induce substantial population growth in the area since the employee housing park with 12-units and a caretaker is already an existing baseline condition, and the potential for future additional primary dwellings or employee housing on the lots being created would be on limited basis and would not result in substantial population growth to the area. 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

Source(s): Riverside County General Plan Safety Element

Findings of Fact:

The project area is serviced by the Riverside County Fire Department. Prior to any new future construction such as with new dwellings, the project shall require private water storage/well system to be reviewed and approved by the Riverside County Fire Department as outlined within COA 80.Fire.1—Water Tank System. Also, prior to map recordation of PM36990, COAs 50.Fire.1 through 50.Fire.7 shall be required to be met which requires Environmental Constraint Sheet (ECS) to be stamped by

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Riverside County Surveyor with regards to the required water system, driveway access, gate entrances, and building addressing. Additionally, potential effects related to fire services for the project will be further prevented or reduced by the payment of standard fees to the County of Riverside in accordance County Ordinance No. 659 to prevent any potential significant effects to fire services as outlined within AND PLANNING.5 Planning Map Ord. 659. This is a standard Condition of Approval and is not considered mitigation pursuant to CEQA. Therefore, impacts are less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

31. Sheriff Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Riverside County General Plan

Findings of Fact:

The proposed area is serviced by the Riverside County Sheriff's Department and/or Torres Martinez Tribal Authority. As an existing employee housing site, which is already patrolled by County Sheriff and/or Torres Martinez Tribal Authority, the proposed project would not have an incremental effect on the level of sheriff and/or tribal security services provided in the vicinity of the project area. However, the project shall comply with County Ordinance No. 659 to prevent any potential effects to sheriff services through the payment of required impact fees (AND PLANNING.5-Planning Map Ord. 659). This is a standard Condition of Approval and is not considered mitigation pursuant to CEQA. Impacts are less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

32. Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): School District correspondence, GIS database

Findings of Fact:

The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Coachella Valley Unified School District. Since the project includes existing employee housing units, and creates two future parcels, this project may provide future housing units, permanent jobs, and attract people to the area. This project has been conditioned to comply with School Impact fees in order to prevent any potential effects to school services. (COA 80.PLANNING.1). This is a standard Condition of Approval and is not considered to be mitigation pursuant to CEQA. Impacts are 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.

33. Libraries

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Riverside County General Plan

Findings of Fact:

This Project is subject to the requirements of County Ordinance No. 659 which establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. The project is conditioned under Advisory Notification Document PLANNING.5 Ord. 659 (DIF) 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.

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 funded through private insurance or state-funded medical programs. No impacts are anticipated.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

RECREATION Would the project:

35. Parks and Recreation

a) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

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

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 include recreational facilities such as pedestrian paths and open space, and does not require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. Due to the nature of the proposed Project, existing employee housing with 3-lot tentative parcel map subdivision, ultimate development would result in a projected population of approximately 50 residents (which includes the existing residents), which is not anticipated to significantly increase the needs of additional recreational space. Therefore, impacts would be considered less than significant.

b) The use of existing neighborhood or regional parks or other regional recreational facilities such as the nearby Salton Sea State Recreation Area as result of the project will not result in a substantial accelerated physical deterioration of these facilities due to the limited number of new users that is anticipated due to project implementation. Furthermore, no community trails are designated along 70th Avenue or Pierce Street. Therefore, less than significant impacts will occur.

c) The Project site is not located within Community Service Area. In addition, all residential subdivisions are subject to Quimby fees and COA 50. PLANNING 1-Recreation District and COA 90. PLANNING.1 ensures payment of these fees. Payment of such fees will offset the incremental increase in recreational use and are not considered CEQA mitigation. Therefore, less than significant impacts will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

Findings of Fact:

The proposed Project has designated bike path along Pierce Street and 70th Avenue, but no designated recreational trails. No impacts are anticipated.

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?				
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other	<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
standards established by the county congestion management agency for designated roads or highways?				
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) Since the project site of 8.5 gross acres contains existing employee housing (proposed Parcel 1) and two vacant Parcels (proposed Parcel 2 & 3) intended for future single family dwellings or limited employee housing units, the project will generate minimal traffic to the area and regional transportation system. The project's primary access is from Dennington Court along the parcel maps westerly boundary via 70th Avenue. The site contains approximately 24-on site parking spaces adjacent to each of the 12 mobile-home units with existing driveways and two-additional parking spaces within garage of the existing main dwelling unit within Parcel 1 (3.61 Acres). The project with proposed vacant parcels 2 and 3 will have sufficient area for two parking spaces each for future residential dwellings or employee housing units since Parcel 2 is approximately 2.0 acres and Parcel 3 is approximately 2.7 acres. No mass transit facilities exist such as a bus stop in the immediate area. The project will not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system due to existing road improvements and available parking facilities. Also due to the minimal impact to surrounding transportation facilities, no impacts to level of service, delay, or other infrastructure impacts would occur. The impact is less than significant.

b) The project will not 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 due to existing site improvements such as gravel driveways and parking facilities and additional ROW being dedicated prior to map recordation. COA 50.TRANS.3 requires sufficient right-of-way along 70th Avenue shall be dedicated for public use to provide for a 64-foot half-width right-of-way per Standard No. 92 (2 of 2). Sufficient right-of-way along Pierce Street shall be dedicated for public use to provide for a 64-foot half-width right-of-way per Standard No. 92 (2 of 2) with access being restricted along 70th Avenue and Pierce Street. The project will have less than significant impact.

c) The project will not substantially increase hazards due to a design feature or incompatible uses since there is immediate access along Dennington Court. Additionally the existing mobile home units 1-6 are setback a minimum of 28-feet from existing ROW along 70th Street which creates a safety buffer with existing landscaping. No impacts are expected.

d) The project may cause an effect upon a need for new or altered maintenance of roads since project site utilizes Dennington Court via 70th Avenue and Pierce Street, however, the project is conditioned to provide Transportation Uniform Mitigation Fees (TUMF) which assists in maintaining county roads (COA

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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80. TRANSPORTATION.1) from new development projects on the vacant parcels being created. Therefore, the project will have less than significant impact.

e) The project site will cause a slight temporary effect upon circulation during any future project construction such as for two vacant parcels being created (Parcels 2 and 3) with future dwellings or limited employee housing units; however, impacts are considered less than significant due to immediate access from adjoining Dennington Court.

f) The project will not cause inadequate emergency access or access to nearby uses due to immediate access from adjoining roads. The project will have less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

38. Bike Trails

a) Include the construction or expansion of a bike system or bike lanes?

Source(s): Riverside County General Plan

Findings of Fact:

The proposed Project has designated bike path along Pierce Street and 70th Avenue. However, since there are no existing adjacent bike paths to connect with, lack of full road improvements being required as result of the proposed parcel map, and relatively small size of project at 8.5 gross acres, no bike path is required to be constructed for the project, therefore no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRIBAL CULTURAL RESOURCES Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:

39. Tribal Cultural Resources

a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k)?

b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? (In applying the criteria set forth in subdivision (c) of Public Resources Code

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)

Source(s): County Archaeologist, AB52 Tribal Consultation

Findings of Fact:

a-b) In compliance with Senate Bill (SB (18) and Assembly Bill 52 (AB52), notifications regarding this project were mailed to various local area tribes on January 19, 2017 and January 13, 2017, respectively. No request to consult was received regarding SB 18 or AB 52. There are no known physical tribal cultural resources at the project site, and any ground disturbing activities are limited to vacant portions of the 8.5 gross acre site for two single-family dwellings or additional employee housing units on limited scale. For these reasons, there is anticipated to be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

UTILITIES AND SERVICE SYSTEMS Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
40. Water	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems, whereby the construction or relocation would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Project Application Materials;

Findings of Fact:

a-b) The proposed project is served by existing well water for the employee housing and will require the addition of 2-new wells as result of the proposed tentative parcel map which would be minor expansion of water services in accordance with County of Riverside Department of Environmental Health. The 2-wells for future single family dwellings or additional employee housing units would allow for sufficient water supplies to serve the project. The project will have less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
41. Sewer	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>

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

Findings of Fact:

a-b) The proposed project is served by existing septic systems for employee housing with typical 1,500 gallon septic tanks and will require the addition of 2-new septic systems as result of the proposed tentative parcel map which would be minor expansion of sewer services. C-42 certifications of existing septic systems are required and size of septic systems may be restricted due reduced percolation rates. The 2-septic systems for future single family dwellings or additional employee housing units would allow for sufficient sewer to serve the project with adequate capacity. The project will have less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

42. Solid Waste	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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-b) The project will generate less than significant trash waste with employee housing with curb side trash bin service from Burrtec. Additionally, prior to issuance and building permit finals as result of any future construction, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval as outlined under COA 80.Waste Resources 1 and 90.Waste Resources.1. Adequate disposal facilities and services exist to service the project site. Impacts are therefore 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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43. Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Project Application Materials, Utility Companies

a,b,c) No letters have been received eliciting responses that the proposed project would require substantial new facilities or expand facilities. The project maintains existing utility services in the form of electricity, natural gas, and communication systems with mainlines and stubs which can be extended to any future dwellings. Each of the utility systems is available at the project site. These impacts are considered less than significant based on the availability of existing and proposed public facilities that support local systems. Compliance with the requirements of Imperial Irrigation District (IID) for electrical service and the telephone company including nearby existing off-site wireless communication facilities will ensure that potential impacts to utility systems are reduced to a less than significant level of impact.

d) The project would use existing and proposed storm water drainage facilities including partially improved roads along Pierce Street to be maintained by County Transportation Department and 70th Avenue to be maintained by the Torres Martinez Tribal Authority with less than significant impacts.

e) Electricity is available at the project site from the Imperial Irrigation District. These impacts are considered less than significant based on the availability of existing and proposed public facilities that support local systems.

f) Based on data available at this time, no offsite utility improvements will be required to support this project. This impact is considered less than significant.

g) The project will not require additional government services. No impact is expected.

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	<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
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The project will not substantially impair an adopted emergency response plan or emergency evacuation plan since project consists of existing employee housing near Thermal-Oasis within the Torres Martinez Indian Reservation which has available fire and paramedic services in the immediate vicinity. The nearest fire station is Riverside County Fire Department Station 40 located approximately 2-miles northeast of the project site. The project is not located in a Fire Hazard Zone (Ord. No. 787) and has immediate access from adjoining streets such as Dennington Court via 70th Avenue. Less than significant impacts are expected.

b) The project will not exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire since the project consists of existing employee housing with flat topography and light vegetation. Furthermore, the project is not located in a Fire Hazard Zone. Impacts are less than significant.

c) The project requires the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) with any future dwellings, however, these improvements are required to be in conformance with the California Building Code or State of California HUD requirements and will not exacerbate fire risk or result in temporary or ongoing impacts to the environment. Impacts are less than significant.

d-e) The project will not expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires due to the nature of the project with existing employee housing subject to Fire Codes such as existing access drive, and water tank system (COA 80.Fire.1) and fire construction permits for any new construction. Less than significant impacts are anticipated.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MANDATORY FINDINGS OF SIGNIFICANCE Does the Project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<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"/>

Source(s): Staff Review, Project Application Materials

Findings of Fact: This small-scale project on 8.5 gross acres on existing land that's been disturbed with prior permitting for employee housing, and for all of the above reasons, its implementation would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

<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 checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Staff Review, Project Application Materials

Findings of Fact:

The project does not have impacts which are individually limited, but cumulatively considerable, due to the relatively limited size of the 8.5 gross acre site for proposed general plan amendment, change of zone, and tentative parcel map creating three parcels consisting of a an approximate 3.61 acre parcel, a 2.00 acre parcel and a 2.77 acre parcel on prior disturbed land with anticipated maximum of 50 residents at build-out. The site is surrounded by vacant land, scattered dwellings and small-scale mobile home parks in a rural area, and largely serves light traffic volumes along Dennington Court, and more moderate traffic volumes along 70th Avenue and Pierce Street for residents who would normally visit this area with or without the proposed project. Future development in the immediate vicinity is increasing moderately such as with additional single-family dwellings and mobile homes in rural area of Thermal-Oasis within the Torres Martinez Indian Reservation. So impacts as result of the proposed project are less than significant.

There are no cumulatively considerable impacts associated with the project that are not already evaluated and disclosed throughout this environmental assessment, including traffic which would use existing adjoining streets which are partially improved and existing desert landscape which improves the aesthetics near the ground levels of the project site. Additionally, air quality and greenhouse gas emissions would be individually limited due to California Vehicle Smog requirements for the construction

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant impact	No Impact
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vehicles and automobiles that access the property, and would not be cumulatively considerable. The proposed project itself, as discussed throughout the EA, has very limited physical environmental impacts and would not cumulatively interact with any other projects to create a significant impact. Therefore, impacts are less than significant.

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 proposed project would not result in environmental effects which 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

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

Location: County of Riverside Planning Department
77588 El Duna Ct. Ste. H
Palm Desert, CA 92211

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.

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

Juan C. Perez
Agency Director



06/09/20, 2:06 pm

PM36990

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PM36990. 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 land division hereby permitted is for a Schedule H subdivision to divide 8.5 gross acres into three (3) parcels with Parcel 1 totaling 3.61 acres, Parcel 2 totaling 2.0 acres, and Parcel 3 totaling 2.77 acres. Proposed Parcel 1 contains an existing 12-unit employee housing mobile-home park with additional one-family dwelling unit for a total of 13 existing dwelling units on the subject property.

Advisory Notification. 2 AND - Design Guidelines

Compliance with applicable Design Guidelines:

1. County Wide Design Guidelines and Standards
2. County Design Guidelines
 - Thermal-Oasis (Adopted 7/21/2009)

Advisory Notification. 3 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED MAP: Tentative Parcel Map, Amended Map No. 2, dated May 14, 2020.

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

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

2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
 - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

Intergovernmental Consultation) {for GPAs, SPs, & SPAs

- Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)}{for all projects with EIR, ND or MND determinations}

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

- Ord. No. 348 (Land Use Planning and Zoning Regulations) {Land Use Entitlements}
- Ord. No. 413 (Regulating Vehicle Parking) {Land Use Entitlements}
- Ord. No. 421 (Excavation Covering & Swimming Pool Safety) {Land Use Entitlements}
- Ord. No. 457 (Building Requirements) {Land Use Entitlements}
- Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)

{Geographically based}

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

TPMs}

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

4. Mitigation Fee Ordinances

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

BS-Grade

ADVISORY NOTIFICATION DOCUMENT**BS-Grade**

BS-Grade. 1 **0010-BS-Grade-MAP - DISTURBS NEED G/PMT (cont.)**

BS-Grade. 1 **0010-BS-Grade-MAP - DISTURBS NEED G/PMT**

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

BS-Grade. 2 **0010-BS-Grade-MAP - DUST CONTROL**

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

BS-Grade. 3 **0010-BS-Grade-MAP - EROS CNTRL PROTECT**

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

BS-Grade. 4 **0010-BS-Grade-MAP - FINISH GRADE**

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls in accordance with the California Building Code and Ordinance 457.

BS-Grade. 5 **0010-BS-Grade-MAP - GENERAL INTRODUCTION**

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

BS-Grade. 6 **0010-BS-Grade-MAP - MINIMUM DRNAGE GRADE**

Site drainage shall be in accordance with the current California Building Code. Swales located within 10' of the building foundation shall have 2% minimum slope.

Minimum drainage shall be 1% except on Portland Cement Concrete where .35% shall be the minimum.

BS-Grade. 7 **0010-BS-Grade-MAP - OBEY ALL GDG REGS**

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

BS-Grade. 8 **0010-BS-Grade-MAP - SLOPES IN FLOODWAY**

Graded slopes which infringe into the 100 year storm flood way boundaries, shall be protected from erosion, or other flood hazards, by a method acceptable to the Building & Safety Department Engineer - which may include Riverside County Flood Control & Water Conservation District's review and approval.

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 8 0010-BS-Grade-MAP - SLOPES IN FLOODWAY (cont.)

However, no graded slope will be allowed which in the professional judgment of the Building and Safety Engineer blocks, concentrates or diverts drainage flows.

E Health

E Health. 1 0010-E Health-USE - 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. 2 0010-E Health-USE - NOISE STUDY

Noise Consultant: Giroux and Associates
1820 E. Garry Ave, Suite 211
Santa Ana, Ca 92705

Noise Study: "Noise Impact Analysis, Ferro - 3 lot Subdivision, Riverside County, California," May 20, 2017
Based on the County of Riverside, Industrial Hygiene Program's review of the aforementioned Noise Study, PM36990 shall comply with the recommendations set forth under the Industrial Hygiene Program's response letter dated June 5, 2017 c/o Steven Uhlman.

For further information, please contact the Industrial Hygiene Program at (951) 955-8980.

Fire

Fire. 1 0010-Fire-MAP* -#15-POTENTIAL FIRE FLOW

Provide a water system capable of supporting the required fire flow in accordance with the California Fire Code and Riverside County Fire Department standards. Where no water infrastructure exists, water tanks will be required to provide the necessary fire flow.

Planning

Planning. 1 0010-Planning-MAP - 90 DAYS TO PROTEST

The project applicant has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of the approval or conditional approval of this project.

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

Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or building plan review or review of any monitoring requirement, shall be reviewed on an hourly basis, or other appropriate fee, as listed in County Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 7 0010-Planning-MAP*- MAP ACT COMPLIANCE (cont.)

This land division shall comply with the State of California Subdivision Map Act and to all requirements of County Ordinance No. 460, Schedule H, unless modified by the conditions listed herein.

Planning. 8 0020-Planning-MAP - EXPIRATION DATE

The conditionally approved TENTATIVE MAP shall expire three (3) 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. A Land Management System (LMS) hold shall be placed on the TENTATIVE MAP, and a LMS hold shall be placed on any subsequent minor change or revised map, which shall be set to take effect on the expiration date. The LMS hold effective date shall be extended in accordance with any permitted extensions of time. The LMS hold shall be downgraded to a LMS notice upon recordation of the the first phase of the TENTATIVE MAP. The LMS hold or notice shall remain in effect until the recordation of the final phase of the TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the final phase the LMS hold or notice shall remain in effect and no further FINAL MAP recordation shall be permitted.

Planning. 9 Gen - 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. 10 Gen - Off-Site 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. 11 Gen - Ord. 875 CVMSHCP Fees

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection approval, the holder of the construction permit(s) shall comply with the provisions of Riverside County Ordinance No. 875, which requires payment of the appropriate fee set forth in that ordinance. Riverside County Ordinance No. 875 has been established to set forth policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in the ordinance within the Coachella Valley and surrounding mountains. The fee shall be paid for each residential unit to be constructed within a land division.

Planning. 12 Gen - Zoning Standards

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the proposed R-A zone.

Planning-All

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 1 0010-Planning-All-MAP - HOLD HARMLESS (cont.)

Planning-All. 1 0010-Planning-All-MAP - HOLD HARMLESS

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

Planning-CUL

Planning-CUL. 1 TRIBAL CULTURAL SENSITIVITY TRAINING

Tribal Cultural Sensitivity Training – Prior to ground disturbance, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) to provide Cultural Sensitivity Training. A representative designated by the consulting Tribe(s) shall 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 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

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 1 TRIBAL CULTURAL SENSITIVITY TRAINING (cont.)

beginning work on the project site. A copy of the agreement and a copy of the sign-in sheet shall be submitted to the County Archaeologist to ensure compliance with this condition of approval.

Transportation

Transportation. 1 0010-Transportation-MAP - COUNTY WEB SITE

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

Transportation. 2 0010-Transportation-MAP - DRAINAGE 1

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be shown on the final map and noted as follows: "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed". The protection shall be as approved by the Transportation Department.

Transportation. 3 0010-Transportation-MAP - DRAINAGE 2

The land divider shall accept and properly dispose of all off-site drainage flowing onto or through the site. In the event the Transportation Department permits the use of streets for drainage purposes, the provisions of Article XI of Ordinance No. 460 will apply. Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, the subdivider shall provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

Transportation. 4 0010-Transportation-MAP - DRAINAGE STUDY & WQMP

Prior to grading permit issuance for Parcel 1, 2, and 3. The developer shall submit Drainage Study and Water Quality Management Plan (WQMP) to Transportation Department for review and approval.

Transportation. 5 0010-Transportation-MAP - STD INTRO 3(ORD 460/461)

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the tentative map correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the map to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 1 Gen - 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, at 1.888.722.4234

Plan: PM36990

Parcel: 749190010

50. Prior To Map Recordation

Fire

050 - Fire. 1 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 Riverside County Fire Department and the appropriate water agency, as necessary, prior to any combustible building material placed on an individual lot.

050 - Fire. 2 0050-Fire-MAP-#64-ECS-DRIVEWAY ACCESS Not Satisfied

ECS map must be stamped by the Riverside County Surveyor with the following note: Driveways exceeding 150' in length but less than 800' in length shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800', turnouts shall be provided no more than 400' apart. Turnouts shall be a minimum of 10' wide and 30' in length, with a minimum 25' taper on each end.

An approved turnaround shall be provided at all building sites on driveways over 150 feet in length, and shall be within 50' of the building.

050 - Fire. 3 0050-Fire-MAP-#67-ECS-GATE ENTRANCES Not Satisfied

ECS map must be stamped by the Riverside County Surveyor with the following note: Gate entrances shall be at least two feet wider than the width of the traffic lanes serving that gate. Any gate providing access from a road to a driveway shall be located at least 35 feet setback from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. here a one-way road with a single traffic lane provides access to a gate entrance, a 38 feet turning radius shall be used.

050 - Fire. 4 0050-Fire-MAP-#73-ECS-DRIVEWAY REQUIR Not Satisfied

ECS map must be stamped by the Riverside County Surveyor with the following note: Access will not have an up or downgrade of more than 15%. Access will not be less than 20 feet in width and will have a vertical clearance of 15'. Access will be designed to withstand the weight of 75 thousand pounds over 2 axes. Access will have a turning radius of 38 feet capable of accommodating fire apparatus.

050 - Fire. 5 0050-Fire-MAP-#88-ECS-AUTO/MAN GATES Not Satisfied

ECS map must be stamped by the Riverside County Surveyor with the following note: Gates shall be minimum 20 feet in width. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. 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. 6 0050-Fire-MAP-#98-ECS-HYD/WTR TANK Not Satisfied

ECS map must be stamped by the Riverside County Surveyor with the following note: Prior to the issuance of a building permit, a water system for fire protection must be provided by either: 1) a domestic water system with an approved fire hydrant within 400' of all portions of all structures and spaced in accordance with the California Fire Code, or 2) a private well system with a water storage tank of sufficient size, as approved by the Riverside County Fire Department.

050 - Fire. 7 0050-Fire-MAP* -#70-ECS-ADDRESS Not Satisfied

ECS map must be stamped by the Riverside County Surveyor with the following note: Building

Plan: PM36990

Parcel: 749190010

50. Prior To Map Recordation

Fire

050 - Fire. 7 0050-Fire-MAP* -#70-ECS-ADDRESS (cont.) Not Satisfied
addresses will be clearly visible from public roadway. A permanent monument may be provided for the address. Address numbers will be minimum 4 inch letter height, 1/2 inch stroke, reflectorized, and contrasting with the background colors of the sign. Address shall be displayed horizontally.

Planning

050 - Planning. 1 0050-Planning-MAP - CV REC AND PARK DISTRICT Not Satisfied
Prior to the recordation of the FINAL MAP, the land divider shall submit to the Planning Director a duly and completely executed agreement with the Desert Recreation District which demonstrates to the satisfaction of the County that the land divider has provided for payment of parks and recreation fees and/or dedication of land for the proposed land division in accordance with Section 10.35 of Ordinance No. 460.

050 - Planning. 2 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. 3 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. 4 0050-Planning-MAP* - ECS AFFECTED LOTS Not Satisfied
The following note shall be placed on the FINAL MAP: "Environmental Constraint Sheet affecting this map is on file in the County of Riverside Transportation Department - Survey Division, in E.C.S. Book ____, Page ____.

050 - Planning. 5 0050-Planning-MAP* - REQUIRED APPLICATIONS Not Satisfied
No FINAL MAP shall record until General Plan Amendment No. 1214, and Change of Zone No. 7927 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 zones ultimately applied to the property.

050 - Planning. 6 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 2.00 net acres.
C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the proposed R-A 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

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50. Prior To Map Recordation

Planning

050 - Planning. 6 0050-Planning-MAP*- SURVEYOR CHECK LIST (cont.) Not Satisfied
3.8.C. of County Ordinance No. 460.

050 - Planning. 7 Gen - FEE BALANCE Not Satisfied

Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE MAP are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

050 - Planning. 8 Map - ECS Note-Right to Farm Not Satisfied

The following Environmental Constraints Note shall be placed on the ECS: "Parcel Nos. 1 through 3, as shown on this Final Map, are located partly or wholly within, or within 300 feet of, land zoned for primarily agricultural purposes (A-1 Zone (Light Agriculture), A-P Zone (Light Agriculture with Poultry), A-2 Zone (Heavy Agriculture), A-D Zone (Agriculture-Dairy), and C/V Zone (Citrus/Vineyard)) pursuant to Ordinance No. 625. 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."

Transportation

050 - Transportation. 1 0050-Transportation-MAP - 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. 2 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. 3 0050-Transportation-MAP - SUFFICIENT R-O-W Not Satisfied

Sufficient right-of-way along 70th Avenue shall be dedicated for public use to provide for a 64-foot half-width right-of-way per Standard No. 92 (2 of 2).

Sufficient right-of-way along Pierce Street shall be dedicated for public use to provide for a 64-foot half-width right-of-way per Standard No. 92 (2 of 2).

** Access shall be restricted along 70th Avenue and Pierce Street.

Plan: PM36990

Parcel: 749190010

50. Prior To Map Recordation

Transportation

050 - Transportation. 3 0050-Transportation-MAP - SUFFICIENT R-O-W (cont.) Not Satisfied

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

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

Plan: PM36990

Parcel: 749190010

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 6 0060-BS-Grade-MAP - NOTRD OFFSITE LTR (cont.) Not Satisfied

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

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

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

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 - 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. 11 0060-BS-Grade-MAP- BMP CONST NPDES PERMIT Not Satisfied

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

060 - BS-Grade. 12 0060-BS-Grade-MAP- PM 10 CLASS REQUIRED Not Satisfied

Plan: PM36990

Parcel: 749190010

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 12 0060-BS-Grade-MAP- PM 10 CLASS REQUIRED (cont.) Not Satisfied
Prior to the issuance of a grading permit, as a requirement of the CIP, the owner, developer, contractor, and their assignees must attend the PM10 class conducted by SCAQMD. Currently, classes are scheduled monthly by SCAQMD.

060 - BS-Grade. 13 0060-BS-Grade-MAP- PM10 PLAN REQUIRED Not Satisfied
A PM10 Fugitive Dust Mitigation Plan, prepared in accordance with AQMD Rule 403.1, shall be submitted to the Building and Safety Department for review and approval prior to the issuance of a grading permit.

1.NOTE: The PM 10 plan shall require the posting of signs in accordance with Building and Safety form "Signage Recommendations".

2.NOTE: All PM 10 measures must be in place prior to commencing any grading activity on site.

060 - BS-Grade. 14 0060-BS-Grade-MAP-TRANS& CVWD REVIEW REQ'D Not Satisfied
The applicant or developer shall submit copies of the grading plan and hydrologic calculations to the Riverside County Transportation Department (RCTD) and the Coachella Valley Water District (CVWSD) for their review and approval. Additional flood plain management fees may be required by CVWD. Prior to the issuance of a grading permit, the applicant or developer shall provide, to the Department of Building and Safety Grading Division, a letter from RCTD and CVWD indicating their approval of the plans or waiver of the review.

Planning

060 - Planning. 1 0060-Planning-MAP - PALEO PRIMP/MONITOR Not Satisfied
This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

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.

Plan: PM36990

Parcel: 749190010

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1 0060-Planning-MAP - PALEO PRIMP/MONITOR (cont.) Not Satisfied

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 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 PRIMP. Safeguard Artifacts Being Excavated in Riverside County (SABER)

060 - Planning. 2 0060-Planning-MAP - PROJECT ARCHAEOLOGIST Not Satisfied

Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program (CRMP). A Cultural Resource Monitoring Plan shall be developed that addresses the details of all activities and

Plan: PM36990

Parcel: 749190010

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 2 0060-Planning-MAP - PROJECT ARCHAEOLOGIST (cont.) Not Satisfied

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

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

060 - Planning. 3 0060-Planning-MAP - TRIBAL MONITOR Not Satisfied

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) for a Native American Monitor.

The Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources.

The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition.

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

Planning-CUL

060 - Planning-CUL. 1 CULTURAL RESOURCE MONITORING PROGRAM (CRMP) Not Satisfied

Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist has been contracted to implement a Cultural Resource Monitoring Program (CRMP). A CRMP shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. This document shall be provided to the County Archaeologist for review and approval prior to issuance of the grading permit.

The CRMP shall contain at a minimum the following:

Archaeological Monitor An adequate number of qualified archaeological monitors shall be onsite to ensure all earth moving activities are observed for areas being monitored. This includes all grubbing, grading and trenching onsite and for all offsite improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined and directed by the Project Archaeologist.

Cultural Sensitivity Training - The Project Archaeologist and if required, a representative designated by the Tribe shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all construction personnel. Training will include a brief review of the cultural sensitivity of

Plan: PM36990

Parcel: 749190010

60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 1 CULTURAL RESOURCE MONITORING PROGRAM (CRMP) Not Satisfied
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

Planning-EPD

060 - Planning-EPD. 1 0060-Planning-EPD-EPD - MBTA 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 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

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 1 0060-Planning-EPD-EPD - MBTA NESTING BIRD SURVEY (Not Satisfied
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 0060-Transportation-MAP - SUBMIT GRADING PLAN Not Satisfied

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

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

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

Standard plan check turnaround time is 10 working days.

70. Prior To Grading Final Inspection

Planning

070 - Planning. 1 0070-Planning-MAP - PHASE IV CULTURAL 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.

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,

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70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 1 ARTIFACT DISPOSITION (cont.) Not Satisfied

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.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS-Grade-MAP - NO B/PMT W/O G/PMT Not Satisfied

Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department.

080 - BS-Grade. 2 0080-BS-Grade-MAP - ROUGH GRADE APPROVAL Not Satisfied

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

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

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

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

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

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

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80. Prior To Building Permit Issuance

E Health

080 - E Health. 1 0080-E Health-USE - PERC TEST REQD Not Satisfied

An adequate/satisfactory detailed soils percolation testing conducted in accordance with the procedures outlined in the Riverside County LAMP.

080 - E Health. 2 0080-E Health-USE - SEPTIC PLANS Not Satisfied

A set of three detailed plans drawn to scale (1" = 20') of the proposed subsurface sewage disposal system and floor plan/plumbing schedule to ensure septic tank sizing.

Fire

080 - Fire. 1 0080-Fire-MAP-#50A- WATER TANK SYSTEM Not Satisfied

Prior to building permits release, a private water storage/well system must be installed per the Environmental Constraint Sheet Map filed with the Riverside County Surveyor's Office. The Riverside County Fire Department shall review and approve the water tank installation. Contact the fire department for guidelines.

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
East County- Palm Desert Office 760-863-8886

Planning

080 - Planning. 1 0080-Planning-MAP*- SCHOOL MITIGATION Not Satisfied

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

080 - Planning. 2 Gen - 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.

Transportation

080 - Transportation. 1 0080-Transportation-MAP - TUMF Not Satisfied

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

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

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80. Prior To Building Permit Issuance

Waste Resources

080 - Waste Resources. 1 Gen - Waste Recycling Plan (cont.) Not Satisfied

Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-BS-Grade-MAP - IF WQMP REQUIRED Not Satisfied

Prior to final building inspection, the applicant shall comply with the following:

1. 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.

2. 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.

3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

4. 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 commercial and/or industrial facility shall register such facility for annual inspections.

5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

090 - BS-Grade. 2 0090-BS-Grade-MAP - PRECISE GRADE INSP Not Satisfied

The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457.

1. Precise grade inspection.

i. Precise Grade Inspection can include but is not limited to the following:

1. Installation of slope planting and permanent irrigation on required slopes

2. Completion of drainage swales, berms, onsite drainage facilities and required drainage away from

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90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 2 0090-BS-Grade-MAP - PRECISE GRADE INSP (cont.) Not Satisfied
foundation.

090 - BS-Grade. 3 0090-BS-Grade-MAP - PRECISE GRD'G APRVL 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 a Precise Grade Inspection and obtaining precise grade approval from a Riverside County inspector.

2. Submitting a "Wet Signed" copy of the Precise Grade Certification 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.

BS-Plan Check

090 - BS-Plan Check. 1 0090-BS-Plan Check-BP-FEMA FORM APPRVL REQUIRED Not Satisfied

Prior to building permit final, a development in FEMA mapped flood zones "A" or "AO" shall provide a FEMA form, filled out, wet stamped and signed by a registered civil engineer or licensed land surveyor, to the Building and Safety Department Grading Division.

The Grading division will transmit the form to the proper flood control district for their review and approval.

Upon receipt of their approval, this condition will be classified as "MET" and the building permit will be eligible for final approval.

E Health

090 - E Health. 1 0090-E Health-MAP - WELL/WATER STATEMENT Not Satisfied

Since this project is to be served water by well(s), pumps, and water tanks, a water supply permit will be required.

The requirements for a water supply permit are as follows:

1) Satisfactory laboratory test (bacteriological, organic, inorganic, general physical, general mineral and radiological) to prove the water potable.

2) Satisfactory proof that there is adequate quantity to include fire flow and available for intended development).

3) A complete set of plans for the Department of Environmental Health review and approval showing all details of the proposed and existing water systems.

4) Satisfactory information concerning how the system will be owned and operated.

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90. Prior to Building Final Inspection

E Health

090 - E Health. 1 0090-E Health-MAP - WELL/WATER STATEMENT (cont.) Not Satisfied

090 - E Health. 2 0090-E Health-USE- E.HEALTH CLEARANCE REQ Not Satisfied

Environmental Health Clearance prior to final inspection.

Fire

090 - Fire. 1 0090-Fire-MAP - FIRE SPRINKLER SYSTEM Not Satisfied

Fire sprinkler systems are required in all new one and two family dwellings. Plans shall be submitted to the Fire Department for review and approval prior to fire sprinkler installation

Planning

090 - Planning. 1 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 Desert Recreation and Park District.

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.



COACHELLA VALLEY WATER DISTRICT

Established in 1918 as a public agency

GENERAL MANAGER
Jim Barrett

ASSISTANT GENERAL MANAGER
Robert Cheng

March 21, 2017

Jay Olivas
Riverside County Planning Department
77588 El Duna Court, Suite H
Palm Desert, CA 92211

Dear Mr. Olivas:

Subject: General Plan Amendment No. 1214, Change of
Zone No. 7927, Tentative Parcel Map No. 36990

This project lies within the area of the Eastern Coachella Valley Master Stormwater Planning Project, which will provide flood protection to the communities of Thermal, Vista Santa Rosa, Oasis, Mecca and North Shore. Coachella Valley Water District (CVWD) is in the early stages of this planning effort. Upon completion of the design phase, developers and property owners within the area may be required to dedicate right-of-way for flood control facilities and/or participate in the financing of a portion of these facilities.

Prior to issuance of grading permits for TPM 36990, the developer shall comply with Riverside County Ordinance 458 as amended in the preparation of on-site flood protection facilities for this project. The developer will be required to pay fees and submit plans to the County as part of the flood management review. Flood protection measures shall include establishing a finished floor elevation at or above the flood depth, constructing erosion protection for the foundation of the buildings and allowing reasonable conveyance of off-site flow through the property.

Construction of walls may be in violation of Ordinance 458. When CVWD reviews a project for compliance with Ordinance 458, walls are reviewed carefully and seldom found to be compatible with the goals of Ordinance 458. Walls can cause diversion and concentration of storm flows onto adjacent properties and thus be in violation of Ordinance 458 and California drainage law.

Walls must be constructed in a manner that will not increase the risk of off-site stormwater flows on the adjacent properties. This can be accomplished by constructing open sections in the wall to accommodate flow-through. To achieve this, CVWD requires that if walls are constructed in a special flood hazard area, at least 50 percent of the total lineal footage of the wall be constructed of wrought iron fencing or similar material that will provide for flow-through of off-site stormwater flows. Construction materials used within the open sections must extend the entire vertical wall height so not to obstruct flow at the finish grade/surface.

The proposed Lot Line Adjustment No. TPM 36990 does not conflict with CVWD facilities.

Approval of the proposed Tentative Parcel Map 36990 does not constitute any approval to construct, locate or substantially improve structures. It does not constitute approval to perform grading.

Riverside County Ordinance No. 458, as amended, states:

No structure shall be constructed, located or substantially improved, no land shall be graded or developed and no permit or approval shall be granted unless it complies with all applicable requirements.

This area is designated Zone A 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 on-site retention of the incremental increase of runoff from the 100-year storm.

Design for retention basins for this area must consider high groundwater levels and clay soils.

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.

CVWD may need additional facilities to provide for the orderly expansion of its domestic water and sanitation systems. These facilities may include pipelines, wells, reservoirs, booster pumping stations, lift stations, treatment plants and other facilities. The developer may be required to construct/install these facilities and then convey said facilities to CVWD along with the land and/or easements on which these facilities will be located. The terms and conditions for the planning, design, construction/installation, and conveyance of property interests shall be determined by CVWD pursuant to its rules and regulations as said requirements may be revised from time to time. These sites shall be shown on the parcel map as lots and/or easements to be deeded to CVWD for "CVWD public services" purposes.

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.

This area is underlain with agricultural drainage lines. There are CVWD facilities not shown on the development plans. There may be conflicts with these facilities. The County shall withhold issuance of grading permits until CVWD has reviewed the proposed development and related impacts to the CVWD facilities and associated right-of-way and provided County with written confirmation that there is no interference. The CVWD conflicts include but are not limited to Avenue 70 Drain Plan 1395.

This development is subject to the County's Landscape Ordinance which was adopted in accordance with the State's Model Water Efficient Landscape Ordinance and CVWD's Ordinance 1302.1 The purpose of these ordinances is to establish effective water efficient landscaping requirements for newly installed and rehabilitated landscapes. In order to ensure this development's compliance, plans for grading, landscaping and irrigation systems shall be submitted to CVWD for review prior to installation. This review is intended to promote efficient water management. However, by reviewing the plans, CVWD does not represent or warrant any amount of water or financial savings.

The project lies within the East Whitewater River Subbasin Area of Benefit. Groundwater production within the area of benefit is subject to a replenishment assessment in accordance with the State Water Code.

All water wells owned or operated by an entity producing more than 25 acre-feet of water during any year must be equipped with a water-measuring device. A 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 Fowlkes, Development Services Supervisor at (760) 398-2651, extension 3535.

Sincerely,


Carrie Oliphant
Assistant Director of Engineering

Jay Olivas
Riverside County Planning Department

4

March 21, 2017

cc: Majeed Farshad
Riverside County Department of Transportation
77-588 El Duna Street, 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

Manuel and Feliciano Ferro, H & W, JT
88855 Avenue 70
Thermal, CA 92274

RM: jl/eng/ds/2017/mar/DRL PZ 17-7868 Gen. Plan Amendment No. 1214.docx

File: 0163.1, 0421.1, 0721.1, 1150.011

Geo: 070826-1

PZ: 17-7868



Community Council Advisory Project Review Report—Fourth District Planning Projects

Council: Thermal-Oasis Address: 88-865 Ave 70, Thermal
Meeting date: 6/19/17 Cross streets: Avenue 70 & Peice
Project name: Subdivision of Vacant Property Parcel number(s): 749-190-010
Case number: GPA01214, C207927, PM366990

Advisory Action (number of votes): Support NOT Support Abstain Absent Continue to

Advisory Motion
Approved
1st Motion: Matthew Melker 11/7
2nd: Joel Rutz

Advisory Discussion, Comments and Recommendations
8.5 acre parcel subdivided to 3 parcels
Existing mobile home in parcel one, possible future polanco in one of the other parcels.
NO CONCERNS

Date: 6/19/17 Signature: Michael Wells
Print name and title: Michael Wells

Supervisor's Comments
Approved, no concerns
Steve Hammer
Chief of Staff

Directions: The council secretary or designated council member must complete, sign and return this document to the Supervisors liaison immediately following advisory action. This document will be filed to officially record community input on the project.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

January 19, 2017

Agua Caliente Band of Cahuilla Indians
Jeff Grubbe, Chairperson
5401 Dinah Shore Drive
Palm Springs, CA 92264

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1214**

Dear Chairperson,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1214**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

GENERAL PLAN AMENDMENT NO. 1214 / CHANGE OF ZONE NO. 7927 / TENTATIVE PARCEL MAP NO. 36990 – EA42976 –
Applicant: Manuel and Feliciano Ferro – Representative: Robert J. Mainiero, P.E. – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan – Indian Land (IND)

LOCATION: Southerly of 70th Ave., easterly of Pierce St., and westerly of Avenue 70 – 8.5 Gross Acres – Zoning: Light Agriculture (A-1-10 Acre Minimum)

REQUEST: Proposed General Plan Amendment from Indian Lands (IND) to Estate Density Residential (EDR) (2 Acre Minimum), Change of Zone from Light Agriculture (A-1-10) to Residential Agriculture (R-A), and Tentative Parcel Map (Schedule H) to subdivide 8.5 acres into three (3) parcels. Proposed Parcel 1 contains existing 13-unit mobile home park. APN: 749-190-010. Related Cases: PAR01498; PM15150.

Any information you have regarding cultural places will be kept strictly confidential and will not be divulged to the public.

Riverside County feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the County is experiencing. It is the desire of Riverside County to protect the past and our collective heritage as we proceed towards the future. Please forward any comments or requests for meetings concerning this project to Heather Thomson at 951-955-2873 or hthomson@rctlma.org by April 19, 2017.

Sincerely,
Riverside County Planning Department

Heather Thomson M.A, RPA
County Archaeologist

Attachments: USGS map
Email CC: Jay Olivas, jolivas@rctlma.org

Riverside Office • 4080 Lemon Street, 12th Floor
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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

January 19, 2017

Augustine Band of Cahuilla Mission Indians
Amanda Vance, Chairperson
P.O. Box 486
Coachella, CA 92236

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1214**

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Heather Thomson M.A, RPA
County Archaeologist

Attachments: USGS map
Email CC: Jay Olivas, Jolivas@rctlma.org

Riverside Office · 4080 Lemon Street, 12th Floor
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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

January 19, 2017

Cabazon Band of Mission Indians
Doug Welmas, Chairperson
84-245 Indio Springs Parkway
Indio, CA 92203

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1214**

Dear Chairperson,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1214**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

GENERAL PLAN AMENDMENT NO. 1214 / CHANGE OF ZONE NO. 7927 / TENTATIVE PARCEL MAP NO. 36990 – EA42976 –
Applicant: Manuel and Feliciano Ferro – Representative: Robert J. Mainiero, P.E. – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan – Indian Land (IND)

LOCATION: Southerly of 70th Ave., easterly of Pierce St., and westerly of Avenue 70 – 8.5 Gross Acres – Zoning: Light Agriculture (A-1-10 Acre Minimum)

REQUEST: Proposed General Plan Amendment from Indian Lands (IND) to Estate Density Residential (EDR) (2 Acre Minimum), Change of Zone from Light Agriculture (A-1-10) to Residential Agriculture (R-A), and Tentative Parcel Map (Schedule H) to subdivide 8.5 acres into three (3) parcels. Proposed Parcel 1 contains existing 13-unit mobile home park. APN: 749-190-010. Related Cases: PAR01498; PM15150.

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Sincerely,
Riverside County Planning Department

Heather Thomson M.A, RPA
County Archaeologist

Attachments: USGS map
Email CC: Jay Olivas, jolivas@rctlma.org

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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"Planning Our Future... Preserving Our Past"



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

January 19, 2017

Cahuilla Band of Indians
Luther Salgado, Chairperson
52701 U.S Highway 371
Anza, CA 92539

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1214**

Dear Chairperson,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1214**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

January 19, 2017

Campo Band of Mission Indians
Ralph Goff, Chairperson
36190 Church Road, Suite 1
Campo, CA 91906

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1214**

Dear Chairperson,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1214**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

January 19, 2017

Ewiiapaayp Tribal Office
Michael Garcia, Vice Chairperson
4054 Willows Road
Alpine, CA 91901

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1214**

Dear Vice Chairperson,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1214**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

January 19, 2017

Ewilaapaayp Tribal Office
Robert Pinto, Chairperson
4054 Willows Road
Alpine, CA 91901

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1214**

Dear Chairperson,

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

January 19, 2017

Jamul Indian Village
Erica Pinto, Chairperson
P.O. Box 612
Jamul, CA 91935

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1214**

Dear Chairperson,

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

January 19, 2017

La Posta Band of Mission Indians
Gwendolyn Parada, Chairperson
8 Crestwood Road
Boulevard, CA 91905

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1214**

Dear Chairperson,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1214**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

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Email CC: Jay Olivas, Jolivas@rctilma.org

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

January 19, 2017

La Posta Band of Mission Indians
Javaughn Miller, Tribal Administrator
8 Crestwood Road
Boulevard, CA 91905

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1214**

Dear Tribal Administrator,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1214**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

January 19, 2017

Los Coyotes Band of Mission Indians
Shane Chapparosa, Chairperson
P.O Box 189
Warner Springs, CA 92086

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1214**

Dear Chairperson,

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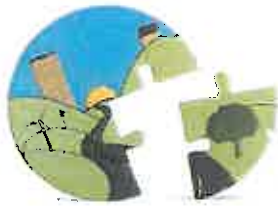
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RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

January 19, 2017

Manzanita Band of Kumeyaay Nation
Angela Elliott Santos, Chairperson
P.O Box 1302
Boulevard, CA 91905

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1214**

Dear Chairperson,

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

January 19, 2017

Mesa Grande Band of Mission Indians
Virgil Oyos, Chairperson
P.O. Box 270
Santa Ysabel, CA 92070

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1214**

Dear Chairperson,

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

January 19, 2017

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. 1214**

Dear Chairperson,

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County Archaeologist

Attachments: USGS map
Email CC: Jay Olivas, Jolivas@rctlma.org

Riverside Office · 4080 Lemon Street, 12th Floor
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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

January 19, 2017

Ramona Band of Mission Indians
Joseph Hamilton, Chairperson
P.O. Box 391670
Anza, CA 92539

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1214**

Dear Chairperson,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1214**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

GENERAL PLAN AMENDMENT NO. 1214 / CHANGE OF ZONE NO. 7927 / TENTATIVE PARCEL MAP NO. 36990 – EA42976 –
Applicant: Manuel and Feliciano Ferro – Representative: Robert J. Mainiero, P.E. – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan – Indian Land (IND)

LOCATION: Southerly of 70th Ave., easterly of Pierce St., and westerly of Avenue 70 – 8.5 Gross Acres – Zoning: Light Agriculture (A-1-10 Acre Minimum)

REQUEST: Proposed General Plan Amendment from Indian Lands (IND) to Estate Density Residential (EDR) (2 Acre Minimum), Change of Zone from Light Agriculture (A-1-10) to Residential Agriculture (R-A), and Tentative Parcel Map (Schedule H) to subdivide 8.5 acres into three (3) parcels. Proposed Parcel 1 contains existing 13-unit mobile home park. APN: 749-190-010. Related Cases: PAR01498; PM15150.

Any information you have regarding cultural places will be kept strictly confidential and will not be divulged to the public.

Riverside County feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the County is experiencing. It is the desire of Riverside County to protect the past and our collective heritage as we proceed towards the future. Please forward any comments or requests for meetings concerning this project to Heather Thomson at 951-955-2873 or hthomson@rctlma.org by April 19, 2017.

Sincerely,
Riverside County Planning Department

Heather Thomson M.A, RPA
County Archaeologist

Attachments: USGS map
Email CC: Jay Olivas, Jolivas@rctlma.org

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

January 19, 2017

San Pasqual Band of Mission Indians
Allen E. Lawson, Chairperson
P.O. Box 365
Valley Center, CA 92082

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1214**

Dear Chairperson,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1214**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

GENERAL PLAN AMENDMENT NO. 1214 / CHANGE OF ZONE NO. 7927 / TENTATIVE PARCEL MAP NO. 36990 – EA42976 –
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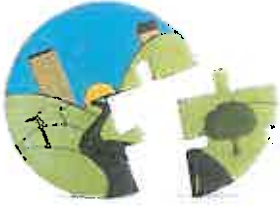
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RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

January 19, 2017

Santa Rosa Band of Mission Indians
Steven Estrada, Chairperson
P.O. Box 391820
Anza, CA 92539

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1214**

Dear Chairperson,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1214**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

GENERAL PLAN AMENDMENT NO. 1214 / CHANGE OF ZONE NO. 7927 / TENTATIVE PARCEL MAP NO. 36990 – EA42976 –
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RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

January 19, 2017

Soboba Band of Luiseno Indians
Rosemary Morillo, Chairperson
P.O Box 487
San Jacinto, CA 92583

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1214**

Dear Chairperson,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1214**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

GENERAL PLAN AMENDMENT NO. 1214 / CHANGE OF ZONE NO. 7927 / TENTATIVE PARCEL MAP NO. 36990 – EA42976 –
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LOCATION: Southerly of 70th Ave., easterly of Pierce St., and westerly of Avenue 70 – 8.5 Gross Acres – Zoning: Light Agriculture (A-1-10 Acre Minimum)

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

January 19, 2017

Sycuan Band of Kumeyaay Nation
Cody J. Martinez, Chairperson
1 Kwaaypaay Court
El Cajon, CA 92019

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1214**

Dear Chairperson,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1214**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

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LOCATION: Southerly of 70th Ave., easterly of Pierce St., and westerly of Avenue 70 – 8.5 Gross Acres – Zoning: Light Agriculture (A-1-10 Acre Minimum)

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

January 19, 2017

Torres- Martinez Desert Cahuilla Indians
Mary Resvaloso, Chairperson
P.O Box 1160
Thermal, CA 92274

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1214**

Dear Chairperson,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1214**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

January 19, 2017

Viejas Band of Kumeyaay Indians
Robert J. Welch, Chairperson
1 Viejas Grande Road
Alpine, CA 91901

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1214**

Dear Chairperson,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1214**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

GENERAL PLAN AMENDMENT NO. 1214 / CHANGE OF ZONE NO. 7927 / TENTATIVE PARCEL MAP NO. 36990 – EA42976 –
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Riverside County Planning Department

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Attachments: USGS map
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GPA01214 / CZ07927 / PM36990

APN : **749-190-010**

LDC Date : **January 19, 2017**

Area Plan : **Eastern Coachella Valley**

Trail(s) shown on Area Plan : Y N

Specific Plan :

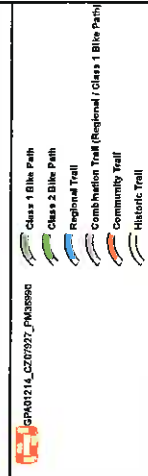
Trail(s) shown on Specific Plan : Y N

Existing R-O-W _____ Ultimate R-O-W _____
Expressway (184' - 220') _____
Urban Arterial (152') _____
Major (128') _____
Secondary (118') _____
Collector (74') _____
Mountain Arterial (110') _____

Field Review : Y N
(Date)

T / R : **T7SR8E** Section : **26**

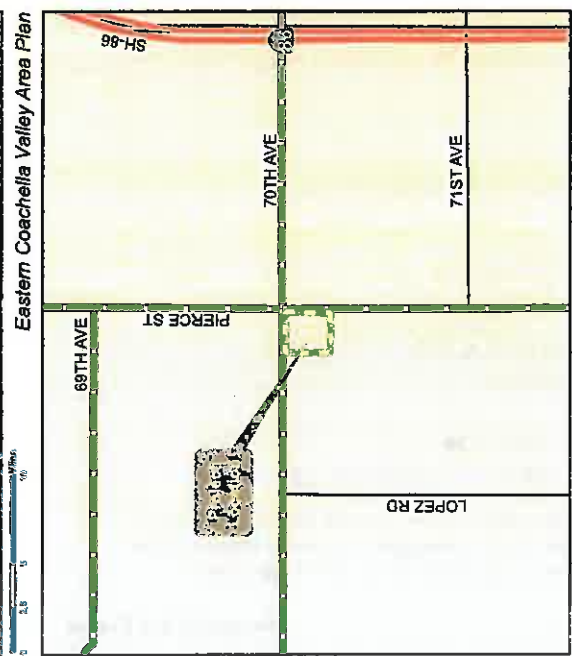
Comments :



Drawn By : **Stella Spadefora**
Checked By : _____
Date : **January 18, 2017**



Aerial View



Area Parks & Trails

0 25 50 100 150 200 Feet

0 0.5 1 Miles



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP
Planning Director*

January 13, 2017

Twenty- Nine Palms Band of Mission Indians
Darrell Mike
Tribal Chairman
46-200 Harrison Place
Coachella, CA 92236

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PM36990, EA42976)

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 February 12, 2017 to hthomson@rctlma.org or by contacting me at (951) 955-2873.

Project Description:

GENERAL PLAN AMENDMENT NO. 1214 / CHANGE OF ZONE NO. 7927 / TENTATIVE PARCEL MAP NO. 36990
– EA42976 – Applicant: Manuel and Feliciano Ferro – Representative: Robert J. Mainiero, P.E. – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan – Indian Land (IND) – Location: Southerly of 70th Ave., easterly of Pierce St., and westerly of Avenue 70 – 8.5 Gross Acres – Zoning: Light Agriculture (A-1-10 Acre Minimum) –

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Jay Olivas, Jolivas@rctlma.org
Attachment: Project Vicinity Map
Project Aerial

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*

January 13, 2017

Agua Caliente Band of Cahuilla Indians
Pattie Garcia-Plotkin, THPO
5401 Dinah Shore Drive
Palm Springs, CA 92264

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PM36990, EA42976)

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 February 12, 2017 to hthomson@rctlma.org or by contacting me at (951) 955-2873.

Project Description:

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

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RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP
Planning Director*

January 13, 2017

Cabazon Band of Mission Indians
Jacquelyn Barnum
84-245 Indio Springs Parkway
Indio, CA 92203

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PM36990, EA42976)

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 February 12, 2017 to hthomson@rctlma.org or by contacting me at (951) 955-2873.

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PLANNING DEPARTMENT

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RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP
Planning Director*

January 13, 2017

Cahuilla Band of Indians
Andreas J. Heredia
52701 Highway 371
Anza, CA 92539

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PM36990, EA42976)

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RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP
Planning Director*

January 13, 2017

Colorado River Indian Tribes (CRIT)
Amanda Barrera
Tribal Secretary
26600 Mohave Road, Parker, Arizona 85344

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PM36990, EA42976)

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Project Description:

GENERAL PLAN AMENDMENT NO. 1214 / CHANGE OF ZONE NO. 7927 / TENTATIVE PARCEL MAP NO. 36990
– EA42976 – Applicant: Manuel and Feliciano Ferro – Representative: Robert J. Mainiero, P.E. – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan – Indian Land (IND) – Location: Southerly of 70th Ave., easterly of Pierce St., and westerly of Avenue 70 – 8.5 Gross Acres – Zoning: Light Agriculture (A-1-10 Acre Minimum) –

REQUEST: Proposed General Plan Amendment from Indian Lands (IND) to Estate Density Residential (EDR) (2 Acre Minimum), Change of Zone from Light Agriculture (A-1-10) to Residential Agriculture (R-A), and Tentative Parcel Map (Schedule H) to subdivide 8.5 acres into three (3) parcels. Proposed Parcel 1 contains existing 13-unit mobile home park. APN: 749-190-010. Related Cases: PAR01498; PM15150.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Jay Olivas, Jolivas@rctlma.org
Attachment: Project Vicinity Map
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

Steve Weiss, AICP
Planning Director

January 13, 2017

Pechanga Cultural Resources Department
Anna Hoover, Cultural Analyst
P.O. Box 2183
Temecula, CA 92593

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PM36990, EA42976)

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 February 12, 2017 to hthomson@rctlma.org or by contacting me at (951) 955-2873.

Project Description:

GENERAL PLAN AMENDMENT NO. 1214 / CHANGE OF ZONE NO. 7927 / TENTATIVE PARCEL MAP NO. 36990
– EA42976 – Applicant: Manuel and Feliciano Ferro – Representative: Robert J. Mainiero, P.E. – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan – Indian Land (IND) – Location: Southerly of 70th Ave., easterly of Pierce St., and westerly of Avenue 70 – 8.5 Gross Acres – Zoning: Light Agriculture (A-1-10 Acre Minimum) –

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RIVERSIDE COUNTY

PLANNING DEPARTMENT

*Steve Weiss, AICP
Planning Director*

January 13, 2017

Ramona Band of Cahuilla
Joseph D. Hamilton
Chairman, Ramona Band of Cahuilla
56310 Highway 371, Suite B
P.O. BOX 391670
Anza, California 92539

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PM36990, EA42976)

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 February 12, 2017 to hthomson@rctlma.org or by contacting me at (951) 955-2873.

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PLANNING DEPARTMENT

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RIVERSIDE COUNTY

PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

January 13, 2017

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 (PM36990, EA42976)

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 February 12, 2017 to hthomson@rctlma.org or by contacting me at (951) 955-2873.

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RIVERSIDE COUNTY

PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

January 13, 2017

Michael Mirelez, Cultural resource Coordinator
Torres Martinez Desert Cahuilla Indians
P.O. Box 1160 Thermal, CA 92274

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PM36990, EA42976)

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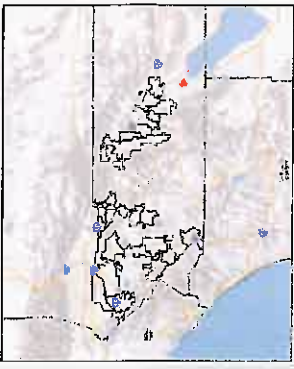
PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Jay Olivas, Jolivas@rctlma.org

Attachment: Project Vicinity Map
Project Aerial

PM36990



- Legend**
- City Boundaries
 - Cities
 - roads
 - highways
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - counties
 - cities
 - hydrography/lines
 - 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.

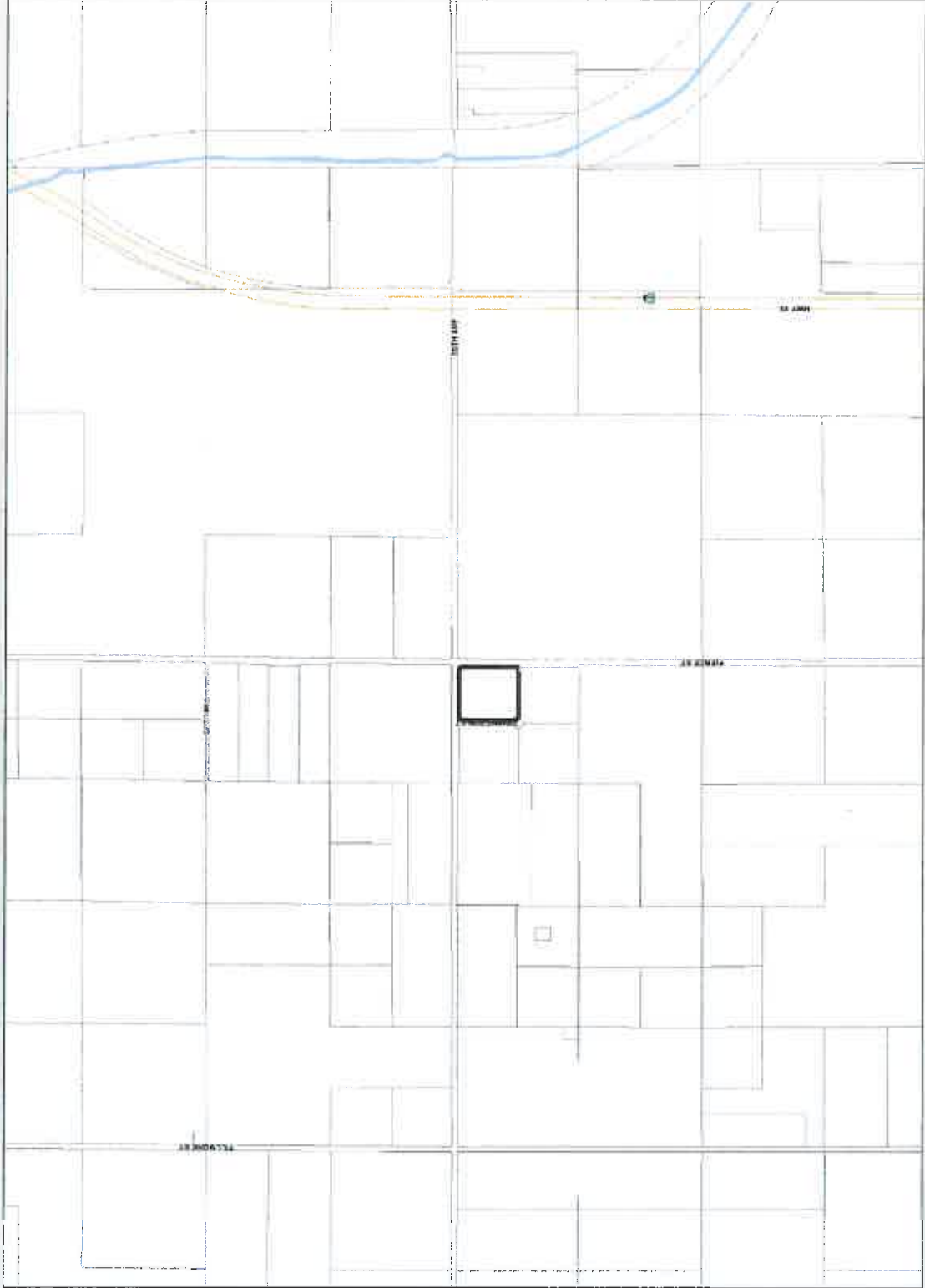


0 550 1,100 Feet

REPORT PRINTED ON... 1/12/2017 4:07:01 PM

© Riverside County RCIT GIS

PM36990



- Legend**
- City Boundaries
 - Cities
 - roadsanno
 - highways
 - HWY
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0 2,000 4,000 Feet



REPORT PRINTED ON... 1/12/2017 4:08:56 PM

© Riverside County RCIT GIS



TWENTY-NINE PALMS BAND OF MISSION INDIANS

46-200 Harrison Place . Coachella, California . 92236 . Ph. 760.863.2444 . Fax: 760.863.2449

June 23, 2017

Heather Thomson, Archaeologist
Riverside County Planning Department
4080 Lemon St., 12th Floor
P.O. Box 1409
Riverside, CA 92502-1409

RE: ASSEMBLY BILL 52 (AB 52) FORMAL NOTICIATION (PM36990, EA42976)

Dear Ms. Thomson:

This letter is in regards to consultation in compliance with AB 52 (California Public Resources Code § 21080.3.1), for the formal notification of PM36990 and EA42976. As stated in our letter sent January 23, 2017, the Tribal Historic Preservation Office (THPO) is not aware any archaeological/cultural resources within the project area that pertain to the Twenty-Nine Palms Band of Mission Indians. After review of the letter report and records search, we do not have further interest in this project and defer to the comments of the Torres-Martinez Band of Cahuilla Indians. If there are inadvertent discoveries of archaeological remains or resources, construction should stop immediately, and the appropriate agency and tribe(s) should be notified.

If you have any questions, do not hesitate to contact the THPO at (760) 775-3259 or by email: TNPConsultation@29palmsbomi-nsn.gov.

Sincerely,


Anthony Madrigal, Jr.
Tribal Historic Preservation Officer

cc: Darrell Mike, Twenty-Nine Palms Tribal Chairman
Sarah Bliss, Twenty-Nine Palms Tribal Cultural Specialist
Jay Olivas, Riverside County Planning Department



TWENTY-NINE PALMS BAND OF MISSION INDIANS

46-200 Harrison Place . Coachella, California . 92236 . Ph. 760.863.2444 . Fax: 760.863.2449

June 23, 2017

Heather Thomson, Archaeologist
Riverside County Planning Department
4080 Lemon St., 12th Floor
P.O. Box 1409
Riverside, CA 92502-1409

RE: ASSEMBLY BILL 52 (AB 52) FORMAL NOTICIATION (PM36990, EA42976)

Dear Ms. Thomson:

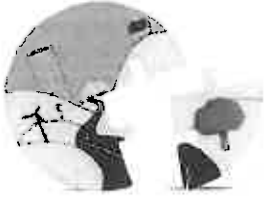
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Anthony Madrigal, Jr.
Tribal Historic Preservation Officer

cc: Darrell Mike, Twenty-Nine Palms Tribal Chairman
Sarah Bliss, Twenty-Nine Palms Tribal Cultural Specialist
Jay Olivas, Riverside County Planning Department



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION

Date Submitted: 6/29/17

Supervisory District: 4

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>
PM 36990	12/1/16	CFG 6346	12/1/16
GPA 01214	12/1/16		
CZ 07927	12/1/16		
EA 42976	12/1/16		

Assessor Parcel Number(s):

749-190-010

The property is owned by:

- Sole Ownership
- Sole Proprietorship
- Partnership
- Limited Liability Company (LLC)
- Corporation
- Trust

The property is leased by (If any): _____

The Lessee is the applicant: Yes 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) 863-7040

"Planning Our Future... Preserving Our Past"

INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION

Provide 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:
 - 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: Manuel Ferro & Felician L. Ferro, HW as JT

Contact Person: Olga Ferro(Daughter) E-Mail: oferro9@verizon.net

Mailing Address: 88855 Avenue 70

Thermal CA 92274
City State ZIP

Daytime Phone No: (760) 296-0624 Fax No: ()

Lessee/Applicant Name: Same as above

Contact Person: _____ E-Mail: _____

Mailing Address: _____

Street

City State ZIP

Daytime Phone No: () 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.

INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION

Additional Parties to be notified:

Name: Robert J, Mainiero, P.E.

Contact Person: Bob Mainiero E-Mail: psbob596@aol.com

Mailing Address: P.O. Box 2410

Palm Springs CA 92263
City State ZIP

Daytime Phone No: (760) 413-7127 Fax No: (760) 992-0702

Name: _____

Contact Person: _____ E-Mail: _____

Mailing Address: _____

Street

City State ZIP

Daytime Phone No: (_____) _____ Fax No: (_____) _____

Name: _____

Contact Person: _____ E-Mail: _____

Mailing Address: _____

Street

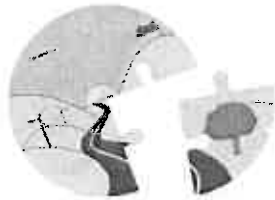
City State ZIP

Daytime Phone No: (_____) _____ Fax No: (_____) _____

NOTES:

- 1) Applications must include all of the information requested information and documents.
- 2) Incomplete applications will not be accepted.
- 3) Additional information may be required after the initial application submittal and County review.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1082 Indemnification Agreement Information.docx
Created: 8/28/2015 Revised: 12/21/2016



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

SECTIONS I, II, AND VI BELOW MUST BE COMPLETED FOR ANY AMENDMENT TO THE AREA PLAN MAPS OF THE GENERAL PLAN.

FOR OTHER TYPES OF AMENDMENTS, PLEASE CONSULT PLANNING DEPARTMENT STAFF FOR ASSISTANCE PRIOR TO COMPLETING THE APPLICATION.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: GPA01214 DATE SUBMITTED: 12/1/16

I. GENERAL INFORMATION

APPLICATION INFORMATION

Applicant's Name: Manuel & Feliciano Ferro E-Mail: oferro9@verizon.net

Mailing Address: 88855 Avenue 70
Thermal CA 92274
City State ZIP

Daytime Phone No: (760) 296-0624 Fax No: ()

Engineer/Representative's Name: Robert J. Mainiero E-Mail: psbob596@aol.com

Mailing Address: P. O. Box 2410
Palm Springs CA 92263
City State ZIP

Daytime Phone No: (760) 413-7127 Fax No: (760) 992-0702

Property Owner's Name: Manuel & Feliciano Ferro E-Mail: oferro9@verizon.net

Mailing Address: 88855 Avenue 70
Thermal CA 92274
City State ZIP

Daytime Phone No: (760) 296-0624 Fax No: ()

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"Planning Our Future... Preserving Our Past"

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

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

Manuel & Feliciano Ferro

PRINTED NAME OF APPLICANT

Manuel & Feliciano Ferro
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.

Manuel Ferro

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

Feliciano Ferro

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.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 749-190-010

Section: 26 Township: 7 South Range: 8 East

Approximate Gross Acreage: 8.5 Acres

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

General location (nearby or cross streets): North of _____, South of Avenue 70, East of _____, West of Pierce Street

Thomas Brothers map, edition year, page number, and coordinates: (2007) 5652 B2

Existing Zoning Classification(s): A-1-10

Existing Land Use Designation(s): AG Indian-Torres Martinez

Proposal (describe the details of the proposed general plan amendment):

To change the General Plan designation from AG Agriculture Indian-Torres Martinez to EDR Estate Density Residential to facilitate the subdivision

Related cases filed in conjunction with this request:

Change of Zone

Tentative Parcel Map No. 36990

Has there been previous development applications (parcel maps, zone changes, plot plans, etc.) filed on the project site? Yes No

Case Nos. Parcel Map No. 15150 MB 82/83-84

E.A. Nos. (if known) _____ E.I.R. Nos. (if applicable): _____

Name of Company or District serving the area the project site is located (if none, write "none.")		Are facilities/services available at the project site?	
		Yes	No
Electric Company	Imperial Irrigation District	x	
Gas Company	Southern California Gas Company		x
Telephone Company	Verizon	x	
Water Company/District	Coachella Valley Water District		x
Sewer District	Coachella Valley Water District		x

Is water service available at the project site: Yes No

If "No," how far away are the nearest available water line(s)? (No of feet/miles) More than 2 miles

Is sewer service available at the site? Yes No

If "No," how far away are the nearest available sewer line(s)? (No. of feet/miles) More than 2 miles

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

Is the project site located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes No

Is the project site located within 8.5 miles of March Air Reserve Base? Yes No

Which one of the following watersheds is the project site located within (refer to Riverside County GIS for watershed location)? (Check answer):

Santa Ana River Santa Margarita River San Jacinto River Colorado River

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) x Manuel Torres Date 11-23-16

Owner/Representative (2) Araceli Torres Date 11-23-16

NOTE: An 8½" x 11" legible reduction of the proposal must accompany application.

II. AMENDMENTS TO THE AREA PLAN MAPS OF THE GENERAL PLAN:

AREA PLAN MAP PROPOSED FOR AMENDMENT (Please name):

Eastern Coachella Valley

EXISTING DESIGNATION(S): AG Agriculture Indian-Torres Martinez

PROPOSED DESIGNATION(S): EDR Estate Density Residential

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

JUSTIFICATION FOR AMENDMENT (Please be specific. Attach more pages if needed.)

To facilitate the proposed subdivision of an 8.5 acre parcel into three parcels(two additional parcels) for the use of family members

The area is in transition from agriculture to residential.

There are a number of mobilehome parks in the surrounding area. See aerial photo.

There is a need for additional low-income housing.

Currently Indian Land

III. AMENDMENTS TO POLICIES:

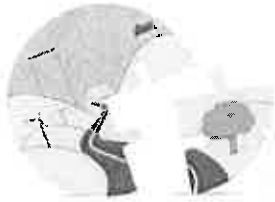
(Note: A conference with Planning Department staff is required before application can be filed. Additional information may be required.)

A. LOCATION IN TEXT OF THE GENERAL PLAN WHERE AMENDMENT WOULD OCCUR:

Element: _____ Area Plan: _____

B. EXISTING POLICY (If none, write "none." (Attach more pages if needed): _____

C. PROPOSED POLICY (Attach more pages if needed): _____



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: Manuel & Feliciano Ferro

Contact Person: Olga Ferro E-Mail: oferro9@verizon.net

Mailing Address: 88855 Avenue 70
Thermal CA 92274
City State ZIP

Daytime Phone No: (760) 296-0624 Fax No: ()

Engineer/Representative Name: Robert J. Mainiero., P.E.

Contact Person: Bob Mainiero E-Mail: psbob596@aol.com

Mailing Address: P. O. Box 2410
Palm Springs CA 92263
City State ZIP

Daytime Phone No: (760) 413-7127 Fax No: (760) 992-0702

Property Owner Name: Manuel & Feliciano Ferro

Contact Person: Olga Ferro E-Mail: oferro9@verizon.net

Mailing Address: 88855 Avenue 70
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

Thermal
City

CA
State

92274
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.)

<u>Manuel Ferro</u> <small>PRINTED NAME OF PROPERTY OWNER(S)</small>	 <small>SIGNATURE OF PROPERTY OWNER(S)</small>
<u>Feliciano Ferro</u> <small>PRINTED NAME OF PROPERTY OWNER(S)</small>	 <small>SIGNATURE OF PROPERTY OWNER(S)</small>

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 749-190-010

Approximate Gross Acreage: 8.5 Acres

General location (nearby or cross streets): North of _____ South of _____

APPLICATION FOR CHANGE OF ZONE

Avenue 70 _____, East of _____, West of Pierce Street _____

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

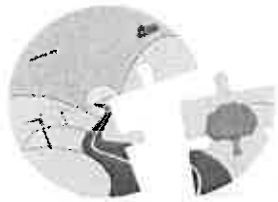
To change the existing A-1-10 Light Agriculture zoning to R-A Residential Agriculture to facilitate the subdivision of 8.5 acres into three parcels-two additional parcels for use by family members

Related cases filed in conjunction with this request:

General Plan Amendment
Tentative Parcel Map No. 36990

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- TRACT MAP MINOR CHANGE VESTING MAP
 REVISED MAP REVERSION TO ACREAGE EXPIRED RECORDABLE MAP
 PARCEL MAP AMENDMENT TO FINAL MAP

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: PM36990 DATE SUBMITTED: 12/1/16

APPLICATION INFORMATION

Applicant's Name: Manuel & Feliciano Ferro E-Mail: oferro9@verizon.net

Mailing Address: 88855 Avenue 70
Thermal CA 92274
City State ZIP

Daytime Phone No: (760) 296-0624 Fax No: ()

Engineer/Representative's Name: Robert J. Mainiero, P.E. E-Mail: psbob596@aol.com

Mailing Address: P.O. Box 2410
Palm Springs CA 92263
City State ZIP

Daytime Phone No: (760) 413-7127 Fax No: (760) 992-0702

Property Owner's Name: Manuel & Feliciano Ferro E-Mail: oferro9@verizon.net

Mailing Address: 88855 Avenue 70
Thermal CA 92274
City State ZIP

Daytime Phone No: (760) 296-0624 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 · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

"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.

Manuel & Feliciano Ferro

PRINTED NAME OF APPLICANT

X Manuel & Feliciano Ferro
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.

Manuel Ferro

PRINTED NAME OF PROPERTY OWNER(S)

X Manuel Ferro
SIGNATURE OF PROPERTY OWNER(S)

Feliciano Ferro

PRINTED NAME OF PROPERTY OWNER(S)

Feliciano Ferro
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): 749-190-010

Section: 26 Township: 7 South Range: 8 East

Approximate Gross Acreage: 8.5 Acres

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of _____, South of
Avenue 70, East of _____, West of Pierce Street

Thomas Brothers map, edition year, page number, and coordinates: (2007) 5652 B2

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):

To subdivide 8.5 acres into three parcels-two additional parcels for use by family members

SCHEDULE H

Related cases filed in conjunction with this request:

General Plan Amendment
Change of Zone

Is there a previous development application filed on the same site: Yes No

If yes, provide Case No(s). Parcel Map No. 15150 (Parcel Map, Zone Change, etc.)

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 copy: _____

Is water service available at the project site: Yes No

If "No," how far must the water line(s) be extended to provide service? (distance in feet/miles) More than

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) More than

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: NONE

Estimated amount of fill = cubic yards NONE

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Does the project need to import or export dirt? Yes No

Import N/A Export N/A Neither N/A

What is the anticipated source/destination of the import/export?

N/A

What is the anticipated route of travel for transport of the soil material?

N/A

How many anticipated truckloads? N/A truck loads.

What is the square footage of usable pad area? (area excluding all slopes) N/A 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) x Manuel Torres Date 11-23-16

Owner/Representative (2) x Felicitiana Torres Date 11-23-16



County of Riverside
DEPARTMENT OF ENVIRONMENTAL HEALTH

P.O. BOX 7909 • RIVERSIDE, CA 92513-7909

STEVE VAN STOCKUM, DIRECTOR

ENVIRONMENTAL PROTECTION & OVERSIGHT DIVISION
TENTATIVE MAP PRELIMINARY CLEARANCE
(SAN-53)

DATE: 2/16/2016 PARCELS / LOTS: 3
TRACT / PARCEL MAP NO.: PM36990 ZONING: A-1-10 (existing), R-A-2 (proposed)
APN: 749-190-010 MAP SCHEDULE: H

AT THIS TIME, DEH DOES NOT OBJECT TO THE CONSIDERATION OF THIS MAP. FURTHER INFORMATION MAY BE REQUIRED AT SPECIFIC MILESTONES.

1. DOMESTIC WATER:

- THE _____ WATER DISTRICT HAS AGREED IN WRITING TO FURNISH DOMESTIC WATER TO EACH AND EVERY LOT WITHIN THIS SUBDIVISION AS PER LETTER DATED See details in notes.
- ACCEPTABLE WATER SUPPLY PERMIT APPLICATION IS ON FILE WITH THIS DEPARTMENT TO FORM THE _____ WATER COMPANY.
- NO WATER SYSTEM IS PROVIDED FOR THIS LAND DIVISION.
(SCHEDULE C, D, E, F, G)
- * INDIVIDUAL WELL(S) Onsite wells serving State Small Water System(s) required on parcels with 5-14 service connections

2. DOMESTIC SEWAGE DISPOSAL:

- CONNECTION TO _____ SEWER SYSTEM AS PER LETTER DATED _____
- * ONSITE WASTE WATER TREATMENT SYSTEM REPORT PROJECT NO, 544-15256 DATED December 2, 2015 HAS BEEN SUBMITTED FOR REVIEW. THE REPORT SHOULD BE CONSISTENT WITH THE DEPARTMENTS TECHNICAL MANUAL. FURTHER INFORMATION AND OR TESTING MAY BE REQUIRED. **PLEASE NOTE: CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD CLEARANCE MAY BE REQUIRED. ADDITIONAL SOILS TESTING REQUIRED AT TIME OF BUILDING.**

ADDITIONAL REQUIREMENTS/ NOTES

C-42 certifications of existing septic systems required. Proposed septic systems and well locations must be shown on exhibits. Size of septic systems to be restricted due to poor percolation rates.

ENVIRONMENTAL HEALTH SPECIALIST

Received by: E-mailed to Lydia Shinohara
paceng@gmail.com

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A NEGATIVE DECLARATION

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

GENERAL PLAN AMENDMENT NO. 1214, CHANGE OF ZONE NO. 7927, and TENTATIVE PARCEL MAP NO. 36990 – Intent to Adopt a Negative Declaration – EA42976 – Applicant: Manuel and Feliciano Ferro – Representative: Robert J. Mainiero, P.E. – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan – Indian Lands (IND) – Location: Southerly of 70th Avenue, westerly of Pierce Street, and easterly of Dennington Court – 8.5 Gross Acres – Zoning: Light Agriculture (A-1-10 Acre Minimum) – **REQUEST:** General Plan Amendment No. 1214 (Entitlement/Policy Amendment) proposes to establish a General Plan Foundation Component and Land Use Designation for the project site, currently identified in GIS as Indian Lands (IND), to Rural Community: Estate Density Residential (RC-EDR) (2-Acre Minimum) on an 8.5 gross acre site. Change of Zone No. 7927 proposes to amend the zoning classification from Light Agriculture–10-acre minimum (A-1-10) to Residential Agriculture (R-A) on an 8.5 gross acre site. Tentative Parcel Map No. 36990 proposes a Schedule “H” subdivision to divide approximately 8.5 gross acres into three (3) parcels with proposed Parcel 1 totaling 3.61 acres, Parcel 2 totaling 2.0 acres, and Parcel 3 totaling 2.77 acres. The project site currently contains an existing 12-unit employee housing mobile-home park with additional one-family dwelling unit for a total of 13-existing dwelling units on the subject property.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **JUNE 17, 2020**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501

Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference and at the Place of Hearing, as listed above. Public access to the meeting location will be allowed, but limited to comply with the Executive Order. Information on how to participate in the hearing will be available on the Planning Department website at: <https://planning.rctlma.org/>.

For further information regarding this project, please contact Project Planner Jay Olivas at (760) 863-7050 or email at jolivas@rivco.org, or go to the County Planning Department’s Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a negative declaration. The Planning Commission will consider the proposed project and the proposed negative declaration, 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 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: Jay Olivas
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on May 05, 2020,

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

APN (s) or case numbers CZ07927 / GPA01214 / PM36990 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

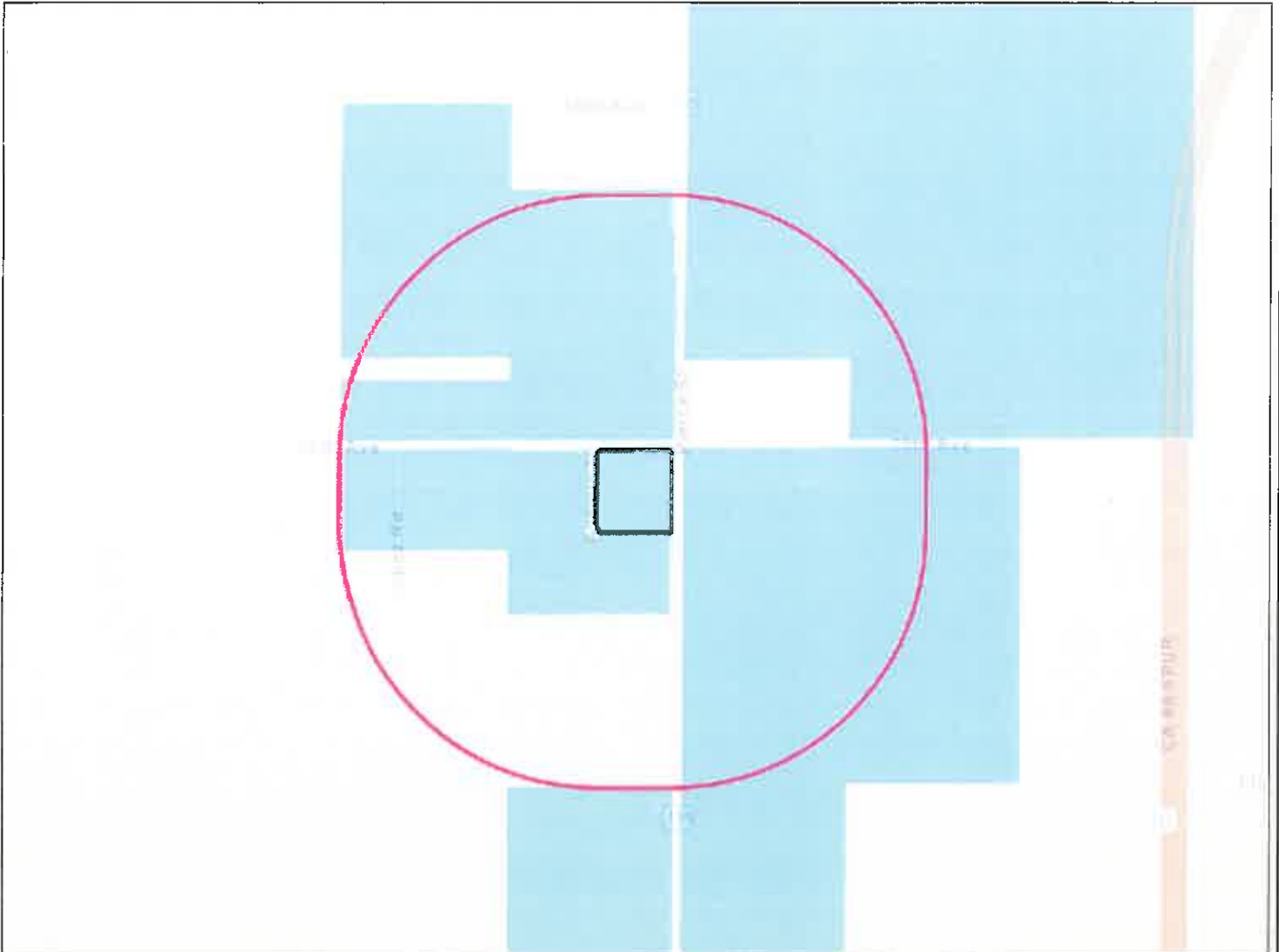
Riverside, Ca. 92502

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




Riverside County GIS Mailing Labels

CZ07927 / GPA01214 / PM36990

(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... 5/5/2020 3:23:40 PM

© Riverside County RCIT

749090010
DOROTHY F. SHORT
37 CLEAR VISTA DR
ROLLING HILLS EST CA 90274

749090042
AILEEN D K DORIA
5175 WALLABY ST
YUCCA VALLEY CA 92284

749090047
USA 749
P O BOX 2245
PALM SPRINGS CA 92262

749140004
3M PROP INV CO
1515 LOWER PASEO LA CREST
PLS VRDS EST CA 90274

749140005
SCOTT LYNN LAWSON
88740 AVENUE 70TH
THERMAL CA 92274

749140006
SANTOS BARAJAS
P O BOX 1348
THERMAL CA 92274

749140007
SCOTT LAWSON
88740 AVENUE 70
THERMAL CA 92274

749140008
USA BLM
88740 AVENUE 70
THERMAL CA 92274

749140018
ELVIA CASTRO
P O BOX 5308
LA QUINTA CA 92248

749140019
LETICIA VARGAS
48401 RAINBOW BRIDGE PL
INDIO CA 92201

749190003
USA 749
88725 AVENUE 70
THERMAL CA 92274

749190009
SANTIAGO D. MARTINEZ
88731 AVENUE 70
THERMAL CA 92274

749190010
MANUEL FERRO
88855 AVENUE 70
THERMAL CA 92274

749190011
SERGIO RUIZ
P O BOX 912
MECCA CA 92254

749190012
ROGELIO RUIZ MAGANA
P O BOX 422
MECCA CA 92254

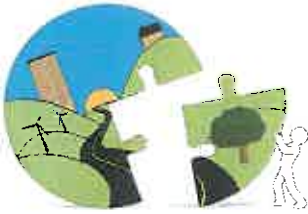
749210013
MING HUEI LEE
43851 OLD HARBOUR
BERMUDA DUNES CA 92201

749220001
GOLDEN POND FISHERY INC
3972 BARRANCA PKY NO J286
IRVINE CA 92606

749230005
LIN MING TANG
3357 LOTUS AVE
HACIENDA HEIGHTS CA 91745

Richard Drury
Theresa Rettinghouse
Lozeau Drury, LLC.
410 12th Street Suite 250
Oakland, CA 94607

Kirkland West
Habitat Defense Council
PO Box 7821
Laguna Niguel, CA, 92607-7821



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

77588 El Duna Ct Ste. H
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

GPA 1214 / CZ 7927 / PM36990 / EA 42976

Project Title/Case Numbers

Jay Olivas, Project Planner

County Contact Person

(760) 863-8271

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Feliciano Ferro

Project Applicant

88855 Avenue 70 Thermal, CA 92274

Address

South of 70th Avenue, west of Pierce Street, and east of Dennington Court

Project Location

GPA 1214 proposes to amend the General Plan from IND to RC-VLDR, CZ 7927 proposes to amend the zoning classification for the subject property from A-1-10 to R-A, TPM36990 proposes to subdivide 8.5 acres into 3-parcels with existing 12-unit employee housing park with separate primary dwelling unit.

Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on June 17, 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 NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 77588 El Duna Ct, Palm Desert, CA 92211.

Signature

Project Planner _____
Title

Date

Date Received for Filing and Posting at OPR: _____

Revised: 05/05/2020

Y:\Planning Case Files-Riverside office\PM36990\DH-PC-BOS Hearings\DH-PC\PM36990 NOD.docx

Please charge deposit fee case#: ZEA42976 ZCFG06346

FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

NEGATIVE DECLARATION

Project/Case Number: GPA 1214, CZ 7927, PM36990

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

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment/Initial Study).

COMPLETED/REVIEWED BY:

By: Jay Olivas Title: Project Planner Date: May 20, 2020

Applicant/Project Sponsor: Feliciana Ferro Date Submitted: 12/1/2016

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: _____ Date: _____

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

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

For additional information, please contact Jay Olivas, Project Planner at 760-863-8271.

Revised: 05/05/202020

Y:\Planning Case Files-Riverside office\PM36990\DH-PC-BOS Hearings\DH-PC\Cover_Sheet_Negative_Declaration.docx

Please charge deposit fee case#: ZEA42976 ZCFG06346

FOR COUNTY CLERK'S USE ONLY

**INVOICE (PLAN-CFG06346)
FOR RIVERSIDE COUNTY**

BILLING CONTACT
Manuel Ferro

**County of Riverside
Trans. & Land Management Agency**



P O Box 1450
Coachella, Ca 92236

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
PLAN-CFG06346	12/01/2016	12/01/2016	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG06346	0452 - CF&G TRUST: RECORD FEES	\$50.00
88855 Avenue 70 Thermal, SUB TOTAL		\$50.00

TOTAL **\$50.00**

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.:

4.2

Planning Commission Hearing: June 17, 2020

PROPOSED PROJECT

Case Number(s): GPA No. 1208

EA No.: Initial Study / MND

Area Plan: Elsinore

Zoning Area/District: Lakeland Village District & South Elsinore Area

Supervisory District: First

Project Planner: Robert Flores
Advance Planning

Project APN(s): Various

Applicant(s): County of Riverside



Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

GPA No. 1208 (“Project”) – *General Plan Foundation Component, Technical, and Entitlement / Policy Amendment* – consists of General Plan Foundation Component changes and Land Use Designation and policy updates, generally within the Lakeland Village Policy Area (LVPA). This amendment proposes to revise the existing LVPA section of the Elsinore Area Plan to update descriptions, revise existing policies, add new policies, and create Neighborhood planning areas with specific policies that, together with proposed land use changes, can provide direction for the orderly development of the Lakeland Village community, which may provide for appropriate land use, infrastructure, services, design and character. This amendment also includes a minor amendment to a Land Use Element policy that affects the Mixed-Use Area land use designation. (See “Project Analysis” below and attachments for more details on this amendment.)

This Project Area includes the LVPA boundary, which is specifically located directly southwest of the Lake Elsinore shoreline and is adjacent to the northeast side of the Santa Ana and Elsinore Mountains, along Grand Avenue generally between State Route 74 (SR-74) and Corydon Road. The Project Area also includes a few select areas just outside the LVPA boundary to the southwest along the mountain slopes, as shown on the attached exhibits.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTION(S):

ADOPT Planning Commission Resolution No. 2020-005; thereby,

RECOMMENDING THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

ADOPT a Mitigated Negative Declaration for General Plan No. 1208 (SCH#2020050501), based on the findings and conclusions provided in the initial study, attached hereto and incorporated herein by reference, and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVELY APPROVE General Plan Amendment No. 1208, to change General Plan Foundation Components and update Land Use Designations and policies, generally within the Lakeland Village Policy Area of the Elsinore Area Plan, in accordance with the attached exhibits, based upon the findings and conclusions provided in this staff report, and subject to the adoption of a General Plan Amendment resolution by the Board of Supervisors.

PROJECT BACKGROUND AND ANALYSIS

Background:

Development for the unincorporated County is guided by the Riverside County General Plan. The Riverside County General Plan is divided into 19 Area Plans covering most of the County. One of these area plans is the Elsinore Area Plan (ELAP), which is located in southwest Riverside County. ELAP provides tailored policy direction relating to land use, circulation, open space, and design for unincorporated areas within the area plan boundary, including the community of Lakeland Village.

Lakeland Village Community

The Lakeland Village Policy Area (LVPA) is one of six ELAP Policy Areas. The LVPA sets the planning direction for the community of Lakeland Village, which is located in the southwestern part of the ELAP boundary – west of the City of Lake Elsinore and north of the City of Wildomar. The LVPA boundary stretches along Grand Avenue on both sides between Ortega Highway and Corydon Avenue and consists of approximately 2,600 acres and over 3,000 lots/parcels.

There have been several planning efforts that have influenced the planning direction of the Lakeland Village community, including minor General Plan Land Use changes associated with General Plan Amendment No. 960. More recently, the County of Riverside processed a community-scale planning effort that focused on the creation of the LVPA, inclusion of some Mixed Use Areas (MUAs) within the new policy area, development of accompanying policies, and other pertinent changes within the newly created LVPA. This amendment to the General Plan, known as General Plan Amendment No. 1156 (GPA No. 1156), was adopted by the Riverside County Board of Supervisors in April 2017. However, GPA No. 1156 could not fully address all necessary changes to the General Plan Land Use designations within the LVPA due to the General Plan Certainty System, which guarantees that foundational land uses do not change frequently. In 2016, the window to change foundational land uses opened up, allowing for the initiation of GPA No. 1208 (April 18, 2017, Item 16.1) that would allow for further review and amendments of the General Plan Land Use designations within the LVPA, especially those that necessitate foundational changes that could not be changed with GPA No. 1156.

Project Analysis:

GPA No. 1208 proposes to revise the existing LVPA section of the Elsinore Area Plan to update descriptions, revise existing policies, add new policies, and create Neighborhood planning areas with specific policies that, together with the proposed land use changes, can provide direction for the orderly development of the Lakeland Village community. This Project includes amendments generally within the LVPA, including General Plan Foundation Component changes that were not feasible during GPA No.

1156. The Project does not include site specific development and is limited to land use and policy changes, as shown in Attachment B and C and described below:

General Plan Land Use Changes

GPA No. 1208 generally focuses on parcels located within the following areas of the LVPA:

- ❖ Parcels directly adjacent to Grand Avenue in the Rural Community Foundation Component
- ❖ Parcels within or adjacent to the Rural Mountainous areas west of Grand Avenue to reflect new hillside slope mapping with the Rural Mountainous Land Use Designation
- ❖ Limited sites located throughout the LVPA where minor land use modifications are warranted
- ❖ Select sites along Grand Avenue appropriate for mixed development mapped with the Mixed Use Area Land Use Designation.

The changes along the Rural Mountainous areas west of Grand Avenue included a portion of a parcel (approx. 1.5 acres) outside and adjacent to the LVPA. The proposed Foundation Component and Land Use amendments will respectively modify Land Use Element Figure LU-1 and ELAP Figure 3, as shown in Attachment B.

General Plan Policy Changes

Beyond land use changes, GPA No. 1208 will also include a revisions of existing General Plan policies specifically related to the LVPA. The proposed Project will also create seven new Mixed Use Area (MUA) Neighborhoods as well as one new Light Industrial (LI) Neighborhood within the LVPA, resulting in a total of eight Neighborhoods throughout the LVPA, including three Neighborhoods created from existing MUA designated sites.

The proposed new LVPA policies focus on the LVPA as a whole, Hillside Residential areas, and LVPA Neighborhoods. The proposed policies address the following:

- ❖ Mixed use development and land use
- ❖ Site configuration and building orientation
- ❖ Community character, building height and design
- ❖ Community recreation and infrastructure
- ❖ Circulation and connectivity
- ❖ Alternative transportation, transit, and trails

For the full list of proposed LVPA policies, refer to Attachment C of this report.

The MUA Neighborhoods have been developed to encourage a mixture of land uses to support the growth in the local economy and increasing residential development opportunities. The Project also proposes the following revisions to Land Use Element Policy LU 33.1 (new text shown in **red** and underlined, deleted text is shown in ~~strikethrough~~) to allow multiple zoning classifications to be consistent with the MUA designation:

LU 33.1 (proposed) The Mixed Use Area designation may be developed pursuant to any zoning classification that meets the intent of a community-level policy area, as described in each area plan. Where no such guiding policy is available, ~~the~~ Mixed-Use Area designation may be developed pursuant to either a Specific Plan or the Mixed Use zoning classifications.

General Plan Consistency

State law requires internal consistency of the County's General Plan, including consistency of policy within an element and consistency of policy with other elements. GPA No. 1208 will add new policies and revises existing policies to the ELAP LVPA and the Land Use Element. All new and revised policies were analyzed and do not create internal conflict with ELAP (a component of the General Plan) and the Land Use Element or conflict with other elements of the General Plan.

Airport Land Use Commission (ALUC)

The Project area is not near an Airport Land Use Compatibility Plan, therefore, does not require ALUC review, which was confirmed by ALUC staff.

CEQA Compliance

An Initial Study (IS) and a Mitigated Negative Declaration (MND) have been prepared for this Project, in accordance with the California Environmental Quality Act (CEQA). The IS and MND represent the independent judgement of Riverside County. A Notice of Intent to Adopt an MND was prepared, and the documents were circulated for public review per the CEQA Statute and Guidelines Section 15105 and Executive Order No. N-54-20, which allowed for unique noticing options during the current situation (see compliance information below). While the IS identifies potentially significant impacts relating to transportation, mitigation measures have been incorporated into the Project to reduce those impacts to a level of less than significant. Accordingly, the Project as proposed will not result in any potentially significant environmental impacts due to incorporation of the proposed mitigation, as required under the MND.

Posting/Availability of IS/MND, in compliance with Executive Order N-54-20

- ❖ IS/MND posted on the Planning Department's public website and availability of IS/MND shared on social media on May 15th.
- ❖ Planning Commission Public Hearing Notice / CEQA Notice of Intent published in the Press Enterprise on March 24, 2020 and directly mailed to property owners of lots with proposed General Plan Land Use changes.
- ❖ IS/MND circulated for public review and comment through the State Clearing House (SCH#2020050501) from May 22, 2020 through June 16, 2020.
- ❖ Share IS/MND availability with applicable local cities, agencies and County departments.
- ❖ Shared IS/MND availability by email with community members that participated in prior community outreach events that provided an email address.
- ❖ Shared IS/MND availability on the Supervisorial District 1 Newsletter, website and via email (email-blast to the District 1 email list).

Senate Bill 18 and Assembly Bill 52

State law requires that an opportunity for consultation be made available to Native American Tribes in the County when considering a general plan amendment and a CEQA project compliance document, pursuant to Senate Bill (SB) 18 and Assembly Bill (AB) 52, respectively. SB 18 and AB 52 letters were sent to affected Tribes on July 13, 2017 and July 19, 2017, respectively. AB 52 consultation was required, since a MND was prepared for the Project. In response to the letters sent, four (4) Native American Tribes

requested consultations (Pechanga Band, the Rincon Band, the Soboba Band, and the Morongo Band). Consultation between the aforementioned tribes that requested it was held, yielding no significant comments or concerns on the Project due to an absence of impacts on tribal resources. Any future implementing projects may have to consult with the Tribes if a ground-breaking activity is proposed. All requested consultation was concluded as required. See the IS/MND (Attachment D) for full details on SB 18/AB 52 consultation results.

FINDINGS AND CONCLUSIONS

GPA No. 1208 includes three General Plan Amendment types: 1) Foundation Component Amendment, 2) Entitlement/Policies Amendment and 3) Technical Amendments. Each of the General Plan Amendment category requires specific findings in order for the County to approve the proposed project. Under each General Plan Amendment Category below, is a description of the applicable project component and findings:

General Plan Foundation Component Amendment Findings

GPA No. 1208 includes a *General Plan Foundation Component Amendment* that amends land use designation amendments from one Foundation Component to another adjacent or in close proximity to Grand Avenue within ELAP's LVPA. Accordingly, the findings supporting this type of General Plan amendment, pursuant to Ordinance No. 348, Section 2.5.G., are as follows:

a: That new conditions or circumstances disclosed during the review process justify modifying the General Plan, that the modifications do not conflict with the overall Riverside County Vision, and that they would not create an internal inconsistency among the elements of the General Plan. The foregoing requirement for findings shall not apply to any amendment to the Riverside County Vision.

1. New conditions or circumstances disclosed during the review process justify modifying the General Plan:

There have been several planning efforts that have influenced the planning direction of the Lakeland Village community, including minor General Plan Land Use changes associated with General Plan Amendment No. 960 (latest Comprehensive Update to General Plan). In fact, the need for a community-scale planning effort was brought to the forefront while processing GPA No. 960. Therefore, the County of Riverside processed a community-scale planning effort (GPA no. 1156) that focused on the creation of the LVPA, inclusion of some Mixed Use Areas (MUAs) within the new policy area, development of accompanying policies, and other pertinent changes within the newly created LVPA, which was adopted by the Riverside County Board of Supervisors in April 2017. During the GPA No. 1156 planning effort, the community expressed the desire to continue the community development land use pattern along Grand Avenue from Richard Street to Kathryn Way. GPA No. 1156 could not address this change due to the General Plan Certainty System, which guarantees that foundational land uses do not change frequently. In 2016, the window to change foundational land uses opened up, allowing for the initiation of GPA No. 1208 that would allow for further review and amendments of the General Plan Land Use designations within the LVPA along with other associated amendments, especially those that necessitate foundational changes that could not be changed with GPA No. 1156. An order was adopted by the Board of Supervisors on April 17, 2017 to initiate GPA No. 1208 (Agenda Item No. 16.1), as required by Ordinance No. 348 section 2.5.C.. The above described new circumstances emerged while

processing GPA No. 1156, which justifies modification of the General Plan as proposed by GPA No. 1208. The Foundation Component Amendment and the associated land use designation amendments will complete the community development land use pattern along Grand Avenue as envisioned by the community.

2. The modifications do not conflict with the overall Riverside County Vision:

See below, under General Plan Entitlement/Policy Amendment, for findings that support that the modifications proposed under GPA No. 1208 do not conflict with the overall Riverside County Vision. GPA No. 1208 includes Foundation Component changes that support the overall intent of this community-scale project and provide for internal consistency with all components of the General Plan, including the vision.

3. The modifications would not create an internal inconsistency among the elements of the General Plan:

State law requires internal consistency of the County's General Plan, including consistency of land use policy within an element and consistency of land use policy with other elements. GPA No. 1208 will make Foundation Component changes within to the LVPA. Specifically, parcels directly adjacent to Grand Avenue in the Rural Community Foundation Component are proposed to change to a Community Development Foundation Component, which is more appropriate for the development that is envisioned for the community. GPA No. 1208 does not involve a conflict with any Foundation Component because all General Plan Land Use designations will ultimately conform to applicable Foundation Component, as explained above; and all Foundation Component and land use designation changes were analyzed and were found not to create internal conflict with ELAP (a component of the General Plan), the Land Use Element, and other elements of the General Plan.

General Plan Entitlement/Policy Amendment Findings

GPA No. 1208 also includes a *General Plan Entitlement/Policy Amendment* that revises and adds new ELAP (LVPA) and Land Use Element policies and update land use designations within the same Foundation Component. Accordingly, the findings supporting this type of General Plan amendment, pursuant to Ordinance No. 348, Section 2.4.C.2. **a., b., c. and f.**, are as follows:

- a: The proposed amendment does not involve a change in or conflict with: The Riverside County Vision, any General Plan Principle set forth in General Plan Appendix B; or any Foundation Component designation in the General Plan.**

1. The Riverside County Vision:

- a. GPA No. 1208 supports many of the fundamental values listed in the Riverside County Vision ("Vision") Chapter of the County's General Plan, including, but not limited to, the *Community, Health, Inter-relatedness, Risks, Diversity, Equity, Valued Contributions, Varied Communities, Balance, Creativity and Innovation, Distinctiveness, Livable Centers, Housing, Natural Environment, Multi-Modal Transportation, Employment, Safety, Planning Integration, Sustainability, and Recreation.*

GPA No. 1208 proposes to (1) update General Plan Land Uses to provide diversity in land uses and development opportunities, (2) update and add new policy that mainly provides direction for design and character of this growing community, and (3) creates planning areas, many of which provide for a mix of uses that promote density and active transportation, thereby, supporting the fundamental values of the Vision listed above, especially *Community, Health, Inter-relatedness, Valued Contributions, Creativity and Innovation, Livable Centers, Employment, and Recreation*.

One of the fundamental values of the Vision is *Varied Communities* (Vision Statement, p. V-5). GPA No. 1208 will complete an ongoing community-scale, community-specific planning effort that enhances General Plan Land Use and other policies within an existing policy area that aims to provide direction for the orderly development, specifically for one of the County's various unincorporated communities that may also help "...contribute to [the] overall quality of life" of Lakeland Village and the County.

Another of the fundamental values of the Vision is *Housing* (Vision Statement, p. V-6). The land uses proposed by GPA No. 1208 will provide more housing, including affordable housing, with the implementation of the long-range plan for this community. Housing is "...one of the most basic community needs..." and ongoing shortages in housing may have "negative impacts on our communities." Therefore, the development and growth opportunities that GPA No. 1208 provides supports the Riverside County Vision.

Lastly, a fundamental value of the Vision is *Planning Integration* (Vision Statement, p. V-6 - 7). GPA No. 1208 supports the County's approach to planning on a community scale with simple and focused policies. GPA No. 1208 is focused on a unique community that is adjacent to a growing urban area. The proposed amendment makes appropriate land use changes that will facilitate development and reduces the amount of existing policies that apply within the policy area by combining similar policies and eliminating redundancy and obsolete policies.

- b. The *Our Communities and Their Neighborhoods* section of the Vision states, "Innovative designs allow for increased density in key locations, such as near transit stations, with associated benefits. In these and other neighborhoods, walking, bicycling, and transit systems are attractive alternatives to driving for many residents." The proposed amendment provides for higher densities along Grand Avenue that has an extensive network of transit stops and a bus line that loops around the general vicinity and connects to regional transit and commuter bus lines. In addition, higher densities and mixed uses provide for internal capture of vehicle trips and may incentivize active transportation (i.e. walking, biking, and use of transit) as an alternative to driving.

2. General Plan Principles:

- a. Community Development Principle I.C.1., *Maturing Communities*, states, "...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 any given community." Lakeland Village is a maturing community, and the LVPA provides general direction for the appropriate growth and development of this community current situation and community goals. GPA No. 1208 creates tailored policies that apply to the whole community or specific areas in the

community; additionally, this amendment changes land use designations as appropriate to allow for the anticipated maturity of Lakeland Village as envisioned by stakeholders.

- b. Community Development Principle I.G.1., *Efficient Land Use*, states, "The County should encourage compact and transit-adaptive development on regional and community scales. The policy goal is to permit and encourage increased densities and intensities, and to reduce the land required for public infrastructure...." GPA No. 1208 proposes a MUA designation, which promotes density and diversity of land uses, for various planning areas in the community identified as Neighborhoods. The proposed land uses promote the use of transit and capture vehicle trips internally because land uses interact better, which may reduce the reliance of travel by vehicle supports this principle. The availability of alternative modes of transportation may reduce the land required for public infrastructure, thereby, supporting this principle.
- c. Transportation Principle III.E.1.d., *Mass Transit*, states, "Varied forms of transit systems should be considered, based on service potential, cost, flexibility and reinforcement of more efficient land use. . . . Locating as many community activities as possible within easy walking distance of transit stops." GPA No. 1208 proposes a MUA designation, which promotes density and diversity of land uses, for various planning areas in the community identified as Neighborhoods, which are located adjacent to Grand Avenue that has over thirty bus stops. The proposed land uses and density of transit stops provides an ideal situation for transit-oriented development that provides for active transportation, which supports this principle.
- d. Transportation Principle III.E.1., *Pedestrian, Bicycle and Equestrian Friendly Communities*, states, "Bicycle and pedestrian paths should be conveniently located and linked to commercial, public, educational and institutional uses." The proposed amendment supports this principle because GPA No. 1208 creates policies and proposes changes that that promote active and healthy lifestyles, including policies that encourage the development of infrastructure that link all areas and destinations within a community.
- e. Community Design Principle IV.A., *Community Variety, Choice and Balance*, establishes an intent to foster variety and choice within communities, provide opportunity for housing variety and availability, provide for balanced growth of communities, revitalize existing communities through development of under used or vacant sites, and provide for higher density and urbanization of appropriate areas. The proposed community-scale project provides for all of the above with an emphasis on creating orderly and appropriate development and growth that meets the goals and needs of the community.
- f. Community Design Principle IV.B.1., *Unique Communities*, 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." Lakeland Village is located directly southwest of the Lake Elsinore shoreline and is adjacent to the northeast side of the Santa Ana and Elsinore Mountains, which create natural edges for the community and sufficient open space that separates Lakeland Village from other communities, including adjacent cities. GPA No. 1208 is a community-

scale planning project that focuses on Lakeland Village, which may facilitate the buildout of this existing community within the defined policy area boundary.

3. Foundation Component:

The proposed amendment includes many Foundation Component changes within the LVPA from one Foundation Component into another. Specifically, parcels directly adjacent to Grand Avenue in the Rural Community Foundation Component are proposed to change to a Community Development Foundation Component, which is more appropriate for the development that is envisioned for the community; additionally, parcels within or adjacent to the mountainous areas west of Grand Avenue are proposed to change to/from a Rural Foundation Component to reflect new hillside slope mapping with the Rural Mountainous Land Use Designation and existing subdivided residential lots with appropriate residential land uses. However, GPA No. 1208 does not involve a change in or conflict with any Foundation Component because all General Plan Land Use designations will ultimately conform to their applicable Foundation Component, and findings for the approval of all changes to/from Foundation Components are made and provided in the General Plan Technical Amendment and General Plan Foundation Component Amendment findings sections herein.

b: The proposed amendment would either contribute to the purposes of the General Plan or, at a minimum, would not be detrimental to them.

State law requires internal consistency of the County's General Plan, including consistency of policy within an element and consistency of policy with other elements. GPA No. 1208 will add new policy and revises existing policies to the ELAP, specifically to the LVPA, and will make land use designation changes within and adjacent to the LVPA, which are focused on the purpose of the Project that is to improve growth and development for this community. All new and revised policies and land use designation changes were analyzed and do not create internal conflict with ELAP (a component of the General Plan), the Land Use Element, and other elements of the General Plan.

c: Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.

There have been several planning efforts that have influenced the planning direction of the Lakeland Village community, including minor General Plan Land Use changes associated with General Plan Amendment No. 960 (latest Comprehensive Update to General Plan). In fact, the need for a community-scale planning effort was brought to the forefront while processing GPA No. 960. Therefore, the County of Riverside processed a community-scale planning effort (GPA No. 1156) that focused on the creation of the LVPA, inclusion of some Mixed Use Areas (MUAs) within the new policy area, development of accompanying policies, and other pertinent changes within the newly created LVPA, which was adopted by the Riverside County Board of Supervisors in April 2017. However, GPA No. 1156 could not fully address all necessary changes to the General Plan Land Use designations within the LVPA due to the General Plan Certainty System, which guarantees that foundational land uses do not change frequently. In 2016, the window to change foundational land uses opened up, allowing for the initiation of GPA No. 1208 that would allow for further review and amendments of the General Plan Land Use designations within the LVPA along with other associated amendments, especially those that necessitate foundational changes that could not be changed with GPA No. 1156. The aforementioned special circumstances emerged as a result of and were unanticipated prior to preparation of the latest comprehensive update to the General Plan.

- f: An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ration of jobs-to-workers in the County.**

General Plan Amendment No. 1208 will expand basic job opportunities that contribute directly to the County's economic base and improve the ratio of jobs-to-workers in the County. This amendment expands land uses within the established LVPA. Land uses adjacent to Grand Avenue are reorganized into more appropriate configurations and mixed use areas have been established. The mixed use areas provide for a wide variety of residential and commercial support uses within close proximity to each other. The proposed amendment is necessary to encourage appropriate growth that in turn provides new commercial development opportunities and subsequent job creation. GPA No. 1208 will result in land use enhancement to the area, providing additional opportunities for commercial development and employment growth.

General Plan Technical Amendment Findings

GPA No. 1208 is also a *General Plan Technical Amendment* that amends land use designations along the southwest hillsides to reflect updated contour line/slope data and appropriate parcel sizes within the ELAP. Accordingly, the findings supporting this type of General Plan amendment, pursuant to Ordinance No. 348, Section 2.4.C.1. **a. and e.**, are as follows:

- a: The proposed amendment would not change any policy direction or intent of the General Plan.**

GPA No. 1208 will amend the land use designations within and adjacent to the LVPA to reflect updated hillside slope data. The designation to reflect new slope data is consistent with the RM land use designation. All revised land use designation changes were analyzed and do not change the policy direction or intent of ELAP (a component of the General Plan) or other elements of the General Plan.

- e: A minor change of boundary will more accurately reflect geological or topographic features, or legal or jurisdictional boundaries.**

Parcels within or adjacent to the mountainous areas west of Grand Avenue are proposed to change to/from a Rural Foundation Component to reflect new hillside slope mapping. GPA No. 1208 proposes to designate appropriate mountainous areas with the Rural Mountainous Land Use Designation and proposes to designate existing subdivided residential lots, which currently have the RM designation, with an appropriate residential land uses. The proposed amendments reflect a minor change of a hillside slope boundary and will more accurately reflect topographic features in this area.

Conclusions

Based on the above findings, the Project is in conformance with Ordinance No. 348, and with all elements and components of the Riverside County General Plan; protects the public's health, safety, and general welfare; and, will not have a significant effect on the environment.

PUBLIC OUTREACH AND HEARING NOTIFICATION

Community/Public Outreach

The Riverside County Planning Department has held several previous meetings and workshops regarding the Lakeland Village Project to seek community input for the expansion of the community planning effort, as summarized below. Community input helps define policies and design features that will shape the future of development for Lakeland Village.

- ❖ February 22, 2017: Community Advisory Council Meeting No. 1: Project Introduction at the Lakeland Village Community Advisory Council. A PowerPoint presentation was given at this meeting which introduced the project and provided details regarding the project's history, land use, examples of mixed-use development, examples of design guideline, project schedule, as well as announced the March 22, 2017, public outreach meeting. County/consultant staff answered questions regarding the project as appropriate.
- ❖ March 22, 2017: Community Outreach Meeting No. 1: Community Input on Lakeland Village Community Plan and Design. This meeting provided an opportunity for attendees to provide input on the community plan and design through the use of a visual preference survey. A presentation was given regarding the visual preference survey prior to attendees' participation in the survey. Participants were provided with score cards and instructions on completing and submitting score cards.
- ❖ June 21, 2017: Community Outreach Meeting No. 2: Community Input on Land Use, Policy and Zoning. This meeting provided the public with an opportunity for attendees to review and comment on the draft land use plan, policies and potential zoning consistency. A PowerPoint presentation was given at this meeting which described project components, and draft land use and policy revisions, as well as the survey results from the March 22, 2017 meeting.
- ❖ August 22, 2017: Community Advisory Council Meeting No. 2: Final Draft of the Lakeland Village Community Planning project presented to the Lakeland Village Community Advisory Council. A PowerPoint presentation was given regarding the draft land use and policy revisions, as well as zoning consistency analysis.

In addition, to the above public outreach, a dedicated webpage was created at the commencement of the project that is still available for the public today. The Lakeland Village Community Planning webpage (<https://planning.rctlma.org/LV>) is the platform for information sharing for this projects. All document available for public consumption associated to this Project were made available through this webpage or the Planning Department's website. Additionally, social media was also used to share information for the Project.

Public Hearing Notification

The Project was advertised in the Press Enterprise Newspaper on May 24, 2020, pursuant to Section 1.6, 1.7, 1.8 of Riverside County Ordinance No. 348 for the June 17, 2020 Planning Commission. In addition to publishing a large public hearing notice (1/8th page) in the newspaper as required, hard copies of the public hearing notice for the June 17, 2020 Planning Commission were also mailed to over 500 property owners at least 10 days prior to the hearing for of lots with proposed General Plan Land Use changes. All project documents were available on the Planning Department's public website (planning.rctlma.org),

and availability was shared via social media. Any member of the public is welcome to provide comments or concerns during the Planning Commission public hearing.

Between the publishing of the public hearing notice and the preparation of this staff report, Planning staff has received three (3) comment letters recently, which are under review. The letters are attached to this staff report for consideration. Planning staff will subsequently respond accordingly and provide a summary of responses prior to or at the Planning Commission meeting for consideration.

REPORT:

Prepared by Robert Flores
Reviewed by Phayvanh Nanthavongdouangsy
Reviewed by John Hildebrand
Approved by Charissa Leach

ATTACHMENTS:

Attachment A: Planning Commission Resolution No. 2020-005
Attachment B: Proposed Land Use Plan
Attachment C: Proposed Revised ELAP – tracked changes
Attachment D: Initial Study/Mitigated Negative Declaration and Appendices
Attachment E: Draft CEQA Notice of Determination for the MND
Attachment F: Comment Letters Received

Attachment A:

Planning

Commission

Resolution No. 2020-005

Lakeland Village

GPA No.1208

2
3 **RESOLUTION No. 2020-005**

4 **RECOMMENDING APPROVAL OF GENERAL PLAN AMENDMENT NO. 1208**

5
6 **WHEREAS**, pursuant to the provisions of Government Code Section 65350 et seq., a public
7 hearing was held before the Riverside County Planning Commission in Riverside, California on June 17,
8 2020, to consider the above-captioned matter; and,

9 **WHEREAS**, all the provisions of the California Environmental Quality Act (“CEQA”) and the
10 Riverside County CEQA implementing procedures have been satisfied and the environmental document
11 prepared is sufficiently detailed so that all the potentially significant effects of the project on the environment and
12 measures necessary to avoid or substantially lessen such effects have been evaluated in accordance with the above-
13 referenced Act and Procedures; and,

14 **WHEREAS**, the matter was discussed fully with testimony and documentation presented by staff,
15 the public and affected government agencies; now, therefore,

16 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Planning Commission
17 of the County of Riverside, in regular session assembled on June 17, 2020, that it has reviewed and
18 considered the staff report and initial study, staff’s presentation and input from the public, and, based on
19 the findings and conclusions in the staff report and initial study, which are both incorporated herein by
20 reference, recommends that the Board of Supervisors:

21 **ADOPT a Mitigated Negative Declaration** for General Plan No. 1208
22 (SCH#2020050501); and,

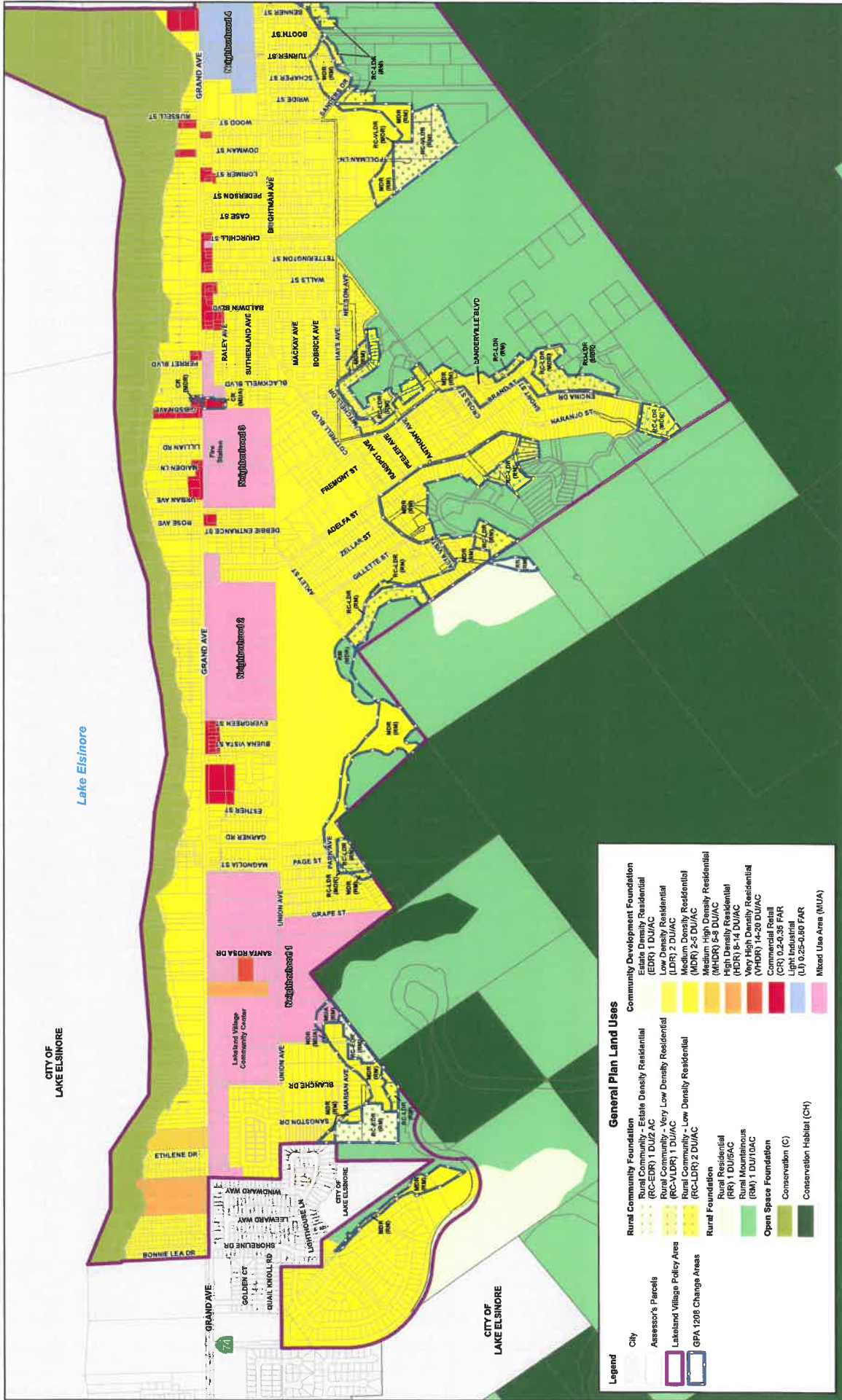
23 **TENTATIVELY APPROVE General Plan Amendment No. 1208**, subject to the
24 adoption of a General Plan Amendment resolution by the Board of Supervisors.

Attachment B:

Proposed
Land Use Plan

Lakeland Village

GPA No.1208



LAKELAND VILLAGE
INITIAL STUDY

Lakeland Village Land Use Designation Changes (North Area)

Exhibit 4A

Legend

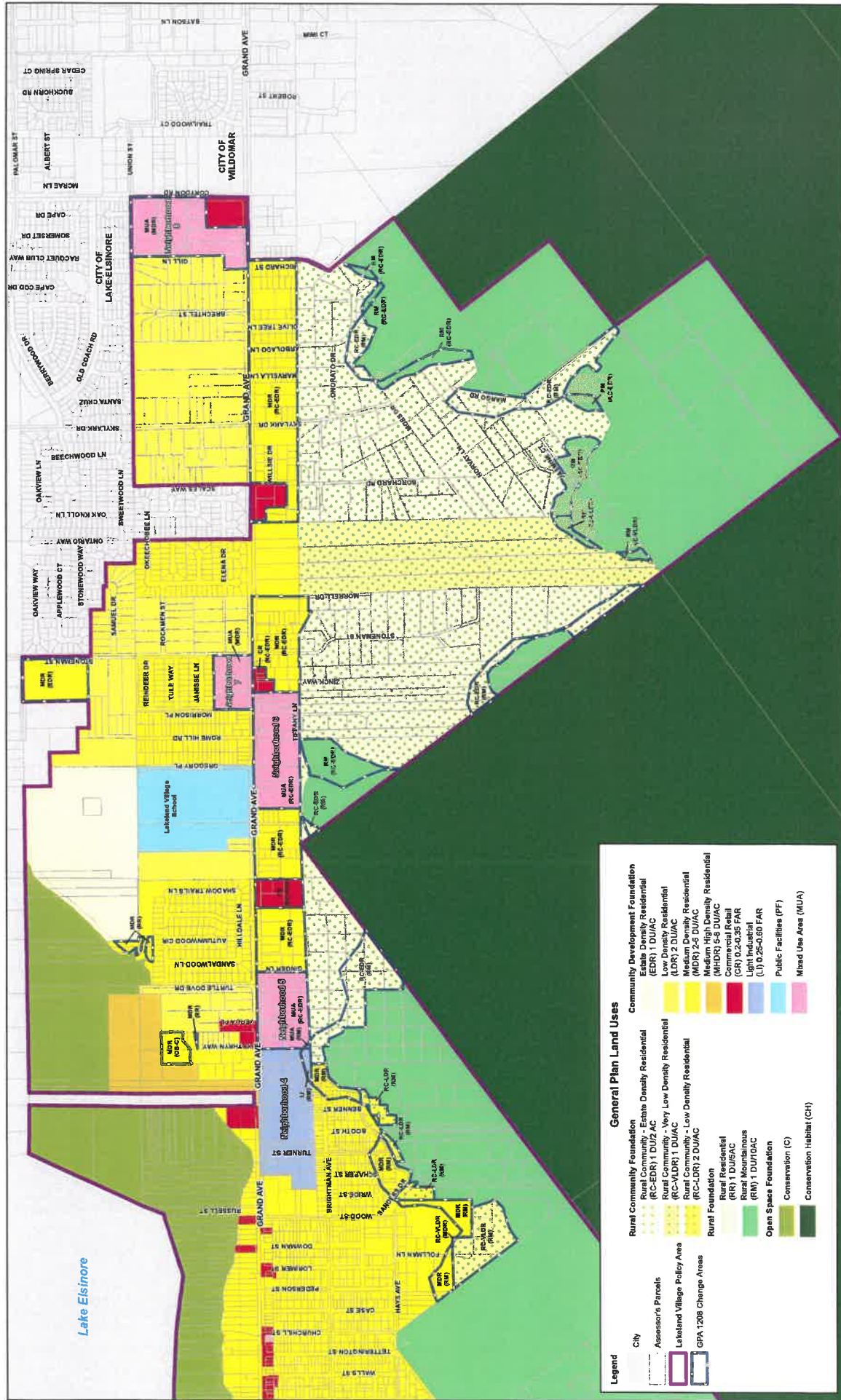
- City
- Assessor's Parcels
- Lakeland Village Policy Area
- GPA 1208 Change Areas

General Plan Land Uses

- Rural Community Foundation**
 - Rural Community - Estate Density Residential (RC-EDR) 1 DU/JAC
 - Rural Community - Very Low Density Residential (RC-VLDR) 1 DU/JAC
 - Rural Community - Low Density Residential (RC-LDR) 2 DU/JAC
- Rural Foundation**
 - Rural Residential (RR) 1 DU/SAC
 - Rural Mountinous (RM) 1 DU/DAC
 - Open Space Foundation
 - Conservation (C)
 - Conservation Habitat (CH)
- Community Development Foundation**
 - Estate Density Residential (EDR) 1 DU/JAC
 - Low Density Residential (LDR) 2 DU/JAC
 - Medium Density Residential (MDR) 2-5 DU/JAC
 - Medium-High Density Residential (MHDR) 5-8 DU/JAC
 - High Density Residential (HDR) 8-14 DU/JAC
 - Very High Density Residential (VHDR) 15-20 DU/JAC
 - Commercial Retail (CR) 0.2-0.35 FAR
 - Light Industrial (LI) 0.25-0.80 FAR
 - Mixed Use Area (MUA)



Source: City of Lake Elsinore, Information Technology



LAKELAND VILLAGE
INITIAL STUDY

Lakeland Village Land Use Designation Changes (South Area)

Exhibit 4B

Legend

- City
- Assessor's Parcels
- Lakeland Village Policy Area
- GPA 1208 Change Areas

General Plan Land Uses

<ul style="list-style-type: none"> Rural Community Foundation Rural Community - Estate Density Residential (RC-EDR) 1 DU/2AC Rural Community - Very Low Density Residential (RC-VLDR) 1 DU/4AC Rural Community - Low Density Residential (RC-LDR) 2 DU/4AC Rural Foundation Rural Residential (RR) 1 DU/5AC Rural Mountainous (RM) 1 DU/10AC Open Space Foundation Conservation (C) Conservation Habitat (CH) 	<ul style="list-style-type: none"> Community Development Foundation Estate Density Residential (EDR) 1 DU/4AC Low Density Residential (LDR) 2 DU/4AC Medium Density Residential (MDR) 2-5 DU/4AC Medium High Density Residential (MHR) 5-8 DU/4AC Community Center Light Industrial (LI) 0.25-0.60 FAR Public Facilities (PF) Mixed Use Area (MUA)
---	---

0 0.5 1 Miles



Source: County of Riverside, InvenMap Technology

Attachment C:

Proposed

Revised ELAP

Lakeland Village

GPA No.1208

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- GPA No. 743, BOS RSLN 2015-214,09/22/15
- GPA Nos. 985, 988, BOS RSLN 2016-098, 03/29/16
- GPA No. 1156, 1166 BOS RSLN 2017-001, 04/11/17;
- GPA No. 1146, BOS RSLN 2019-050, 04/16/19;
- GPA No. 1120,BOS RSLN 2014-222, 11/24/14
- GPA No. 960, BOS RSLN 2015-260,12/08/15
- GPA No. 1122, BOS RSLN 2016-234, 12/06/16
- GPA No. 1223, BOS RSLN 2018-118, 06/26/18;



Vision Summary

The County of Riverside General Plan and Area Plans have been shaped by the RCIP Vision. Following is a summary of the Vision Statement that includes many of the salient points brought forth by the residents of Elsinore Area Plan as well as the rest of the County of Riverside. The RCIP Vision reflects the County of Riverside in the year 2020. So, fast forward yourself to 2020 and here is what it will be like.

“Riverside County is a family of special communities in a remarkable environmental setting.”

It is now the year 2020. This year (incidentally, also a common reference to clear vision), is an appropriate time to check our community vision. Twenty years have passed since we took an entirely new look at how the County of Riverside was evolving. Based on what we saw, we set bold new directions for the future. As we now look around and move through Riverside County, the results are notable. They could happen only in response to universal values strongly held by the people. Some of those values are:

- Real dedication to a sense of community;
- Appreciation for the diversity of our people and places within this expansive landscape;
- Belief in the value of participation by our people in shaping their communities;
- Confidence in the future and faith that our long term commitments will pay off;
- Willingness to innovate and learn from our experience;
- Dedication to the preservation of the environmental features that frame our communities;
- Respect for our differences and willingness to work toward their resolution;
- Commitment to quality development in partnership with those who help build our communities;
- The value of collaboration by our elected officials in conducting public business.

Those values and the plans they inspired have brought us a long way. True, much remains to be done. But our energies and resources are being invested in a unified direction, based on the common ground we have affirmed many times during the last 20 years. Perhaps our achievements will help you understand why we believe we are on the right path.

Population Growth

The almost doubling of our population in only 20 years has been a challenge, but we have met it by focusing that growth in areas that are well served by public facilities and services or where they can readily be provided. Major transportation corridors serve our communities and nearby open space preserves help define them. Our growth focus is on quality, not quantity. That allows the numbers to work for us and not against us. We enjoy an unprecedented clarity regarding what areas must not be developed and which ones should be developed. The resulting pattern of growth concentrates development in key areas rather than spreading it uniformly throughout the County of Riverside. Land is used more efficiently, communities operate at more of a human scale, and transit systems to supplement the automobile are more feasible. In fact, the customized Oasis transit system now operates quite successfully in several cities and communities.

Our Communities and Neighborhoods

Our choices in the kind of community and neighborhood we prefer are almost unlimited here. From sophisticated urban villages to quality suburban neighborhoods to spacious rural enclaves, we have them all. If you are like most of us, you appreciate the quality schools and their programs that are the centerpiece of many of our neighborhoods. Not only have our older communities matured gracefully, but we boast several new communities as well. They prove that quality of life comes in many different forms.

Housing

We challenge you to seek a form of housing or a range in price that does not exist here. Our housing choices, from rural retreat to suburban neighborhood to exclusive custom estate are as broad as the demand for housing requires. Choices include entry level housing for first time buyers, apartments serving those not now in the buying market, seniors' housing, and world class golf communities. You will also find smart housing with the latest in built-in technology as well as refurbished historic units. The County of Riverside continues to draw people who are looking for a blend of quality and value.

Transportation

It is no secret that the distances in the vast County of Riverside can be a bit daunting. Yet, our transportation system has kept pace amazingly well with the growth in population, employment and tourism and their demands for mobility. We are perhaps proudest of the new and expanded transportation corridors that connect growth centers throughout the County of Riverside. They do more than provide a way for people and goods to get where they need to be. Several major corridors have built-in expansion capability to accommodate varied forms of transit. These same corridors are designed with a high regard for the environment in mind, including providing for critical wildlife crossings so that our open spaces can sustain their habitat value.

Conservation and Open Space Resources

The often-impassioned conflicts regarding what lands to permanently preserve as open space are virtually resolved. The effort to consider our environmental resources, recreation needs, habitat systems, and visual heritage as one comprehensive, multi-purpose open space system has resulted in an unprecedented commitment to their preservation. In addition, these spaces help to form distinctive edges to many of our communities or clusters of communities. What is equally satisfying is that they were acquired in a variety of creative and equitable ways.

Air Quality

It may be hard to believe, but our air quality has actually improved slightly despite the phenomenal growth that has occurred in the region. Most of that growth, of course, has been in adjacent counties and we continue to import their pollutants. We are on the verge of a breakthrough in technical advances to reduce smog from cars and trucks. Not only that, but our expanded supply of jobs reduces the need for people here to commute as far as in the past.

Jobs and Economy

In proportion to population, our job growth is spectacular. Not only is our supply of jobs beyond any previously projected level, it has become quite diversified. Clusters of new industries have brought with them an array of jobs that attract skilled labor and executives alike. We are particularly enthusiastic about the linkages between our diversified business community and our educational system. Extensive vocational training programs, coordinated with businesses, are a constant source of opportunities for youth and those in our labor force who seek further improvement.

Agricultural Lands

Long a major foundation of our economy and our culture, agriculture remains a thriving part of the County of Riverside. While we have lost some agriculture to other forms of development, other lands have been brought into agricultural production. We are still a major agricultural force in California and compete successfully in the global agricultural market.

Educational System

Quality education, from pre-school through graduate programs, marks the County of Riverside as a place where educational priorities are firmly established. A myriad of partnerships involving private enterprise and cooperative programs between local governments and school districts are in place, making the educational system an integral part of our communities.

Plan Integration

The coordinated planning for multi-purpose open space systems, community based land use patterns, and a diversified transportation system has paid off handsomely. Integration of these major components of community building has resulted in a degree of certainty and clarity of direction not commonly achieved in the face of such dynamic change.

Financial Realities

From the very beginning, our vision included the practical consideration of how we would pay for the qualities our expectations demanded. Creative, yet practical financing programs provide the necessary leverage to achieve a high percentage of our aspirations expressed in the updated RCIP.

Intergovernmental Cooperation

As a result of the necessary coordination between the County of Riverside, the cities and other governmental agencies brought about through the RCIP, a high degree of intergovernmental cooperation and even partnership is

now commonplace. This way of doing public business has become a tradition and the County of Riverside is renowned for its many model intergovernmental programs.

Introduction

Throughout the Area Plan, special features have been included to enhance the readability and practicality of the information provided. Look for these elements:



Quotes: quotations from the RCIP Vision or individuals involved or concerned with Riverside County.



Factoids: interesting information about Riverside County that is related to the element



References: contacts and resources that can be consulted for additional information



Definitions: clarification of terms and vocabulary used in certain policies or text.

It doesn't matter whether you whiz by on Interstate 15 or wind your way down the spectacular face of the Santa Ana Mountains on State Route 74; the eye cannot avoid taking in Lake Elsinore. From the I-15 you also get a bonus in the form of the precipitous slope of the mountains; from the 74 you gaze out over hills, towns and valleys stretching far into the distance. As if that was not enough, there is even the man-made Canyon Lake off to the northeast, capturing waters from the San Jacinto River. The richness of this special place isn't just in its visual qualities. It is also a collection of unique communities as well as home to a remarkable variety of natural species. The Elsinore area is a truly unique human and natural habitat within a county that encompasses many notable environments.

The Elsinore Area Plan doesn't just provide a description of the location, physical characteristics, and special features here. It contains a Land Use Plan, statistical summaries, policies, and accompanying exhibits that allow anyone interested in the continued prosperity of this distinctive area to understand the physical, environmental and regulatory characteristics that make this such a unique area. Background information also provides insights that help in understanding the issues that require special focus here and the reasons for the more localized policy direction found in this document.

Each section of the Area Plan addresses critical issues facing Elsinore. Perhaps a description of these sections will help in understanding the organization of the Area Plan as well as appreciating the comprehensive nature of the planning process that led to it. The Location section explains where the Area Plan fits with what is around it and how it relates to the cities that impact it. Physical features are described in a section that highlights the planning area's communities, surrounding environment and natural resources. This leads naturally to the Land Use Plan section, which describes the land use system guiding development at both the countywide and area plan levels.

While a number of these designations reflect the unique features found only in Elsinore, a number of special policies are still necessary to address unique situations. The Policy Areas section presents these additional policies. Land use related issues are addressed in the Land Use section. The Plan also describes relevant transportation issues, routes and modes of transportation in the Circulation section. The key to understanding the valued open space network is described in the Multipurpose Open Space section. There are, of course, both natural and manmade hazards to consider, and they are spelled out in the Hazards section.

A Special Note on Implementing the Vision

The preface to this area plan is a summary version of the Riverside County Vision. That summary is, in turn, simply an overview of a much more extensive and detailed Vision of Riverside County two decades or more into the future. This area plan, as part of the Riverside County General Plan, is one of the major devices for making the Vision a reality.

No two area plans are the same. Each represents a unique portion of the incredibly diverse place known as Riverside County. While many share certain common features, each of the plans reflects the special characteristics that define its area's unique identity. These features include not only physical qualities, but also the particular boundaries used to define them, the stage of development they have reached, the dynamics of change expected to affect them, and the numerous decisions that shape development and conservation in each locale. That is why the Vision cannot and should not be reflected uniformly.

Policies at the General Plan and Area Plan levels implement the Riverside County Vision in a range of subject areas as diverse as the scope of the Vision itself. The land use pattern contained in this area plan is a further expression of the Vision as it is shaped to fit the terrain and the conditions in the Elsinore area.

To illustrate how the Vision has shaped this area plan, the following highlights reflect certain strategies that link the Vision to the land. This is not a comprehensive enumeration; rather, it emphasizes a few of the most powerful and physically tangible examples.

Pattern of Development and Open Space. The Plan intensifies and mixes uses at nodes adjacent to transportation corridors, more accurately reflects topography and natural resources in the Gavilan and Sedco Hills with appropriate land use designations, and avoids high intensity development in natural hazard areas. Land use densities step down into areas constrained by natural features, resources or habitats, or remote from transportation facilities. Existing communities and neighborhoods retain their character and are separated from one another by lower intensity land use designations where possible.

Watercourses. Temescal Wash is a major influence on the character of the northern portion of the Area Plan, traversing it from northwest to southeast and flowing around Lee Lake and adjacent to Interstate 15. Land use designations adjacent to the Wash reflect a desire to buffer it from development so that its scenic and natural resource values are retained. Murrieta Creek, which flows adjacent to Palomar Street in Wildomar, has also been illustrated as a watercourse.

Data in this area plan is current as of April 16, 2019. Any General Plan amendments approved subsequent to that date are not reflected in this area plan and must be supported by their own environmental documentation. A process for incorporating any applicable portion of these amendments into this area plan is part of the General Plan Implementation Program.



Unincorporated land is all land within the County that is not within an incorporated city or an Indian Nation. Generally, it is subject to policy direction and under the land use authority of the Board of Supervisors. However, it may also contain state and federal properties that lie outside of Board authority.

Location

The strategic location of this area is clearly evident in Figure 1, Location. Because of the access provided by State Route 74 over the Santa Ana Mountains, Elsinore is a gateway to the west. It is also an important north/south link in the western flank of Riverside County. One looks outward toward five area plans that constitute a major portion of the vast development potential in western Riverside County. Starting to the south and moving counter-clockwise, we find the adjacent Southwest Area Plan, and the plans for Sun City/Menifee Valley, Mead Valley, Lake Mathews/Woodcrest and Temescal Canyon. The cities of Lake Elsinore, Wildomar and Canyon Lake are core communities here. Murrieta approaches from the south and Perris from the northeast, but neither extend into this planning area. Moreover, the Elsinore planning area borders on both San Diego County to the south and Orange County to the west. These relationships can be better visualized by reference to Figure 1, Location, which also depicts the unincorporated places that have a strong local identity. As a framework for these locales, some of the more prominent physical features are also shown on this exhibit.

Features

The Riverside County Vision builds heavily on the value of its remarkable environmental setting. That certainly applies here as well. This section describes the setting, features and functions that are unique to the Elsinore Area Plan. These defining characteristics are shown on Figure 2, Physical Features.

Setting



The San Jacinto River meanders over 40 miles through Riverside County, beginning at Lake Hemet in the San Jacinto Mountains and terminating at Lake Elsinore.

Much of the Elsinore Area Plan is situated within a valley, running from northwest to southeast, framed by the Santa Ana and Elsinore Mountains on the west and the Gavilan and Sedco Hills on the east. Lake Elsinore, which is the largest natural lake in Southern California, covering about 3,000 surface acres, is a centerpiece in the valley. Lake Elsinore is the terminus of the San Jacinto River, which is regulated by the Railroad Canyon dam and generally stabilized at an elevation of approximately 1,230 feet. The Lake is fed by the San Jacinto River and underground springs and is drained by the Temescal Wash to the north, flowing eventually into the Santa Ana River. Murrieta Creek, which eventually drains into the Santa Margarita River, starts just south of Lake Elsinore. Lake Elsinore, Canyon Lake, the San Jacinto River, Temescal Wash, and Murrieta Creek provide a distinctive pattern of lakes and watercourses throughout the valley floor and the settlements here are significantly shaped by the richness of both waterways and the widely varied topography. It is truly a remarkable setting.

Unique Features

Cleveland National Forest

The Cleveland National Forest forms the western boundary of the area and encompasses large portions of the Santa Ana and Elsinore Mountains. This area is characterized by natural open space and outdoor recreational uses with

pockets of rural residential and wilderness oriented visitor serving uses scattered along State Route 74. Private inholdings within the Forest boundary are developed with limited residential and commercial uses.

Temescal Wash

The Temescal Wash creates an impressive swath pinched between the Gavilan Hills and the Santa Ana Mountains. Although dry most of the year, the wash serves as an outlet for Lake Elsinore and eventually drains into the Santa Ana River. While the wash runs in a generally northwest/southeast direction, it also provides a critical perpendicular linkage for animals between the mountain and hill habitats on either side. That is why the wash plays such an important role in the Western Riverside County Multiple Species Habitat Conservation Plan.

Unique Communities

Meadowbrook

Meadowbrook, an Unincorporated Community recognized by the Local Agency Formation Commission (LAFCO) in 1997, is situated in the northeastern portion of the Area Plan immediately north and east of presently undeveloped portions of the City of Lake Elsinore. This community includes some commercial and light industrial uses focused along State Route 74, the central transportation spine within the community. However, Meadowbrook is generally characterized by very low density residential development and vacant properties set amid rolling hills. Community residents have expressed interest in economic development through implementation of a Rural Village Land Use Overlay.

Warm Springs

Warm Springs, a Community of Interest recognized by LAFCO, forms a portion of the northern boundary of the Elsinore Area Plan. The northerly portion of this community is set in the Gavilan Hills. A strip along the north edge of this area, along the border of the Lake Mathews/Woodcrest Area Plan, is within the sphere of influence of the relatively distant City of Riverside. This area is generally characterized by rural uses set along steep slopes. Development is concentrated adjacent to Interstate 15 and in a focused area along State Route 74 adjacent to the City of Lake Elsinore.

Horsethief Canyon

Horsethief Canyon is located in the northwestern corner of the plan area. This emerging suburban development is developing pursuant to a comprehensive specific plan (Specific Plan No. 152) that both accommodates potential population growth and provides for conservation of open space.



A Community of Interest (COI) is a study area designated by LAFCO within unincorporated territory that may be annexed to one or more cities or special districts, incorporated as a new city, or designated as an **Unincorporated Community (UC)** within two years of status obtainment.

Designation of an area as a UC may require removal from a municipal sphere of influence since the two designations are mutually exclusive.

Lakeland Village

The community of Lakeland Village is located immediately west of Lake Elsinore and includes a major ridge along the eastern face of the Santa Ana and Elsinore Mountains. This community falls within the Lakeland Village Policy Area, which is comprised of a mix of rural, residential, light industrial, open space and commercial uses along Grand Avenue on the low lying areas near the lake. Natural open space with pockets of rural residential uses are adjacent to State Route 74 as it winds along the steep easterly face of the Santa Ana Mountains.



A “sphere of influence” is the area outside of and adjacent to a city’s border that has been identified by the County Local Agency Formation Commission as a future logical extension of its jurisdiction. While the County of Riverside has land use authority over city sphere areas, development in these areas directly affects circulation, service provision, and community character within the cities.

Incorporated Cities

City of Lake Elsinore

The Elsinore Area Plan surrounds the incorporated City of Lake Elsinore. As of, the City of Lake Elsinore encompassed about 42.3 square miles, with an estimated population of 50,267, and 16,207 households. Lake Elsinore’s sphere of influence encompasses over 30.2 square miles and extends into the Horsethief Canyon, Warm Springs and Meadowbrook communities and southwest towards the communities of El Cariso and Rancho Capistrano near the Main Divide Road.

City of Riverside

A portion of the City of Riverside’s sphere of influence extends into the Warm Springs community. The City of Riverside’s predominantly rural land use designations for this area are consistent with this area plan’s direction.

City of Wildomar

Wildomar is located immediately south of the City of Lake Elsinore in a valley between the Santa Ana Mountains and the Gavilan and Sedco Hills. Wildomar City, incorporated on July 1, 2008, includes rural residential uses in the rolling hills and more intense concentration of residential, commercial and employment uses between Interstate 15 and Grand Avenue. The community is expanding easterly of Interstate 15, especially along Clinton Keith Road and Bundy Canyon Road.

City of Canyon Lake

Canyon Lake is a private, gated city located halfway between Lake Elsinore and Sun City, California. Canyon Lake began as a master-planned community developed by Corona Land Company in 1968. The “City of Canyon Lake” was incorporated on December 1, 1990. As of 2009, the city geographically spanned over 4.6 square miles. Originally formed in 1927 after Railroad Canyon Dam was built, the lake covers 383 acres and includes 14.9 miles of shoreline.

Land Use Plan

The Land Use Plan focuses on preserving the numerous unique features in the Elsinore area and, at the same time, guides the accommodation of future growth. To accomplish this, more detailed land use designations are applied than for the Countywide General Plan. Proposed uses represent a full spectrum of categories that relate the natural characteristics of the land and economic potential to a range of permitted uses.

The Elsinore Land Use Plan, Figure 3 depicts the geographic distribution of land uses within this area. The Plan is organized around 21 Area Plan land use designations. These land uses derive from, and provide more detailed direction than, the five General Plan Foundation Component land uses: Open Space, Agriculture, Rural, Rural Community and Community Development. Table 1, Land Use Designations Summary, outlines the development intensity, density, typical allowable land uses, and general characteristics for each of the area plan land use designations within each Foundation Component. The General Plan Land Use Element contains more detailed descriptions and policies for the Foundation Components and each of the area plan land use designations.

Many factors led to the designation of land use patterns. Among the most influential were the Riverside County Vision and Planning Principles, both of which focused, in part, on preferred patterns of development within the County of Riverside; the Community Environmental Transportation Acceptability Process (CETAP) that focused on major transportation corridors; the Multiple Species Habitat Conservation Plan (MSHCP) that focused on opportunities and strategies for significant open space and habitat preservation; established patterns of existing uses and parcel configurations; current zoning; and the oral and written testimony of Riverside County residents, property owners, and representatives of cities and organizations at the many Planning Commission and Board of Supervisors hearings. The result of these considerations is shown in Figure 3, Land Use Plan, which portrays the location and extent of proposed land uses. Table 2, Statistical Summary of the Elsinore Area Plan, provides a summary of the projected development capacity of the plan if all uses are built as proposed. This table includes dwelling unit, population, and employment capacities.

Land Use Concept

The Elsinore Area Plan reflects the RCIP Vision for Riverside County in several ways. It does so by intensifying and mixing uses at nodes adjacent to transportation corridors, by more accurately reflecting topography and natural resources in land use designations, by avoiding high intensity development in natural hazard areas, and by considering compatibility with adjacent communities' land use plans as well as the desires of residents in the plan area.

The land use designations maintain the predominantly very low density character of the Meadowbrook and Warm Springs communities, the natural and recreational characteristics of the Cleveland National Forest, and Community

“

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.

”

- RCIP General Plan Principles

“

Our communities - both improvements to existing ones and newly emerging ones - are models for new ways to provide and manage infrastructure, deliver education, access jobs, apply new technology, and achieve greater efficiency in the use of land, structure, and public improvements.

”

- RCIP Vision

Development uses in Lakeland Village. Areas designated Conservation-Habitat and Rural Mountainous help provide a separation between communities and provide additional definition for existing communities.

Figure 1: Elsinore Area Plan Location

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Figure 2: Elsinore Area Plan Physical Features

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Figure 3: Elsinore Area Plan Land Use Plan

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Table 1: Land Use Designations Summary

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) ^{1, 2,3,4}	Notes
Agriculture	Agriculture (AG)	10 ac min.	<ul style="list-style-type: none"> Agricultural land including row crops, groves, nurseries, dairies, poultry farms, processing plants, and other related uses. One single-family residence allowed per 10 acres except as otherwise specified by a policy or an overlay.
Rural	Rural Residential (RR)	5 ac min.	<ul style="list-style-type: none"> Single-family residences with a minimum lot size of 5 acres. Allows limited animal keeping and agricultural uses, recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses and governmental uses.
	Rural Mountainous (RM)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. Areas of at least 10 acres where a minimum of 70% of the area has slopes of 25% or greater. Allows limited animal keeping, agriculture, recreational uses, compatible resource development (which may include the commercial extraction of mineral resources with approval of a SMP) and associated uses and governmental uses.
	Rural Desert (RD)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. Allows limited animal keeping, agriculture, recreational, renewable energy uses including solar, geothermal and wind energy uses, as well as associated uses required to develop and operate these renewable energy sources, compatible resource development (which may include the commercial extraction of mineral resources with approval of SMP), and governmental and utility uses.
Rural Community	Estate Density Residential (RC-EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Very Low Density Residential (RC-VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Low Density Residential (RC-LDR)	0.5 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 0.5 to 1 acre. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
Open Space	Conservation (C)	N/A	<ul style="list-style-type: none"> The protection of open space for natural hazard protection, cultural preservation, and natural and scenic resource preservation. Existing agriculture is permitted.
	Conservation Habitat (CH)	N/A	<ul style="list-style-type: none"> Applies to public and private lands conserved and managed in accordance with adopted Multi Species Habitat and other Conservation Plans and in accordance with related Riverside County policies..
	Water (W)	N/A	<ul style="list-style-type: none"> Includes bodies of water and natural or artificial drainage corridors. Extraction of mineral resources subject to SMP may be permissible provided that flooding hazards are addressed and long term habitat and riparian values are maintained.
	Recreation (R)	N/A	<ul style="list-style-type: none"> Recreational uses including parks, trails, athletic fields, and golf courses. Neighborhood parks are permitted within residential land uses.
	Rural (RUR)	20 ac min.	<ul style="list-style-type: none"> One single-family residence allowed per 20 acres. Extraction of mineral resources subject to SMP may be permissible provided that scenic resources and views are protected.
	Mineral Resources (MR)	N/A	<ul style="list-style-type: none"> Mineral extraction and processing facilities. Areas held in reserve for future mineral extraction and processing.

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) ^{1, 2, 3, 4}	Notes
Community Development	Estate Density Residential (EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Very Low Density Residential (VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Low Density Residential (LDR)	0.5 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 0.5 to 1 acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Medium Density Residential (MDR)	2 - 5 du/ac	<ul style="list-style-type: none"> Single-family detached and attached residences with a density range of 2 to 5 dwelling units per acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged. Lot sizes range from 5,500 to 20,000 sq. ft., typical 7,200 sq. ft. lots allowed.
	Medium High Density Residential (MHDR)	5 - 8 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre. Lot sizes range from 4,000 to 6,500 sq. ft.
	High Density Residential (HDR)	8 - 14 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences, including townhouses, stacked flats, courtyard homes, patio homes, townhouses, and zero lot line homes.
	Very High Density Residential (VHDR)	14 - 20 du/ac	<ul style="list-style-type: none"> Single-family attached residences and multi-family dwellings.
	Highest Density Residential (HHDR)	20+ du/ac	<ul style="list-style-type: none"> Multi-family dwellings, includes apartments and condominium. Multi-storied (3+) structures are allowed.
	Commercial Retail (CR)	0.20 - 0.35 FAR	<ul style="list-style-type: none"> Local and regional serving retail and service uses. The amount of land designated for Commercial Retail exceeds that amount anticipated to be necessary to serve Riverside County's population at build out. Once build out of Commercial Retail reaches the 40% level within any Area Plan, additional studies will be required before CR development beyond the 40 % will be permitted.
	Commercial Tourist (CT)	0.20 - 0.35 FAR	<ul style="list-style-type: none"> Tourist related commercial including hotels, golf courses, and recreation/amusement activities.
	Commercial Office (CO)	0.35 - 1.0 FAR	<ul style="list-style-type: none"> Variety of office related uses including financial, legal, insurance and other office services.
	Light Industrial (LI)	0.25 - 0.60 FAR	<ul style="list-style-type: none"> Industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses
	Heavy Industrial (HI)	0.15 - 0.50 FAR	<ul style="list-style-type: none"> More intense industrial activities that generate greater effects such as excessive noise, dust, and other nuisances.
	Business Park (BP)	0.25 - 0.60 FAR	<ul style="list-style-type: none"> Employee intensive uses, including research and development, technology centers, corporate offices, clean industry and supporting retail uses.
	Public Facilities (PF)	≤ 0.60 FAR	<ul style="list-style-type: none"> Civic uses such as County of Riverside administrative buildings and schools.
	Community Center (CC)	5 - 40 du/ac 0.10 - 0.3 FAR	<ul style="list-style-type: none"> Includes combination of small-lot single family residences, multi-family residences, commercial retail, office, business park uses, civic uses, transit facilities, and recreational open space within a unified planned development area. This also includes Community Centers in adopted specific plans.
Mixed-Use Area		<ul style="list-style-type: none"> This designation is applied to areas outside of Community Centers. The intent of the designation is not to identify a particular mixture or intensity of land uses, but to designate areas where a mixture of residential, commercial, office, entertainment, educational, and/or recreational uses, or other uses is planned. 	

Elsinore Area Plan

Overlays and Policy Areas

Overlays and Policy Areas are not considered a Foundation Component. Overlays and Policy Areas address local conditions and can be applied in any Foundation Component. The specific details and development characteristics of each Policy Area and Overlay are contained in the appropriate Area Plan.

Community Development Overlay (CDO)	<ul style="list-style-type: none"> Allows Community Development land use designations to be applied through General Plan Amendments within specified areas within Rural, Rural Community, Agriculture, or Open Space Foundation Component areas. Specific policies related to each Community Development Overlay are contained in the appropriate Area Plan.
Community Center Overlay (CCO)	<ul style="list-style-type: none"> Allows for either a Community Center or the underlying designated land use to be developed.
Rural Village Overlay (RVO) and Rural Village Overlay Study Area (RVOSA)	<ul style="list-style-type: none"> The Rural Village Overlay allows a concentration of residential and local-serving commercial uses within areas of rural character. The Rural Village Overlay allows the uses and maximum densities/intensities of the Medium Density Residential and Medium High Density Residential and Commercial Retail land use designations. In some rural village areas, identified as Rural Village Overlay Study Areas, the final boundaries will be determined at a later date during the consistency zoning program. (The consistency zoning program is the process of bringing current zoning into consistency with the adopted general plan.)
Historic District Overlay (HDO)	<ul style="list-style-type: none"> This overlay allows for specific protections, land uses, the application of the Historic Building Code, and consideration for contributing elements to the District.
Specific Community Development Designation Overlay	<ul style="list-style-type: none"> Permits flexibility in land uses designations to account for local conditions. Consult the applicable Area Plan text for details.
Policy Areas	<ul style="list-style-type: none"> Policy Areas are specific geographic districts that contain unique characteristics that merit detailed attention and focused policies. These policies may impact the underlying land use designations. At the Area Plan level, Policy Areas accommodate several locally specific designations, such as the Cherry Valley Policy Area (The Pass Area Plan), or the Highway 79 Policy Area (Sun City/Menifee Valley Area Plan). Consult the applicable Area Plan text for details.

NOTES:

1 FAR = Floor Area Ratio, which is the measurement of the amount of non-residential building square footage in relation to the size of the lot. Du/ac = dwelling units per acre, which is the measurement of the amount of residential units in a given acre.

2 The building intensity range noted is exclusive, that is the range noted provides a minimum and maximum building intensity.

3 Clustering is encouraged in all residential designations. The allowable density of a particular land use designation may be clustered in one portion of the site in smaller lots, as long as the ratio of dwelling units/area remains within the allowable density range associated with the designation. The rest of the site would then be preserved as open space or a use compatible with open space (e.g., agriculture, pasture or wildlife habitat). Within the Rural Foundation Component and Rural Designation of the Open Space Foundation Component, the allowable density may be clustered as long as no lot is smaller than 0.5 acre. This 0.5-acre minimum lot size also applies to the Rural Community Development Foundation Component. However, for sites adjacent to Community Development Foundation Component areas, 10,000 square foot minimum lots are allowed. The clustered areas would be a mix of 10,000-square-foot and 0.5-acre lots. In such cases, larger lots or open space would be required near the project boundary with Rural Community and Rural Foundation Component areas.

4 The minimum lot size required for each permanent structure with plumbing fixtures utilizing an onsite wastewater treatment system to handle its wastewater is 0.5 acre per structure.

Table 2: Statistical Summary of Elsinore Area Plan

LAND USE	AREA		STATISTICAL CALCULATIONS ¹	
	ACREAGE ⁷	D.U.	POP.	EMPLOY.
LAND USE ASSUMPTIONS AND CALCULATIONS⁹				
LAND USE DESIGNATIONS BY FOUNDATION COMPONENTS				
AGRICULTURE FOUNDATION COMPONENT				
Agriculture (AG)	0	0	0	0
<i>Agriculture Foundation Sub-Total:</i>	0	0	0	0
RURAL FOUNDATION COMPONENT				
Rural Residential (RR)	2,441 2	366	1,106	NA
Rural Mountainous (RM)	10,548 10,41	527 521	1,592	NA
Rural Desert (RD)	0	0	0	NA
<i>Rural Foundation Sub-Total:</i>	12,990 12,85	893 887	2,698 2,698	0
RURAL COMMUNITY FOUNDATION COMPONENT				
Estate Density Residential (RC-EDR)	537 579	188 203	643 564	NA
Very Low Density Residential (RC-VLDR)	137 70	53 102	460 306	NA
Low Density Residential (RC-LDR)	93 6	95 4	91 62	NA
<i>Rural Community Foundation Sub-Total:</i>	649 710	256 344	773 1,032	0
OPEN SPACE FOUNDATION COMPONENT				
Open Space-Conservation (OS-C)	228	NA	NA	NA
Open Space-Conservation Habitat (OS-CH)	51,803	NA	NA	NA
Open Space-Water (OS-W)	334	NA	NA	NA
Open Space-Recreation (OS-R)	89	NA	NA	13
Open Space-Rural (OS-RUR)	6,496	162	489	NA
Open Space-Mineral Resources (OS-MIN)	0	NA	NA	0
<i>Open Space Foundation Sub-Total:</i>	58,950	162	489	13
COMMUNITY DEVELOPMENT FOUNDATION COMPONENT				
Estate Density Residential (EDR)	60 56	24 20	63 60	NA
Very Low Density Residential (VLDR)	3,200	2,400	7,250	NA
Low Density Residential (LDR)	454	681	2,057	NA
Medium Density Residential (MDR) ⁸	2,808 2,729	8,847 9,829	26,727 29,487	NA
Medium-High Density Residential (MHDR)	66	426	1,287	NA
High Density Residential (HDR)	11	119	359	NA
Very High Density Residential (VHDR)	17	288	870	NA
Highest Density Residential (HHDR)	0	0	0	NA
Commercial Retail ² (CR)	114 108	NA	NA	1,710 1,626
Commercial Tourist (CT)	17	NA	NA	282
Commercial Office (CO)	0	NA	NA	0
Light Industrial (LI)	632	NA	NA	8,215
Heavy Industrial (HI)	0	NA	NA	0
Business Park (BP)	34	NA	NA	552
Public Facilities (PF)	30	NA	NA	30
Community Center (CC) ³	0	0	0	0
Mixed-Use Area (MUA)	174 230	1,492 1,128	3,408 4,476	2,576 3,405
<i>Community Development Foundation Sub-Total:</i>	7,532 7,669	13,910 15,260	42,021 45,780	13,191 14,194
SUB-TOTAL FOR ALL FOUNDATION COMPONENTS:				
	80,121 80,18	4	45,221 15,422	45,981 49,999
NON-COUNTY JURISDICTION LAND USES				
OTHER LANDS NOT UNDER PRIMARY COUNTY JURISDICTION				
Cities	45,991	---	---	---
Indian Lands	0	---	---	---
Freeways	221	---	---	---
<i>Other Lands Sub-Total:</i>	46,212			

Elsinore Area Plan

LAND USE	AREA	STATISTICAL CALCULATIONS ¹		
	ACREAGE ⁷	D.U.	POP.	EMPLOY.
TOTAL FOR ALL LANDS:	426,333,126, 396	15,224,422	45,984,999	13,204,207
SUPPLEMENTAL LAND USE PLANNING AREAS				
<i>These SUPPLEMENTAL LAND USES are overlays, policy areas and other supplemental items that apply OVER and IN ADDITION to the base land use designations listed above. The acreage and statistical data below represent possible ALTERNATE land use or buildout scenarios.</i>				
OVERLAYS AND POLICY AREAS				
OVERLAYS^{4,5}				
Rural Village Study Area Overlay	711	1,768	5,341	4,472
<i>Total Area Subject to Overlays:^{4,5}</i>	711	1,768	5,341	4,472
POLICY AREAS⁶				
Temescal Wash	444	---	---	---
Glen Eden	703	---	---	---
Warm Springs	13,834	---	---	---
Walker Canyon	1,248	---	---	---
Lakeland Village Policy Area	2,625	---	---	---
March Joint Air Reserve Base Influence Area	190	---	---	---
<i>Total Area Within Policy Areas:⁶</i>	19,044			
TOTAL AREA WITHIN SUPPLEMENTALS:⁷	19,755			

FOOTNOTES:

- 1 Statistical calculations are based on the midpoint for the theoretical range of buildout projections. Reference Appendix E-1 of the General Plan for assumptions and methodology used.
 - 2 For calculation purposes, it is assumed that CR designated lands will build out at 40% CR and 60% MDR.
 - 3 Note that "Community Center" is used both to describe a land use designation *and* a type of overlay. These two terms are separate and distinct; are calculated separately; and, are *not* interchangeable terms.
 - 4 Overlays provide alternate land uses that may be developed *instead* of the underlying base use designations.
 - 5 Policy Areas indicate where additional policies or criteria apply, *in addition* to the underlying base use designations. As Policy Areas are supplemental, it is possible for a given parcel of land to fall within one or more Policy Areas. It is also possible for a given Policy Area to span more than one Area Plan.
 - 6 Overlay data represent the additional dwelling units, population and employment permissible under the alternate land uses.
 - 7 A given parcel of land can fall within more than one Policy Area or Overlay. Thus, this total is *not* additive.
 - 8 723.91 acres is under Glen Eden Policy Area which has an assumption of 2.5 du/ac.
 - 9 Statistical calculation of the land use designations in the table represents addition of Overlays and Policy Areas.
- * Table was updated to include GPA Nos. 985, 988, 1122, 1156, 1166, ~~and 1223~~, and 1208; as well as city incorporations, adopted after December 8, 2015 DATE.
- * Table was updated to change Mixed-Use Planning Area to Mixed- Use Area, to be consistent with GPA No. 1122 Land Use Element

Overlays and Policy Areas

A Policy Area is a portion of an area plan that contains special or unique characteristics that merit detailed attention and focused policies. The location and boundaries of the Policy Areas identified in the Elsinore Area Plan are shown on Figure 4, Overlays and Policy Areas, and are described in detail below.

Overlays and Policy Areas

Special policies are appropriate to address important locales that have special significance to the residents of this part of Riverside County. Six policy areas have been designated within the Elsinore Area Plan. Many of these policies derive from citizen involvement over a period of years in planning for the future of this area. In some ways, these policies are even more critical to the sustained character of the Elsinore area than some of the basic land use policies because they reflect deeply held beliefs about the kind of place this is and should remain. The policy area boundaries are only approximate and may be interpreted more precisely as decisions are called for in these areas. This flexibility, then, calls for considerable sensitivity in determining where conditions related to the policies actually exist, once a focused analysis is undertaken on a proposed development project.



Warm Springs

Located in the northern portion of the plan area, Warm Springs includes a rural area set within the steep slopes of the Gavilan Hills. The ridge line and slopes of the Gavilan Hills are biological and visual assets to the region.

Policies:

- ELAP 1.1 Protect the life and property of residents and maintain the character of the Gavilan Hills through adherence to the Hillside Development and Slope section of the General Plan Land Use Element, the Environmentally Sensitive Lands section of the Multipurpose Open Space Element, and the Slope and Soil Instability Hazards and Fire Hazards sections of the General Plan Safety Element.
- ELAP 1.2 Require that development of contiguous areas designated as Light Industrial be designed in a coordinated manner.
- ELAP 1.3 Require that all commercial and industrial uses be sensitive to environmental hazards (i.e., flooding) and not substantially impact environmental resources (i.e., biological and water quality).
- ELAP 1.4 Require commercial and industrial uses to not substantially impact circulation systems.

Temescal Wash

Temescal Wash, extending 28 miles from Lake Elsinore to the Santa Ana River, is the principal drainage course within the Temescal Valley. The Wash also serves as an important component of the Western Riverside County MSHCP and has the potential for providing recreational amenities to serve the planning area. The preservation

and enhancement of this feature is an important component of the Elsinore Area Plan land use plan. This policy area is synonymous with the 100 year flood zone for the Wash.

Policies:

- ELAP 2.1 Protect the multipurpose open space attributes of the Temescal Wash through adherence to policies in the Flood and Inundation Hazards section of the General Plan Safety Element; the Non-motorized Transportation section of the Circulation Element; the Multiple Species Habitat Conservation Plans and the Environmentally Sensitive Lands sections of the Multipurpose Open Space Element; and the Open Space, Habitat and Natural Resource Preservation section of the Land Use Element.
- ELAP 2.2 Encourage the maintenance of Temescal Wash in its natural state, with its ultimate use for recreational and open space purposes such as trails, habitat preservation, and groundwater recharge.

Walker Canyon Policy Area

The Walker Canyon Policy Area consists of 1,250 acres of land located northerly of Interstate 15 in the vicinity of Walker Canyon Road. The site is designated Open Space-Rural on the Elsinore Area Plan. However, a preferable alternative to extremely large lot rural land sales would be the master planning of this area to provide for a limited amount of development, coupled with preservation of the majority of the site as open space and wildlife habitat.

Policies:

- ELAP 3.1 Notwithstanding the Open Space -Rural designation of this property, any proposal to establish a master planned community within this area through the general plan amendment and specific plan process shall be exempt from the eight-year limit and other procedural requirements applicable to Foundation Component amendments as described in the Administration Element, provided that:
- a. A specific plan is submitted for a Community Center or mixed use village center development designed as a hillside village. Potential uses may include residential uses at a variety of densities (including community development foundation component densities), commercial retail and service uses, offices, and a hotel, as well as public facilities and recreational areas. In addition to the required components, the specific plan must address the unique requirements of hillside development, special hillside design guidelines, and the special nuances of integrating hillside development into the natural environment.
 - b. Approximately 900 acres, or at least two-thirds of the site area, is set aside as Open Space - Conservation Habitat for inclusion in the Western Riverside County Multiple -Species Habitat Conservation Plan reserve system.
 - c. The specific plan shall include special attention to the following concerns: (1) pedestrian circulation in a hillside context, including provision for ramps and paths as well as stairs in order to ensure full accessibility for all users; (2) provision for retail commercial uses so as to minimize the need for residents to travel outside the village for routine daily needs, such as groceries, banking, etc.; and (3) the buffering and protection of conserved open space, especially relating to the interface between riparian areas and development.

- d. Due to the unique character of this development, the area is hereby determined to be eligible for reductions in onsite street widths and an exemption from the prohibition on development on slopes over 25%. Such exemptions would be subject to official determination by the Board of Supervisors or its successor-in-interest at the time of its action on the specific plan.

The environmental impact report or other CEQA document prepared for any specific plan at this site shall address the site's access, soils, geology, hydrology, biology, and wildfire susceptibility in addition to issues of slope and topography.

- e. Any such amendment shall be deemed an Entitlement/Policy amendment and be subject to the procedural requirements applicable to that category of amendments.

Glen Eden Policy Area

The Glen Eden Policy Area consists of portions of Sections 17, 18, and 19 located southwesterly of Temescal Canyon Road and northerly, northeasterly, and westerly of the Horsethief Canyon community. Development within this Policy Area shall be subject to the following policies.

Policies:

- ELAP 4.1 Residential development shall comply with an average density of 2.5 dwelling units per acre. No individual project may have an overall density in excess of 2.5 dwelling units per acre, unless a permanent density transfer between two or more projects is approved by the County of Riverside, in which case the overall density of the projects together may not exceed 2.5 dwelling units per acre. The density of individual parcels or planning areas within a project may exceed 2.5 dwelling units per acre, as long as the overall project density does not exceed this level.
- ELAP 4.2 Clustering of dwelling units within an individual project is encouraged where such clustering would enable the conservation of open space in accordance with the Multipurpose Open Space Element.

Rural Village Land Use Overlay

Rural Village Overlay Study Areas were identified on the Elsinore Area Plan map for the community of Meadowbrook (along State Highway Route 74 northeasterly of the City of Lake Elsinore) in the 2003 General Plan. Prior to the adoption of the 2008 General Plan Update, all relevant factors were studied in more detail on a parcel-by-parcel basis through a spatial analysis. As a result of this analysis, county review, and community discussions, the boundary and policies of these study areas were modified and a Rural Village Land Use Overlay was created to strategically intensify the uses in the targeted core areas of Meadowbrook (Figure 5), but not in El Cariso.

The spatial analysis indicated that the increase in intensity of uses in El Cariso Rural Village is not necessary at this particular time, thus resulting in removing the boundaries of the Rural Village Study Area established in the RCIP General Plan.

Policies:

- ELAP 5.1 Allow areas designated with the Rural Village Land Use Overlay to develop according to the standards of this section. Otherwise, the standards of the underlying land use designation shall apply.

ELAP 5.2 In the Meadowbrook Land Use Overlay, commercial uses, small-scale industrial uses (including mini-storage facilities), and residential uses at densities higher than those levels depicted on the Area Plan may be approved as designated in the overlay. Additionally, existing commercial and industrial uses may be relocated to this Rural Village Land Use Overlay as necessary in conjunction with the widening of State Highway Route 74.

Meadowbrook Town Center

Meadowbrook Town Center (see Figure 3A) features two areas of intense, Mixed-Use Area development clustering, the Highway 74/Meadowbrook Avenue Neighborhood [Neighborhood 1] and the Highway 74/Kimes Lane Neighborhood [Neighborhood 2] to provide a broad panoply of conveniently located local community services, and an expanded variety of housing opportunities for local residents. These Mixed-Use Areas, described below, will provide landowners with opportunities to develop their properties for either all residential development (at varying urban densities) or a mixture of residential and nonresidential development. Those who choose to develop mixed uses on their properties will be able to utilize either side-by-side or vertically integrated land use designs. Both neighborhoods require that at least 50% of their areas be developed for Highest Density Residential (HHDR) uses.

Potential nonresidential uses include those traditionally found in a “downtown/Main Street” setting, such as retail uses, eating establishments, personal services such as barber shops, beauty shops, and dry cleaners, professional offices, and public facilities including schools, together with places of religious assembly and recreational, cultural, and spiritual community facilities, all integrated with small parks, plazas, and pathways or paseos. Together these designated Mixed-Use Areas will provide a balanced mix of jobs, housing, and services within compact, walkable neighborhoods that feature pedestrian and bicycle linkages (walking paths, paseos, and trails) between residential uses and activity nodes such as grocery stores, pharmacies, places of assembly, schools, parks, and community and/or senior centers.

Mixed-Use Area (MUA) Neighborhoods Descriptions and Policies:

Following are the descriptions of the two Mixed-Use Area (MUA) neighborhoods of Meadowbrook Town Center, and the policies specific to each neighborhood:

The Highway 74/Meadowbrook Avenue Neighborhood [Neighborhood 1] The Highway 74/Meadowbrook Avenue Neighborhood is bisected by State Highway 74. This neighborhood covers about 56 gross acres (about 39 net acres), and currently contains low density single family residences and vacant lots. The neighborhood is surrounded by similar land uses - low density single family residences and vacant parcels. The neighborhood will be developed as a Mixed-Use Area, with a 50% HHDR component, and commercial and other land use types. Surrounding land uses are designated Very Low Density Residential.

Two bus stops are currently located on Highway 74 towards the northernmost boundary of the neighborhood, one located to serve northbound passengers, and one located to serve southbound passengers. Commercial and other types of non-residential mixed-use development will be most appropriately placed directly along and near Highway 74, which is convenient for those living in and commuting into the neighborhood and will provide a buffer from the highway for the HHDR residential development in the neighborhood. Also, the opportunity exists to expand transit services and provide more bus stops and more bus services along Highway 74, as local transit demand expands in the future.

Also, because of its mixed-use characteristics, this neighborhood should be designed to promote a village-style mix

of retail, restaurants, offices, and multi-family housing, thereby resulting in a walkable neighborhood. This neighborhood would serve surrounding neighborhoods by providing job opportunities through its commercial uses. It should be noted that this neighborhood is within a flood zone which could result in additional permits to meet floodplain management requirements, and would provide opportunities for open space buffers between differing use types, as needed, and opportunities for open space edge trails.

Policy:

ELAP 5.3 Fifty percent of the Highway 74/Meadowbrook Avenue Neighborhood shall be developed in accordance with the HHDR land use designation.

ELAP 5.4 Residential uses for the Highway 74/Meadowbrook Avenue Neighborhood should generally be located in the southeastern and northeastern portions of this neighborhood. Nonresidential uses should include a variety of other uses, such as retail activities serving the local population and tourists, parks, light industrial uses, parkland, and other uses.

Highway 74/Kimes Lane Neighborhood [Neighborhood 2] is located less than one mile north of Neighborhood 1 and also along State Highway 74, on about 10 gross acres (about 7 net acres). With the exception of one single family residence, the neighborhood site is currently vacant and is surrounded by low density single family residential uses and vacant parcels. Highway 74 adjoins the western edge of the neighborhood. This neighborhood will be developed as a Mixed-Use Area, with a 50% HHDR component, and commercial and other land use types. This neighborhood is surrounded by Very Low Density Residential land uses.

This neighborhood could serve the surrounding community by providing local commercial services and job opportunities in association with the commercial uses. Also, because of its mixed-use characteristics, this neighborhood would be designed to promote a village-style mix of retail, restaurants, offices, and multi-family housing, resulting in a walkable neighborhood. Two bus stops are conveniently located on Highway 74 within the neighborhood boundaries. It should be noted that this neighborhood is within a flood zone which could result in additional permits to meet the community's floodplain management requirements, and would provide opportunities for open space buffers between differing use types, as needed, and opportunities for open space edge trails.

Policies:

ELAP 5.5 Fifty percent of the Highway 74/Kimes Lane Neighborhood shall be developed in accordance with the HHDR land use designation.

ELAP 5.6 Residential uses for the Highway 74/Kimes Neighborhood [Neighborhood 2] should be encouraged to be located in the eastern portion of this neighborhood. Nonresidential uses should include a variety of other uses, such as retail activities serving the local population and tourists, business parks, light industrial uses, and parkland.

Policies Applying to both Neighborhoods of Meadowbrook Town Center:

The following policies apply to both of the Mixed-Use Area (MUA) neighborhoods of Meadowbrook Town Center:

ELAP 5.7 Both the Highway 74/Meadowbrook Avenue and Highway 74/Kimes Lane Neighborhoods shall be developed with 50 % Highest Density Residential, and other uses, potentially including commercial, business park, office, etc. uses, in a mutually supportive, mixed-use development pattern.

- ELAP 5.8 Paseos and pedestrian/bicycle connections should be provided between the Highest Density Residential uses and those nonresidential uses that would serve the local population. Connections should also be provided to the public facilities in the vicinity, including the elementary school, library, and community center.
- ELAP 5.9 All HHDR sites should be designed to facilitate convenient pedestrian, bicycle, and other non-motorized vehicle access to the community's schools, jobs, retail and office commercial uses, park and open space areas, trails, and other community amenities and land uses that support the community needs on a frequent and, in many cases, daily, basis.
- ELAP 5.10 Ensure that all new land uses, particularly residential, commercial, and public uses, including schools and parks, are designed to provide convenient public access to alternative transportation facilities and services including potential future transit stations, transit oasis-type shuttle systems, and/or local bus services, and local and regional trail systems.
- ELAP 5.11 Project designs should reduce traffic noise levels from Highway 74 as perceived by noise-sensitive uses, such as residential uses, to acceptable levels.
- ELAP 5.12 Residential uses that are proposed in both neighborhoods where they would be located immediately adjacent to areas designated for Low Density Residential development should include edge-sensitive development features to provide buffering between the differing residential densities, including but not necessarily limited to such features as one-story buildings, park lands and open space areas, and trails.
- ELAP 5.13 Uses approved and operating under an existing valid entitlement may remain or be converted into another land use in accordance with Riverside County Ordinance No. 348 and consistent with these policies.
-

Figure 3A: Elsinore Area Plan Meadowbrook Town Center Neighborhoods

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Lakeland Village Policy Area

The Lakeland Village Policy Area (LVPA) is located on the westerly side of the water body that is Lake Elsinore and is nestled against the easterly side of Cleveland Ridge along the eastern flank of the Santa Ana and Elsinore Mountains. The Lakeland Village Policy Area consists of approximately 2,626 acres, ~~and which includes a large portion of these portions of the community of Lakeland Village, in the unincorporated community of Lakeland Village/Riverside County areas,~~ generally bounded by State Route 74, ~~or~~ the Ortega Highway, and the City of Lake Elsinore limits on the northerly end and ~~Corydon Road and the City of Wildomar and Corydon Road~~ on the southerly end. Grand Avenue runs the length of the community and is the only roadway access to the area from the north and the south. Existing uses in the community are primarily single-family residential with pockets of commercial uses scattered along Grand Avenue. Properties east of Grand Avenue generally extend to the edge of the lake, ~~which may be part of a~~. ~~The immediate lake edge has a land use designation of Open Space—Conservation as these areas are in a Special Flood Hazard Area due to the significant water level fluctuations of Lake Elsinore. Properties on the east side of Grand Avenue located south of the lakefront also extend into large Special Flood Hazard Areas at the south end of the lake into Rome Hill, and up to the limits of the City of Lake Elsinore. Properties on the westerly side of Grand Avenue extend up to the base of the hills and include pockets of vacant land, in addition to residential and commercial uses may include areas with steep slopes.~~

Policies:

- ELAP 6.1 ~~Land within the Special Flood Hazard Areas should be developed in accordance with all applicable local, state and federal flood control ordinances and regulations, including the Lake Village Master Drainage Plan, and may include passive recreational uses. To avoid potential flood hazards for future developments, use clustering and consolidation of parcels whenever feasible. (AI 25, AI 59-61)~~
- ELAP 6.2 ~~In addition to Specific Plan and Mixed-Use zoning classifications, commercial zoning classifications that implements the intent of the land use designation or provide for a community serving use(s) may be utilized for any Mixed-Use Area (MUA) General Land Use Designation within the Lakeland Village Policy Area (LVPA). Through street design and streetscape develop, safe pedestrian crossings, travel and access, bicycle travel and access, landscaping, signage, lighting, traffic control, multi-modal transit areas, convenient and safe parking, iconic entry way design into the community and at significant community features, and trail connections with trailhead parking.~~
- ELAP 6.3 ~~Encourage the design of new streets and the significant upgrading of existing streets to provide all users with safe, convenient access through the community. Emphasis should be placed on providing dedicated, protected facilities for pedestrians and bicyclists, including a continuous network of sidewalks and pedestrian pathways; bicycle routes and lanes; multi-use trails and trailhead parking; traffic calming measures; and delineated street crossings where feasible. The Lakeland Village Policy Area includes land within the Special Flood Hazard Areas which is primarily located within the lakeshore areas adjacent to the edge of Lake Elsinore. Additionally, other areas in the Special Flood Hazard Areas include floodway areas that involve significant historic drainage courses that convey drainage from the mountains on the west to the lake on the east that are subject to flooding. These areas are generally located between Santa Rosa Drive and Magnolia Street, Decble Entrance Street/Rose Avenue and Maiden Lane, and Blackwell Boulevard and Baldwin Boulevard. Development in the Special Flood Hazard Areas shall be constructed in accordance with all applicable County ordinances, including Ordinance No. 458, and may include, but is not limited to, open space, trails and passive recreation.~~

- ELAP 6.4 Encourage the formation of a County Service Area (CSA) or Parks and Recreation District to develop adequate park services and facilities. Large-scale development is encouraged to include parks, recreational open space, plazas and other public spaces. Encourage the formation of a County Service Area (CSA) or local Parks and Recreation District in the Lakeland Village Policy Area to develop adequate park services and facilities, including playfields, play equipment, sport courts, activity areas, picnic facilities, lakeshore facilities, trailheads, and recreation programs.
- ELAP 6.5 Development should facilitate provide for continuous Collector roadways, especially along Union and Brightman Avenues between Blanchie Drive and Turner Street, in order to provide for which will provide a parallel travel way to with Grand Avenue and should provide for street connections to Grand Avenue via. Additionally, Blanchie Drive and Turner Street, which connections to Grand Avenue should also be developed as Collector roadways.
- ELAP 6.6 Encourage the clustering of development and consolidation of parcels, whenever feasible. (AI 25, AI 59-61) The height, bulk and placement of buildings in the Gateway areas of the Lakeland Village Policy Area should be visually compatible with the surrounding uses.
- ELAP 6.7 Development of parcels not designated Rural Mountainous with steep slopes should cluster buildings in areas with lesser slope and should comply with hillside design policy in the Land Use Element. Residential densities of any parcel with slopes greater than 35 percent should be one (1) dwelling unit per twenty (20) acres. In consideration of mixed use projects in the Gateway areas, development in accordance with a Specific Plan or the Mixed Use Zone is encouraged so potential issues relating to the specific mix of uses, density, traffic, provision of transit services, compatibility with other nearby land uses, fiscal impacts, and other issues relating to the viability of the mixed-use project proposal may be considered and resolved.
- ELAP 6.8 Building envelopes and locations should be visually compatible with the surrounding uses. Projects for development along Grand Avenue should encourage walkability, bicycle use, and traffic-calming measures where safety permits.
- ELAP 6.9 The community's history and character should be incorporated into all streetscapes and development.

Lakeland Village Policy Area Neighborhoods—Gateway Areas

The Lakeland Village Policy Area includes four eight Gateway Areas neighborhoods, known as “LVPA Neighborhood,” that are located along the westerly side of Grand Avenue, seven of which have been designated, partly or in whole, the General Plan Land Use Designation of Light Industrial that will remain. The Gateway Areas LVPA Neighborhoods will include mixed use development that encourages a combination of business, and other complimentary land uses that encourage a combination of business, office, retail, commercial use, community facilities and residential uses that are physically and functionally integrated. The intent of the Gateway Areas LVPA Neighborhoods is not to identify a particular mixture or intensity of land uses, but to designate areas where a blend of mixture of residential, commercial, office, entertainment, educational, community, and recreational uses can be developed. Mixed use development provides the following community benefits:

- greater housing variety and density, more affordable housing, life-cycle housing (e.g. starter homes to larger family homes to senior housing), workforce housing, veterans housing, etc.;
- reduced distances between housing, workplaces, retail businesses and other amenities and destinations;

- better access to fresh, healthy foods (as food and retail and farmers markets can be accessed on foot/bike or by transit);
- more compact development, land use synergy (e.g. residents provide customers for retail which provide amenities for residents);
- stronger neighborhood character and sense of place;
- walkable, bicycle-friendly environments with increased accessibility via transit resulting in reduced transportation costs;
- encourage the assembly of small parcels into larger project areas that can be developed for mixed residential/commercial development without the requirement for general plan amendments, helping to revitalize the area, encourage new balanced economic development, and provide for new local infrastructure improvements; and,
- encourage commercial development to be near intersections and focused in nodes or village focus areas, as opposed to strip or piecemeal development spread along the Grand Avenue corridor.

In addition to the policies provided above, specific policies related to development within the ~~three individual Gateway Areas~~ LVPA Neighborhoods are described below:

Lakeland Village Policy Area Neighborhood Policies

The following policies apply to all Neighborhoods in the Lakeland Village Policy Area, unless specified differently within any policy.

~~**Community Center Gateway:** The Community Center Gateway encompasses approximately 72 acres and is generally located in the 15961-16599 blocks on the west side of Grand Avenue, including a strip of previously designated commercial area situated between approximately Woodward Way and Blanchie Drive and a much larger area between Blanchie Drive and Magnolia Street. Land within the Community Center Gateway is designated as Mixed Use Area.~~

~~It is anticipated that the Community Center Gateway will include a community center that will be the focal point for the developing community. As such, this area presents opportunities for complimentary uses including service such as care for children and seniors; parks and recreational uses; commercial uses; and medium to higher density residential uses.~~

Policies:

~~ELAP 6.9 — Varying residential densities are encouraged and may include ranges from 2 to 5 dwelling units per acre up to 20 to 25 dwelling units per acre.~~

ELAP 6.10 New development in MUAs are encouraged to vary in residential densities, which may include ranges from 2 to 20 dwelling units per acre, and provide diversity in land uses. The mixture of development should be internally integrated and generally consistent with the anticipated projections provided in Table E-9 of the General Plan's Appendix E-1 and limited to the extent that the uses do not cause any decrease in Level of Service on Grand Avenue below Level of Service D.

ELAP 6.11 The density of residential development should complement the adjacent existing uses, generally transitioning from higher densities closer to Grand Avenue and commercial use development, to lower densities around the Mixed Use Area's edges that correspond with the residential densities located in the surrounding areas.

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- ELAP 6.12 Areas with a MUA land use designation are intended to allow a mixture of compatible land uses including residential, administrative and professional offices, retail and service uses, public and quasi-public uses, and entertainment and recreational.
- ELAP 6.13 New development within Neighborhoods should promote livable neighborhoods that provide housing, goods and services, open space, and multi-modal transportation options within close proximity.
- ELAP 6.14 New non-residential development in the Neighborhoods 1 and 8 is encouraged to include uses that serve the needs of visitors and travelers, as well as residents of the area. Development in these neighborhoods should be designed to create a sense of arrival to Lakeland Village.
- ELAP 6.15 New non-residential development in the Neighborhoods 2 through 7 is encouraged to include uses that primarily serve the needs of residents living near the site or elsewhere in the community.
- ELAP 6.16 Neighborhoods are encouraged to include uses that serve the recreational needs of residents and visitors with such activities as hiking, mountain biking, boating, water sports, paragliding, skydiving, and other recreational uses due to the proximity of natural resources.
- ELAP 6.17 Development may include live-work spaces within the MUAs where appropriate.
- ELAP 6.18 New development within Neighborhood should be compatible with adjacent uses.
- ELAP 6.19 New development within Neighborhoods are encouraged to utilize distinctive architecture, edge and entry treatment, landscape, streetscaping, signage and other elements to perpetuate or establish a unique identity of the area.
- ELAP 6.20 Commercial uses, where applicable, should be oriented towards Grand Avenue and away from residential areas located outside of the Neighborhood, as feasible. Residential uses, where feasible and appropriate, should be used as a transitional buffer between the nonresidential and mixed uses within the Neighborhood and the lower density residential uses beyond.
- ELAP 6.21 Multi-story buildings are encouraged within commercial and mixed use areas with transitions down to two- or one-story buildings adjacent to residential neighborhoods, as appropriate.
- ELAP 6.22 Encourage the incorporation of variety of different types of wall textures and colors, architectural elements, landscaping and other features that provide for attractive and inviting facades for public view from surrounding uses and streets.
- ELAP 6.23 Ground floor commercial and facades are encouraged on the first floor of buildings facing the adjoining sidewalks and pedestrian spaces.
- ELAP 6.24 Encourage screening of off-street parking by locating it safely behind or within structures, or otherwise screening it from the public right-of-way, and the design of parking facilities with limited vehicle access points to optimize pedestrian safety, where feasible.
- ELAP 6.25 Street trees, signage, landscaping, street furniture, public art, and other aesthetic elements should be used to enhance the appearance and identity of the Neighborhoods.

ELAP 6.26 Encourage the use or installation of underground utilities.

ELAP 6.27 Encourage coordination with local transit authorities to expand transit access along Grand Avenue and provide stops at, or close in proximity to each Neighborhood.

ELAP 6.28 At least ten percent of the gross area of each Neighborhood should be reserved for common, integrated open space that provides opportunities for passive and active recreation.

Descriptions of LVPA Neighborhoods

Below are descriptions of each of the eight LVPA Neighborhoods, which may include neighborhood-specific policies, which only applies to that neighborhood.

Neighborhood 1

Neighborhood 1 is located and adjacent to the southwest side of Grand Avenue, generally northwest of Magnolia Street and southeast of the City of Lake Elsinore boundary, and consists of approximately 74 acres, as shown on Exhibit 3B, Elsinore Area Plan Lakeland Village Neighborhood 1. This neighborhood is predominately designated Mixed-Use Areas but includes some High Density Residential (HDR) and Very High Density Residential (VHDR) land use designations.

Neighborhood 1 is largely vacant with some existing commercial establishments on the northwestern end, abutting Grand Avenue, and a community center, which may be considered the focal point of this developing neighborhood due to its prominence in the area. Additionally, the neighborhood includes two existing multi-family residential complexes, located adjacent to the community center. There are three existing bus stops along Grand Avenue adjacent or in close proximity to this neighborhood.

This neighborhood presents opportunity for visitor- or commuter-serving commercial establishments, civic and community facilities, and supporting residential components that may provide a live, work, and play space that promotes active transportation, which includes use of transit from one of the nearby bus stops. **Neighborhood 1 is shown on Figure 3B.**

Policy

ELAP 6.29 New development within Neighborhood 1 should cluster public, commercial, and residential uses that support this neighborhood’s emerging identity as the civic center in the community.

Neighborhood 2

Neighborhood 2 abuts and is located southwest of Grand Avenue, generally northwest of Adelfa Street and southeast of Evergreen Street, and includes approximately 32 acres, as shown on Exhibit 3C, Elsinore Area Plan Lakeland Village Neighborhoods 2 & 3. This neighborhood is entirely designated as Mixed-Use Area.

This neighborhood is predominantly vacant with a small existing commercial center and one existing residential home in the center and southeastern portion. Neighborhood 2 includes a vast amount of large, contiguous vacant parcels of land covering most of this neighborhood.

This neighborhood presents an attractive opportunity for new development and would be a great opportunity for a well-balanced vertical or horizontal mix use area, with a diverse blend of commercial and residential uses clustered

together. Such uses should include community-serving uses that serve this neighborhood's residents, as well as the Lakeland Village community, and recreation-serving uses that meet the recreational needs of visitors that come to Lakeland Village to enjoy its natural assets. In order to balance this area, residential uses are encouraged to include higher-density residential development and "Live-Work" units, which reduces the vehicle miles travelled within the community, amongst a wide variety of residential products. **Neighborhood 2 is shown on Figure 3C.**

Neighborhood 3

Neighborhood 3 abuts and is located southwest of Grand Avenue, north of Blackwell Boulevard and south of Deeble Entrance Street, and includes 24 acres, as shown on Exhibit 3C, Elsinore Area Plan Lakeland Village Neighborhoods 2 & 3. The neighborhood is predominantly a Mixed-Use Area land use designation, with a limited area of Commercial Retail (CR) in-between the neighborhood.

Neighborhood 3 is largely vacant, with Riverside County Fire Department Station 11 located along Grand Avenue in between Maiden Lane and Lillian Ave, as well as a residence located adjacent to the fire station. Neighborhood 3 is characterized by multiple large, vacant parcels in the northern portion of the neighborhood, with smaller parcels to the south.

Thus, this neighborhood presents an opportunity for vertical or horizontal mixed use development, particularly on the larger vacant parcels. This neighborhood should foster a diverse mix of commercial and residential uses that can serve the neighborhood as well as the community. In order to balance this area, residential uses are encouraged to include higher-density residential development and "Live-Work" units, which reduces the vehicle miles travelled within the community, amongst a wide variety of residential products. **Neighborhood 3 is shown on Figure 3C.**

Neighborhood 4

Neighborhood 4 is located southwest of Grand Avenue, generally north of Vail Street and south of Turner Street, and consists of approximately 23 acres, as shown on Exhibit 3D, Elsinore Area Plan Lakeland Village Neighborhoods 4 & 5. This neighborhood is entirely designated as Light Industrial.

This neighborhood contains a mix of existing non-residential uses, predominantly industrial establishments with limited commercial facilities. The Neighborhood contains a number of larger lots, as well as many parcels that currently have a limited lot coverage.

This neighborhood presents a unique opportunity to allow for the continuance of existing industrial uses, while a providing long-range goal of converting into a mixed-use area that would mirror Neighborhood 5. **Neighborhood 4 is shown on Figure 3D.**

Policy

ELAP 6.30 Legally existing industrial uses may remain in accordance with Ordinance No. 348 and applicable approved land use permits with no further extensions to the life of the permit. Unpermitted and new industrial uses will need to go through the appropriate land use review process including placing a life on the land use permit for no longer than five (5) years or until the Neighborhood's General Plan Land Use designation is changed to MUA, whichever comes last, in order to meet the long-range mixed use intent of all LVPA Neighborhoods.

Neighborhood 5

Neighborhood 5 abuts and is located southwest of Grand Avenue, generally north of Ginger Lane and South of Kathryn Way, and includes approximately 13 acres, as shown on Exhibit 3D, Elsinore Area Plan Lakeland Village Neighborhoods 4 & 5. This Neighborhood is entirely designated a Mixed-Use Area.

This neighborhood is predominantly vacant, with minimal existing residential homes, as well as a limited number of industrial and commercial facilities. Neighborhood 5 includes a large amounts of vacant land, and is dominated by large parcels with minimal existing lot coverage.

This neighborhood presents an opportunity to establish a commercial center in this part of the policy area. The surrounding residences, as well as the industrial uses to the north, present opportunities for supporting uses as well as neighborhood serving uses. The commercial center should include uses that benefit and serve this neighborhood's residents, as well as the overall Lakeland Village community. **Neighborhood 5 is shown on Figure 3D.**

Neighborhood 6

Neighborhood 6 abuts and is located southwest of Grand Avenue generally north of Zinck Way and south of Pamela Road, and consists of approximately 16 acres, as shown on Exhibit 3E, Elsinore Area Plan Lakeland Village Neighborhoods 6 & 7. The neighborhood designated as Mixed-Use Area.

This neighborhood includes a number of existing single-family residential homes, with large parcels in the northern portion of the neighborhood. The neighborhood is generally underdeveloped, with large areas of vacant land, abutting the hillsides to the southwest. The neighborhood is across Grand Avenue from the Lakeland Village Middle School, and surrounded by other residential uses in all directions.

This neighborhood is prime for development and presents great opportunity for a well-balanced vertical or horizontal mix use area, with a diverse blend of commercial and residential uses clustered together. Such uses should include community-serving uses that serve this neighborhood's residents, students and faculty of the adjacent school, as well as the surrounding residential developments. **Neighborhood 6 is shown on Figure 3E.**

Neighborhood 7

Neighborhood 7 abuts and is located northeast of Grand Avenue, generally north of Stoneman Street and south of Morrison Plane, and consists of approximately 7 acres, as shown on Exhibit 3E, Elsinore Area Plan Lakeland Village Neighborhoods 6 & 7. The neighborhood is designated entirely Mixed-Use Area.

This neighborhood is vacant and is made up of four larger parcels. The neighborhood is surrounded by residential development, and is in close proximity to the Lakeland Village Middle School, as well as Neighborhood 6.

This neighborhood presents an opportunity for residential development, potentially with a higher density than the surrounding uses. This neighborhood could also include a blend of commercial and residential uses clustered together that serve this neighborhood's, students and faculty of the adjacent school, as well as the surrounding residential developments. **Neighborhood 7 is shown on Figure 3E.**

Neighborhood 8

Neighborhood 8 abuts and is located northeast of Grand Avenue, generally north of Corydon Street and south of Gill Lane, and consists of approximately 19 acres, as shown on Exhibit 3F, Elsinore Area Plan Lakeland Village Neighborhood 8. This neighborhood is predominantly a Mixed-Use Area with a Commercial Retail (CR) area located at the intersection of Corydon Road Grand Avenue.

This neighborhood is predominantly vacant, with existing development generally confined to the southeast corner of the neighborhood. Existing development includes an existing commercial center, as well as single family residences located in the southwest portion of the site, adjacent to the commercial center, and along Gill Lane. The neighborhood contains a number of larger parcels that are vacant.

This neighborhood is a key local resource for residents who visit the existing commercial use. This neighborhood presents opportunity for visitor- or commuter-serving commercial establishments, and supporting residential components that may provide a live, work, and play space. Some of the community services that would benefit the neighborhood include additional retail, eating establishments, professional offices, dry cleaners, and a beauty salon that would meet the need of various residents in this neighborhood. **Neighborhood 8 is shown on Figure 3F.**

~~ELAP 7.0 — Commercial uses should be oriented towards Grand Avenue and away from residential areas located inside and outside the Gateway area. Additionally, residential uses, where feasible and appropriate, should be used as a transitional buffer between residential uses inside and outside the Community Center Gateway and commercial and non-residential uses inside the Community Center Gateway. Residential uses that may need buffering are located to the northwest across Blanchie Drive, to the south across Magnolia Street, and to the west across Union Avenue adjacent to the Community Center Gateway.~~

~~ELAP 7.1 — Residential uses located on the outer edges of the Community Center Gateway should include densities compatible to the adjacent residential densities located to the northwest on Blanchie Drive, to the south on Magnolia Street, and to the west off of Union Avenue, or there should be adequate buffers provided between new and existing residential uses.~~

~~ELAP 7.2 — Pedestrian and non-vehicular access connections between development within the Community Center Gateway and adjacent uses should be utilized to create a network of paths, parks, plazas, public squares and open spaces, along Grand Avenue, Blanchie Drive, Union Avenue, Santa Rosa Drive, Magnolia Street, and public transit routes and stops.~~

~~ELAP 7.3 — Aesthetic buildings features are encouraged to be varied and incorporate different types of wall textures and colors, architectural elements, landscaping and other features that provide for highly attractive and inviting facades for surrounding uses and streets, including Grand Avenue, Blanchie Drive, Union Avenue, Santa Rosa Drive, and Magnolia Street.~~

~~ELAP 7.4 — Development should be coordinated to facilitate the extension of Union Avenue through the westerly portion of the Community Center Gateway as a Collector roadway between Blanchie Drive and Magnolia Street, and Blanchie Drive as a Collector roadway from Union Avenue to Grand Avenue.~~

Grand Avenue Gateway: The Grand Avenue Gateway is approximately 32 acres and is generally located in the 17101-17299 blocks on the west side of Grand Avenue between Evergreen Street and Adelfa Street. The area's

large size and significant amount of vacant land presents opportunities for complimentary mixed uses to be developed including commercial uses, residential uses, recreational uses and service uses such as for care of children and seniors. Land within the Grand Avenue Gateway is designated as Mixed Use Area.

Policies:

~~ELAP 7.5 — Varying residential densities are encouraged and may include ranges from 2 to 5 dwelling units per acre up to 14 to 20 dwelling units per acre.~~

~~ELAP 7.6 — The mixture of development should be internally integrated and generally consistent with the anticipated projections provided in Table E-9 of the General Plan's Appendix E-1 and be limited to the extent that the uses do not cause any decrease in Level of Service on Grand Avenue below Level of Service D.~~

~~ELAP 7.7 — Commercial uses should be oriented towards Grand Avenue and away from residential areas located inside and outside this Gateway area. Additionally, residential uses, where feasible and appropriate, should be used as a transitional buffer between residential uses outside the Grand Avenue Gateway and commercial and non-residential uses inside the Gateway. Residential uses that may need buffering are located to the northwest along Evergreen Street, to the south on Adelfa Street, and to the west across the future extension of Union Avenue adjacent to the Grand Avenue Gateway area.~~

~~ELAP 7.8 — Residential uses located on the outer edges of the Grand Avenue Gateway should include densities compatible to the adjacent residential densities located to the northwest on Evergreen Street, to the south on Adelfa Street, and to the west across the future extension of Union Avenue, or there should be adequate buffers provided between new and existing residential uses.~~

~~ELAP 7.9 — Pedestrian and non-vehicular access connections between development within the Grand Avenue Gateway and adjacent uses should be utilized to create a network of paths, parks, plazas, public squares and open spaces along Grand Avenue, the future extension of Union Avenue, and public transit routes and stops.~~

~~ELAP 7.10 — Aesthetic buildings features are encouraged to be varied and incorporate different type of wall textures and colors, architectural elements, landscaping and other features that provide for highly attractive and inviting façades for surrounding uses and streets, including Grand Avenue, Evergreen Street, the future extension of Union Avenue, and Adelfa Street.~~

~~ELAP 7.11 — Development should be coordinated to facilitate the extension of Union Avenue through the westerly portion of the Grand Avenue Gateway as a Collector roadway between Evergreen Street and Adelfa Street, and the development of a Collector roadway connecting Union Avenue to Grand Avenue through the northerly portion of this Gateway.~~

Central Gateway: The Central Gateway is approximately 24.5 acres and is generally located in the 17401-17645 blocks on the west side of Grand Avenue between Deeble Entrance Street and Blackwell Blvd. The Lakeland Village County Fire Station is located within this Gateway. The Central Gateway presents opportunities for complimentary mixed uses to be developed in this area, including commercial uses and medium to higher density residential uses. Land within the Central Gateway is designated Mixed Use Area.

Policies:

- ~~ELAP 7.12 — Varying residential densities are encouraged and may include ranges from 2 to 5 dwelling units per acre to 14 to 20 dwelling units per acre.~~
- ~~ELAP 7.13 — The mixture of development should be internally integrated and generally consistent with the anticipated projections provided in Table E-9 of the General Plan's Appendix E-1 and limited to the extent that the uses do not cause any decrease in Level of Service on Grand Avenue below Level of Service D.~~
- ~~ELAP 7.14 — Commercial uses should be oriented towards Grand Avenue and away from residential areas located outside this Gateway area. Additionally, residential uses, where feasible and appropriate, should be used as a transitional buffer between residential uses outside the Central Gateway and commercial and non-residential uses inside the Gateway area. 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, and to west across what is to be the future extension Union Avenue and Brightman Avenue adjacent to the Central Gateway area.~~
- ~~ELAP 7.15 — Residential uses located on the outer edge of the Central Gateway should include densities compatible to the adjacent residential densities 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, and to the west across what is to be the future extension Union Avenue and Brightman Avenue, or there should be adequate buffers provided between new and existing residential uses.~~
- ~~ELAP 7.16 — Pedestrian and non-vehicular access connections between development within the Central Gateway and adjacent uses should be utilized to create a network of paths, parks, plazas, public squares and open spaces along Grand Avenue, from Kniffin Avenue and Curtis Avenue to the northwest, from Raley Avenue, Sutherland Avenue and Brightman Avenue to the south, and what is to be the future extension Union Avenue and Brightman Avenue on the west, and public transit routes and stops.~~
- ~~ELAP 7.17 — Aesthetic buildings features are encouraged to be varied and incorporate different types of wall textures and colors, architectural elements, landscaping and other features that provide for highly attractive and inviting facades for surrounding uses and streets, including Grand Avenue, from Kniffin Avenue and Curtis Avenue to the northwest, from Raley Avenue, Sutherland Avenue and Brightman Avenue to the south, and along what is to be the future extension Union Avenue and Brightman Avenue to the west.~~

ELAP 7.18 — Development should be coordinated to facilitate the extension of Union Avenue (also listed as Akley St. in this area) across the westerly side of the Central Gateway as a Collector roadway between Deeble Entrance Street and Blackwell Blvd., connecting with Brightman Avenue to south, which also is to be developed as a Collector roadway. This page intentionally left blank

Figure 3BA: Lakeland Village Neighborhood 1

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Figure 3C: Lakeland Village Neighborhoods 2 and 3

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Figure 3D: Lakeland Village Neighborhoods 4 and 5

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Figure 3E: Lakeland Village Neighborhoods 6 and 7

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Figure 3F: Lakeland Village Neighborhood 8

Elsinore Area Plan Meadowbrook Town Center Neighborhoods

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Figure 4: Elsinore Area Plan Overlays and Policy Areas

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Figure 5: Elsinore Area Plan Meadowbrook Rural Village Overlay

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Specific Plans

Specific Plans are highly customized policy or regulatory tools that provide a bridge between the General Plan and individual projects in a more area-specific manner than is possible with community-wide zoning ordinances. The specific plan is a tool that provides land use and development standards that are tailored to respond to special conditions and aspirations unique to the area being proposed for development and conservation. These tools are a means of addressing detailed concerns that conventional zoning cannot accomplish.



The authority for preparation of Specific Plans is found in the California Government Code, Sections 65450 through 65457.

Specific Plans are identified in this section as Policy Areas because detailed study and development direction is provided in each plan. Policies related to any listed specific plan can be reviewed at the Riverside County Planning Department. The four specific plans located in the Elsinore planning area are listed in Table 3, Adopted Specific Plans in the Elsinore Area Plan. Each of these specific plans is determined to be a Community Development Specific Plan.

Table 3: Adopted Specific Plans in the Elsinore Area Plan

Specific Plan	Specific Plan #
Horsethief Canyon Ranch	152
Toscana ¹	327
Renaissance Ranch	333
Colinas del Oro	364

Source: County of Riverside Planning Department.

¹ Portions of this specific plan extend into a neighboring Area Plan

Land Use

While the General Plan Land Use Element and Area Plan Land Use Map guide future development patterns in the Elsinore Area Plan, additional policy guidance is often necessary to address local land use issues that are unique to the area or that require special policies that go above and beyond those identified in the General Plan. These policies may reinforce County of Riverside regulatory provisions, preserve special lands or historic structures, require or encourage particular design features or guidelines, or restrict certain activities, among others. The intent is to enhance and/or preserve the identity, character and features of this unique area. The Local Land Use Policies section provides policies to address those land use issues relating specifically to the Elsinore area.

Local Land Use Policies

Lee Lake Community: Mixed-Use Area (MUA) Highest Density Residential (HHDR) Neighborhoods

The Lee Lake Community (see Figure 3B) is located in the Temescal Canyon, along the east side of I-15, between the freeway and Temescal Canyon Road, and south of Indian Truck Trail. It consists of two neighborhoods, the Lee Lake Neighborhood South [Neighborhood 1], and Lee Lake Neighborhood North [Neighborhood 2], which is located immediately south of Indian Wash. The Lee Lake Neighborhood North is designated as a Mixed-Use Area, with no allowance for HHDR development, and Lee Lake Neighborhood South requires 30% HHDR

development. Although the Lee Lake Neighborhoods currently contains some light industrial development, most of the area is sparsely utilized or vacant.

Retail Commercial uses, a fire station, and parks are located nearby to the north, across I-10 via Indian Truck Trail, and Luiseno Elementary School and parks are located nearby toward the south, across I-10 via Horsethief Canyon Road. More intense light industrial development is located toward the south along Temescal Canyon Road. The Lee Lake Neighborhoods are located convenient to I-10 and Temescal Canyon Road for local and regional transportation, and near a Riverside Transit Agency bus transit line that provides convenient connections to destinations from Corona to Temecula, and to the Corona Metrolink Transit Center, which also provides the opportunity for potential links from the site or near the site to regional transit services and regional destinations.

Lee Lake Community is situated in a highly scenic setting, with spectacular views of nearby mountains to both the east and west. Lee Lake is located immediately nearby toward the east, across Temescal Canyon Road. The westerly edges of the Lee Lake Neighborhoods, located adjacent to I-15, are exposed to elevated traffic noise levels. Site designs should incorporate features to reduce freeway noise impacts, and to buffer development from nearby industrial uses.

Open space, trails, and park and recreation areas can be integrated into site development in the Lee Lake Community Neighborhoods to provide buffers and scenic recreation along the southern edges of Indian Wash, and to provide walkable destinations and internal features that promote both internal community walkability and pedestrian and bikeway access to nearby attractions off-site.

Mixed-Use (MUA) Neighborhood and Policies:

Following are descriptions of the two Mixed-Use Area neighborhood of the Lee Lake Community, and the policies that apply to each neighborhood:

The **Lee Lake South Neighborhood** [Neighborhood 1] contains about 33 gross acres (about 25 net acres) and is located between Temescal Canyon Road and I-15, immediately south of Indian Wash.

Policies:

- | ELAP 7.149 Thirty percent of the Lee Lake Neighborhood shall be developed in accordance with the HHDR land use designation.
- | ELAP 7.20 The portions of the Lee Lake South Neighborhood that are not developed for HHDR usage shall be primarily developed for commercial retail, office commercial, business park and light industrial, community facilities, and other uses providing opportunities for services and jobs to local residents.

The **Lee Lake North Neighborhood** [Neighborhood 2] contains about 13 gross acres (about 11 net acres), and is located adjacent to the south side of Indian Truck Trail, between the I-15 freeway and Temescal Canyon Road.

Policies:

- | ELAP 7.324 The Lee Lake North Neighborhood shall contain no residential uses, but shall consist of retail and office commercial uses, to support the surrounding community with a variety of commercial services from its strategic location. Accommodations shall also be made, as appropriate, for transit, pedestrian, and bicycle access, as appropriate, to facilitate connectivity

between the neighborhood and surrounding community.

Policies Applying to both Neighborhoods of the Lee Lake Community:

- ELAP 7.422 Paseos and pedestrian and bicycle paths should be provided within the Lee Lake Community, between residential structures, community facilities, and open space areas, including between both neighborhoods and along or near both the southern edge of Indian Wash.
- ELAP 7.235 All HHDR sites should be designed to facilitate convenient pedestrian, bicycle, and other non-motorized vehicle access to the community's schools, jobs, retail and office commercial uses, park and open space areas, trails, and other community amenities and land uses that support the community needs on a frequent and, in many cases, daily basis.
- ELAP 7.624 All new land uses, particularly residential, commercial, and public uses, including schools and parks, should be designed to provide or potentially accommodate convenient public access to alternative transportation facilities and services, including potential future transit stations, transit oasis-type shuttle systems, and/or local bus services, and local and regional trail systems.
- ELAP 7.257 All new residential and other noise-sensitive uses shall be designed to sufficiently reduce traffic noise levels from nearby roads, including I-15.
- ELAP 7.268 All new residential uses shall be designed to sufficiently reduce noise levels and other potential impacts associated with retained on-site and adjacent industrial uses.
- ELAP 7.927 Uses approved and operating under an existing valid entitlement may remain or be converted into another land use in accordance with Riverside County Ordinance No. 348 and consistent with these policies.

Mt. Palomar Nighttime Lighting

The Mount Palomar Observatory, located in San Diego County, requires darkness so that the night sky can be viewed clearly. The presence of the observatory necessitates unique nighttime lighting standards throughout the Elsinore Area Plan as shown on Figure 6, Mt. Palomar Nighttime Lighting Policy. The following policies are intended to limit light leakage and spillage that may obstruct or hinder the view. This is an excellent example of a valuable public resource that requires special treatment far beyond its immediate locale.

Policies:

- ELAP 8.1 Adhere to the lighting requirements of Riverside County for standards that are intended to limit light leakage and spillage that may interfere with the operations of the Palomar Observatory.

Circulation

The circulation system is vital to the prosperity of a community. It provides for the movement of goods and people within and outside of the community and includes motorized and non-motorized travel modes such as bicycles, trains, aircraft, automobiles and trucks. In Riverside County, the circulation system is also intended to accommodate

a pattern of concentrated growth, providing both a regional and local linkage system between unique communities. This system is multi-modal, which means that it provides numerous alternatives to the automobile, such as transit, pedestrian systems, and bicycle facilities so that Riverside County citizens and visitors can access the region and move around within it by a number of transportation options.

As stated in the Vision and the Land Use Element, Riverside County is moving away from a growth pattern of random sprawl toward a pattern of concentrated growth and increased job creation. The intent of the new growth patterns and the new mobility systems is to accommodate the transportation demands created by future growth and to provide mobility options that help reduce the need to utilize the automobile. The circulation system is designed to fit into the fabric of the land use patterns and accommodate the open space systems.

While the following section describes the circulation system as it relates to the Elsinore Area Plan, it is important to note that the programs and policies are supplemental to, and coordinated with, the policies of the General Plan Circulation Element. In other words, the circulation system of the Elsinore Area Plan is tied to the countywide system and its long range direction. As such, successful implementation of the policies in the Elsinore Area Plan will help to create an interconnected and efficient circulation system for the entire County of Riverside.

Local Circulation Policies

Vehicular Circulation System

Environmental features both water oriented and topographic impose substantial obstacles to circulation routes; however, the Elsinore Area Plan proposes a circulation system to handle these challenges. The area is served by Railroad Canyon Road, Bundy Canyon Road, and Clinton Keith Road from the east. Temescal Canyon Road is the main arterial serving the area from the north. State Route 74 also traverses the Area Plan in an east-west orientation.

Policies:

- ELAP 9.1 Design and develop the vehicular roadway system per Figure 7, Circulation, and in accordance with the functional classifications and standards specified in the Planned Circulation Systems section of the General Plan Circulation Element.
- ELAP 9.2 Maintain Riverside County’s roadway Level of Service standards as described in the Level of Service section of the General Plan Circulation Element.

Trails System

A multi-purpose trails system is a critical part of this area plan because of the concentration of critical linkages centered here. In this sense, the trails for human use parallel the connectivity required for habitat linkages. An extensive system of proposed trails and bikeways exists within the planning area connecting the various neighborhoods with the recreational resources of the Cleveland National Forest and the regional trail system. The Elsinore Area Plan trail system is mapped in Figure 8, Trails and Bikeway System.



The California Scenic Highways program was established in 1963 to Preserve and protect scenic highway corridors from change which would diminish the aesthetic value of lands adjacent to highways.

Policies:

- ELAP 10.1 Implement the Trails and Bikeway System, Figure 8, through such means as dedication or purchase, as discussed in the Non-motorized Transportation section of the General Plan Circulation Element.

Figure 3B: Elsinore Area Plan Lee Lake Community Neighborhoods



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Scenic Highways

Certain roadways are not only functional; they are a part of the public's ability to experience an area, especially one that offers important scenic vistas. That is the case with Interstate 15 from Corona south to the San Diego County line. It has been designated as an Eligible State Scenic Highway. State Route 74 has also been designated as an Eligible State Scenic Highway. The western segment is a secondary County entrance road and will serve as a link to Orange County's system of scenic routes. The scenic highways designated within the Elsinore Area Plan are depicted on Figure 9, Scenic Highways.

Policies:

ELAP 11.1 Protect Interstate 15 and State Route 74 from change that would diminish the aesthetic value of adjacent properties through adherence to the Scenic Corridors sections of the General Plan Land Use and Circulation Elements.

Community Environmental Transportation Acceptability Process (CETAP) Corridors

The population and employment of Riverside County are expected to significantly increase over the next twenty years. The CETAP was established to evaluate the need and the opportunities for the development of new or expanded transportation corridors in western Riverside County to accommodate increased growth and preserve quality of life. These transportation corridors include a range of transportation options such as highways or transit, and are developed with careful consideration for potential impacts to habitat requirements, land use plans, and public infrastructure. CETAP has identified four priority corridors for the movement of people and goods: Winchester to Temecula Corridor, East-West CETAP Corridor, Moreno Valley to San Bernardino Corridor, and Riverside County - Orange County Corridor.

The East-West CETAP Corridor may pass through the Elsinore Area Plan along State Route 74, or to the north of it. This corridor could accommodate a number of transportation options, including vehicular traffic and high occupancy vehicle lanes. The Riverside County- Orange County Corridor is currently under study, but is envisioned to connect from Interstate 15 in Riverside to State Route 241 in Orange County, somewhere in the range between State Route 91 and State Route 74.

Policies:

ELAP 12.1 Accommodate the East-West CETAP Corridor in accordance with the CETAP section of the General Plan Circulation Element.

ELAP 12.2 Accommodate the direction of the Riverside County-Orange County Corridor study, once it is complete.

I-15 Corridor

Interstate 15 is a major connector between the Corona/Riverside area and San Diego. This corridor could be enhanced, especially by connecting transit links, to provide a critical north-south link for transit, automobile and truck trips within and outside the County of Riverside. The capacity of this critical corridor could be expanded through such strategies as widening, high-occupancy vehicle lanes, dedicated truck lanes, and transit improvements, such as exclusive express buses. Infrastructure put in place along with development in this area plan should support all modes of transit along this corridor.

Policies:

- ELAP 13.1 Require projects to be reviewed for the provision of transit support facilities (including bus turnouts, signage, benches, shelters, etc.) along arterial streets and local transit service routes.
- ELAP 13.2 Consider the following regional and community wide transportation options when developing transportation improvements in the Elsinore Area Plan:
- a. Construct a new interchange on Interstate 15 at Horsethief Canyon Road.
 - b. Develop regional transportation facilities and services (such as high-occupancy vehicle lanes and express bus service), which will encourage the use of public transportation and ridesharing for longer-distance trips.
- ELAP 13.3 Require each proposed Specific Plan, and major commercial and industrial projects consisting of 20 acres or larger, to be evaluated for the provision of a park-and-ride facility.

Figure 6: Elsinore Area Plan Mt. Palomar Nighttime Lighting Policy Area

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Figure 7: Elsinore Area Plan Circulation

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Figure 8: Elsinore Area Plan Trails and Bikeway System



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Figure 4: Elsinore Area Plan Scenic Highway

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Multipurpose Open Space

The Elsinore area contains an unusually rich concentration of open space resources, for habitat, recreation and scenic purposes, hence the label of multipurpose. The point is that open space is really a part of the public infrastructure and should have the capability of serving a variety of needs and diversity of users. The importance of the resources here means that they require thoughtful preservation and, in some cases, restoration. In many cases, the focus here must be on establishing and maintaining vital linkages, without which the vital habitat and recreational potential of this area would be severely compromised. This Multipurpose Open Space section is a critical component of the character of the County of Riverside and of the Elsinore Area Plan. Preserving the scenic background and natural resources here gives meaning to the remarkable environmental setting portion of the overall Riverside County Vision. Not only that: these open spaces also help define the edges of and separation between communities, which is another important aspect of the Vision.

In this area plan, the natural characteristics are quite dominant. In addition to their extensive basic supply value, they offer design opportunities for quality development. Achieving a desirable end state of valued local open space to benefit residents and visitors will require sensitive design attention in laying out development proposals and linkages to make the open space system work to its optimum.

Local Open Space Policies

Watersheds, Floodplains, and Watercourse Policies

The Elsinore Area Plan contains a major portion of the Santa Margarita River watershed, which includes Murrieta Creek. This watershed, and its included watercourses, provide a truly unique habitat for flora and fauna of statewide significance. The watercourses provide corridors through developed land as well as linking open spaces outside of development areas. This allows wildlife the ability to move from one locale to another without crossing developed land. The following policies preserve and protect these important watershed functions.

Policies:

- ELAP 14.1 Protect the Santa Margarita watershed and habitat, and provide recreational opportunities and flood protection through adherence to the policies found in the Open Space, Habitat, and Natural Resource Preservation section of the General Plan Land Use Element and the Environmentally Sensitive Lands,

“

The open space system and the methods for its acquisition, maintenance, and operation are calibrated to its many functions: visual relief, natural resources protection, habitat preservation, passive and active recreation, protection from natural hazards, and various combinations of these purposes. This is what is meant by a multipurpose open space system.

”

- RCIP Vision



A watershed is the entire region drained by a waterway that flows into a lake or reservoir or the ocean. It is the total area above a given point on a stream that contributes water to the flow at that point, and the topographic dividing line from which surface streams flow in two different directions. Clearly, watersheds are not just water. A single watershed may include a wide variety of resources and environments.

Floodplain and Riparian Area Management, Wetlands, and Open Space, Parks and Recreation sections of the Multipurpose Open Space Element.

Mineral Extraction

There are significant areas of mineral resource extraction within the Elsinore Area Plan. The area contains regionally important aggregate and clay resources, as well as non-regionally important mineral resources. Most of these resources are currently being extracted or are being held in reserve for future extraction. Compatibility with surrounding land uses, potential noxious impacts, surface runoff management, and the future reclamation of the sites must be considered for all existing and proposed mineral extraction areas.

Policies:

- ELAP 15.1 Protect the economic viability of mineral resources as well as the life and property of Elsinore Area Plan residents through adherence to the Mineral Resources section of the General Plan Multipurpose Open Space Element.
- ELAP 15.2 Avoid mineral resource extraction within the Temescal Wash Policy Area, which contains viable riparian habitat, in favor of areas containing very sparse or non-existent riparian habitat.
- ELAP 15.3 Require a biologically designed and professionally implemented revegetation program as part of reclamation plans, where avoidance is not feasible.
- ELAP 15.4 Require hydrologic studies by a qualified consultant as part of the environmental review process for all proposed surface mining permits within or adjacent to the Temescal Wash Policy Area. This shall include proper management of surface run-off.

Oak Tree Preservation

The Elsinore Area Plan contains significant oak woodland areas. Oak woodlands should be protected to preserve habitat and the character of the area.

Policies:

- ELAP 16.1 Protect viable oak woodlands through adherence to the Oak Tree Management Guidelines adopted by Riverside County and the Vegetation section of the Multipurpose Open Space Element of the General Plan.



For further information on the MSHCP please see the Multipurpose Open Space Element of the General Plan.

Multiple Species Habitat Conservation Plan

Regional resource planning to protect individual species such as the Stephens Kangaroo Rat has occurred in Riverside County for many years. Privately owned reserves and publicly owned land have served as habitat for many different species. This method of land and wildlife preservation proved to be piecemeal and disjointed, resulting in islands of reserve land without corridors for species migration and access. To address these issues of wildlife health and habitat sustainability, the Western Riverside County Multiple Species Habitat Conservation Plan (WRC MSHCP) was developed by the County of Riverside

and adopted by the County of Riverside and other plan participants in 2003. Permits were issued by the Wildlife Agencies in 2004. The WRC MSHCP comprises a reserve system that encompasses core habitats, habitat linkages, and wildlife corridors outside of existing reserve areas and existing private and public reserve lands into a single comprehensive plan that can accommodate the needs of species and habitat in the present and future.

WRC MSHCP Program Description

The Endangered Species Act prohibits the “taking” of endangered species. Taking is defined as “to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect” listed species. The Wildlife Agencies have authority to regulate this take of threatened and endangered species. The intent of the WRC MSHCP is for the Wildlife Agencies to grant a take authorization for otherwise lawful actions that may incidentally take or harm species outside of reserve areas, in exchange for supporting assembly of a coordinated reserve system. Therefore, the WRC MSHCP allows the County of Riverside to take plant and animal species within identified areas through the local land use planning process. In addition to the conservation and management duties assigned to the County of Riverside, a property owner-initiated habitat evaluation and acquisition negotiation process has also been developed. This process is intended to apply to property that may be needed for inclusion in the WRC MSHCP Reserve or subjected to other WRC MSHCP criteria.

Key Biological Issues

The habitat requirements of the sensitive and listed species, combined with sound habitat management practices, have shaped the following policies. These policies provide general conservation direction.

Policies:

- ELAP 17.1 Protect sensitive biological resources in the Elsinore 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 of the General Plan Multipurpose Open Space Element.
- ELAP 17.2 Provide for connection between Santa Ana Mountains, Temescal Wash and foothills north of Lake Elsinore; existing connections are at Indian Truck Trail (buffer along Canyon Creek), Horsethief Canyon, and open upland areas southwest of Alberhill.
- ELAP 17.3 Provide northwest-southeast connection along hills between Estelle Mountain and Sedco Hills, primarily for California gnatcatchers, but also other sage scrub species.



The Wildlife Agencies include The United States Fish and Wildlife Service (USFWS) and the California Department of Fish and Wildlife (CDFW)



The following sensitive, threatened and endangered species, covered under the MSHCP, may be found within this area plan:

- Bell's sage sparrow
- California gnatcatcher
- Orange-throated whiptail
- Loggerhead shrike
- San Diego ambrosia
- Bobcat
- Quino checkerspot butterfly
- Munz's onion
- Many-stemmed dudleya
- Southwestern willow flycatcher
- Least Bell's vireo
- Slender-horned spinneflower

- ELAP 17.4 Conserve clay soils supporting sensitive plants such as Munz’s onion, many-stemmed dudleya, small-flowered morning glory and Palmer’s grapplinghook. (There is a Munz’s onion population of approximately 7,500 heads in Alberhill.)
- ELAP 17.5 Conserve wetlands including Temescal Wash, Collier Marsh, Alberhill Creek, Wasson Creek, and the lower San Jacinto River, (including marsh habitats and maintaining water quality).
- ELAP 17.6 Maintain upland habitat connection between North Peak Conservation Bank, Steele Peak, and Bureau of Land Management (BLM) lands.
- ELAP 17.7 Conserve Engelmann Oak Woodlands.
- ELAP 17.8 Conserve sensitive plants, including Parry’s spineflower, prostrate spineflower, Payson’s jewelflower, smooth tarplant, slender-horned spineflower, Couldte’s matijila poppy, Palomar monkeyflower, little mousetail, vernal barley, San Jacinto Valley crownscale, Coulter’s goldfields, heart-leaved pitcher sage, and the Quino checkerspot butterfly.
- ELAP 17.9 Conserve Travers-Willow-Domino soil series.
- ELAP 17.10 Conserve foraging habitat adjacency for raptors, sage scrubbed-grassland ecotone.
- ELAP 17.11 Conserve habitat in Sedco Hills to maintain connection between Granite Hills and Bundy Canyon Road.
- ELAP 17.12 Provide for connection across State Route 74 for birds and land species.
- ELAP 17.13 For Wasson Creek, maintain north-south linkage at least 750 feet wide from Wasson Creek to North Peak.
- ELAP 17.14 South of Wasson Creek, development should be limited to western and eastern slopes.

Hazards

Hazards are natural and manmade conditions that must be respected if life and property are to be protected as growth and development occur. As the ravages of wildland fires, floods, dam failures, earthquakes and other disasters become clearer through the news, public awareness and sound public policy combine to require serious attention to these conditions. Portions of the Elsinore Area Plan may be subject to hazards such as flooding, dam inundation, seismic occurrences, and wildland fire. These hazards are depicted on the hazards maps, Figure 10 to Figure 14. These hazards are located throughout the Elsinore area and produce varying degrees of risk and danger. Some hazards must be avoided entirely while the potential impacts of others can be mitigated by special building techniques. The following policies provide additional direction for relevant issues specific to the Elsinore Area Plan.

Local Hazard Policies

Flooding and Dam Inundation

Temescal Wash, Murrieta Creek, and the San Jacinto River, as well as Lake Elsinore, pose significant flood hazards within the Elsinore Area Plan. Dam failure of the Railroad Canyon Dam at Canyon Lake would cause flooding in the plan area. Refer to Figure 10, Flood Hazards for a depiction of flood hazards in the Elsinore area.

Policies:

- ELAP 18.1 Adhere to the flood proofing and flood protection requirements of the Riverside County Flood Control and Water Conservation District.
- ELAP 18.2 Protect proposed development projects that are subject to flood hazards, surface ponding, high erosion potential or sheet flow by requiring submittal to the Riverside County Flood Control and Water Conservation District for review.
- ELAP 18.3 When possible, create flood control projects that maximize multi-recreational use and water recharge.
- ELAP 18.4 Protect life and property from the hazards of potential dam failures and flood events through adherence to the Flood and Inundation Hazards section of the General Plan Safety Element.

Wildland Fire Hazard

The plan area contains a number of unique features and communities that are subjected to a high risk of fire hazards, including the Cleveland National Forest, Cleveland Ridge, Warm Springs and Meadowbrook. Methods to address this hazard include techniques such as avoidance of building in high-risk areas, creating setbacks that buffer development from hazard areas, maintaining brush clearance to reduce potential fuel, establishing low fuel landscaping, and utilizing fire-resistant building techniques. In still other cases, safety oriented organizations such as the Fire Safe Council can provide assistance in educating the public and promoting practices that contribute to improved public safety. Refer to Figure 11, Wildfire Susceptibility.

Policies:

- ELAP 19.1 Protect life and property from wildfire hazards through adherence to the Fire Hazards section of the General Plan Safety Element.



Fire Fact:
Santa Ana winds create a special hazard. Named by the early settlers at Santa Ana, these hot, dry winds heighten the fire danger throughout Southern California.



Liquefaction occurs primarily in saturated, loose, fine to medium- grained soils in areas where the groundwater table is within about 50 feet of the surface. Shaking causes the soils to lose strength and behave as liquid. Excess water pressure is vented upward through fissures and soil cracks and a water-soil slurry bubbles onto the ground surface. The resulting features are known as "sand boils, sand blows" or "sand volcanoes."

Liquefaction-related effects include loss of bearing strength, ground oscillations, lateral spreading, and flow failures or slumping.

Seismic

The Elsinore fault runs north-south through the middle of the plan area. Threats from seismic events include ground shaking, fault rupture, liquefaction, and landslides. The use of specialized building techniques, the enforcement of setbacks from faults, and practical avoidance measures will help to mitigate the potentially dangerous circumstances. Refer to Figure 12, Seismic Hazards, for the location of faults within the Elsinore Area.

Policies:

ELAP 20.1 Protect life and property from seismic-related incidents through adherence to the Seismic Hazards section of the General Plan Safety Element.

Slope

Many areas within the Elsinore Area Plan, depicted on Figure 13, Steep Slope, contain steep slopes that require special development standards and care to prevent erosion and landslides, preserve significant views and minimize grading and scarring. Additionally, the ridgelines of the Santa Ana Mountains and Gavilan and Sedco Hills provide a significant visual resource for users of the Interstate 15 corridor and occupants of the valley floor.

Policies:

ELAP 21.1 Identify and preserve the ridgelines that provide a significant visual resource for Elsinore through adherence to the Hillside Development and Slope section of the General Plan Land Use Element and the Scenic Resources section of the Multipurpose Open Space Element.

ELAP 21.2 Prohibit building sites on the Gavilan Hills Ridgeline. Projects proposed within this area shall be evaluated on a case by case basis to ensure that building pad sites are located so that buildings and roof tops do not project above the ridgeline as viewed from Interstate 15.

ELAP 21.3 Protect life and property and maintain the character of the Elsinore area through adherence to the Slope and Soil Instability Hazards section of the General Plan Safety Element, the Hillside Development and Slope section of the General Plan Land Use Element, and the Rural Mountainous land use designation.

Figure 5: Elsinore Area Plan Flood Hazards

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Figure 6: Elsinore Area Plan Wildfire Susceptibility

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Figure 7: Elsinore Area Plan Seismic Hazards

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Figure 8: Elsinore Area Plan Steep Slope

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Figure 14: Elsinore Area Plan Slope Instability

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Attachment D:
Initial Study
Mitigated Negative Declaration
and Appendices

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (CEQ / EA) Number: N/A

Project Case Type (s) and Number(s): General Plan Amendment No. 1208 (GPA No. 1208)

Lead Agency Name: Riverside County Planning Department

Address: 4080 Lemon Street, P.O. Box 1409, Riverside, CA 92502-1409

Contact Person: Robert Flores (Urban and Regional Planner IV)

Telephone Number: 951-955-1195

Applicant's Name: N/A

Applicant's Address: N/A

I. PROJECT INFORMATION

Project Description:

BACKGROUND AND CONTEXT

The County of Riverside is composed of approximately 7,300 square miles, bounded by Orange County to the west, San Bernardino County to the north, the State of Arizona to the east, and San Diego and Imperial Counties to the south. Development for the unincorporated County is guided by the Riverside County General Plan, which was last comprehensively updated and adopted in December 2015. The Riverside County General Plan is divided into 19 Area Plans covering most of the County (refer to Exhibit 1, *Riverside County Area Plans*). One of these area plans is the Elsinore Area Plan (ELAP), which is located in southwest Riverside County, and the area plan boundary encompasses the cities of Lake Elsinore, Canyon Lake and Wildomar and the unincorporated communities of El Cariso, Horsethief Canyon Ranch, Lakeland Village, Meadowbrook, Rancho Capistrano, Rancho Carrillo, and Warm Springs. Much like the County's General Plan, ELAP only governs over unincorporated areas, therefore, is not applicable to the above cities that have their own general plan. ELAP provides tailored policy direction relating to land use, circulation, open space, and design, and tailored policies for the abovementioned unincorporated communities.

ELAP currently includes a number of Policy Areas, including the Lakeland Village Policy Area (LVPA) (refer to Exhibit 2, *Elsinore Area Plan Overlays and Policy Areas*). The LVPA sets the planning direction for the community of Lakeland Village, which is located in the southwestern part of the ELAP boundary – west of the City of Lake Elsinore (refer to Exhibit 3, *Regional Location Map*). The LVPA boundary stretches along Grand Avenue on both sides between Ortega Highway and Corydon Avenue and consists of approximately 2,638 acres. There have been several planning efforts that have influenced the planning direction of the Lakeland Village community, including minor General Plan Land Use changes associated with General Plan Amendment No. 960. More recently, the County of Riverside processed a community-scale planning effort that focused on the creation of the LVPA, inclusion of some Mixed Use Areas (MUAs) within the new policy area, development of accompanying policies, and other pertinent changes within the newly created LVPA. This amendment to the General Plan, known as General Plan Amendment No. 1156 (GPA No. 1156), was adopted by the Riverside County Board of Supervisors in April 2017. However, GPA No. 1156 could not fully address all necessary changes to the General Plan Land Use designations within the LVPA due to the General Plan Certainty System.

The Riverside County General Plan Certainty System guarantees that foundational land uses do not change frequently. Under this system, all unincorporated areas have a "Foundation Component" and a Land Use designation, and Foundation Components can only be changed every 8 years. In 2016, the window to change foundational land uses opened up, allowing for the initiation of GPA No. 1208 that would allow for further review and amendments of the General Plan Land Use designations within the LVPA, especially those that necessitate foundational changes that could not be changed with GPA No. 1156.

The planning process for GPA No. 1208 included public outreach with the Lakeland Village Community. On February 22, 2017, an introductory presentation was made to the community at the Lakeland Village Community Advisory Council meeting. This introduction was followed by two community workshops, held on March 22, 2017 and June 21, 2017, to discuss the proposed changes included in GPA No. 1208, as well as receive feedback from the community. The changes proposed under GPA No. 1208 were then presented during the August 23, 2017 Community Advisory Council meeting, which received no opposition or requested changes.

PROJECT LOCATION

The Project Area includes the LVPA boundary, which is specifically located directly southwest of the Lake Elsinore shoreline and is adjacent to the northeast side of the Santa Ana and Elsinore Mountains, along Grand Avenue generally between State Route 74 (SR-74) and Corydon Road. The Project Area also includes a few select areas just outside the LVPA boundary to the southwest along the mountain slopes, as shown on the attached exhibits.

PROJECT INFORMATION

PROJECT COMPONENTS

GPA No. 1208 consists of General Plan Land Use Designation and policy updates generally within the LVPA, including General Plan Foundation Component changes that were not feasible during GPA No. 1156, as shown on the attached draft policies and the exhibits. The Project does not include site specific development and is limited to land use and policy changes. For analysis purposes, specific assumptions of future development are used to determine the potential impacts of the Project (the methodology of determining future development is contained within Appendix 1, *Build Out Projection Methodology*). Future development will be subject to entitlement and permit review and appropriate environmental review and clearance.

General Plan Land Use Changes

GPA No. 1208 generally focuses on parcels located within the following areas of the LVPA:

- Parcels directly adjacent to Grand Avenue in the Rural Community Foundation Component
- Parcels within or adjacent to the Rural Mountainous areas west of Grand Avenue to reflect new hillside slope mapping with the Rural Mountainous Land Use Designation
- Limited sites located throughout the LVPA where minor land use modifications are warranted
- Select sites along Grand Avenue appropriate for mixed development mapped with the Mixed Use Area Land Use Designation.

Under the proposed Project, a number of parcels underwent changes to the Land Use Designation, resulting in changes to the land use acreages in the LVPA. Table 1, *Land Use Designation Change Summary*, outlines the changes in Land Use Designations associated with the proposed Project. The changes along the Rural Mountainous areas west of Grand Avenue included a limited number of parcels outside and adjacent to the LVPA.

Table 1: Land Use Designation Change Summary

Land Use Designation	Existing (Acres)	Proposed (Acres)	Difference Between Existing and Proposed (Acres)
Rural Community - Estate Density Residential (RC-EDR)	382.64	340.74	-41.9
Rural Community - Very Low Density Residential (RC-VLDR)	70.72	77.38	+66.6
Rural Community - Low Density Residential (RC-LDR)	0	35.75	+35.75
Rural Residential (RR)	3.29	1.92	-1.37
Rural Mountainous (RM)	740.43	606.81	-133.62
Commercial (C)	228.94	226.41	-2.53
Estate Density Residential (EDR)	63.17	58.91	-4.26
Low Density Residential (LDR)	159.62	159.62	0
Medium Density Residential (MDR)	745.47	824.71	+79.24
Medium-High Density Residential (MHDR)	27.42	27.42	0
High Density Residential (HDR)	10.45	10.45	0
Commercial Retail (CR)	26.90	33.34	+6.44
Light Industrial (LI)	22.04	22.04	0
Public Facilities (PF)	29.92	29.92	0
Mixed Use Area (MUA)	127.81	183.40	+55.59
Total	2,638.82	2,638.82	--

The proposed Project will create seven new Mixed Use Area (MUA) Neighborhoods as well as one new Light Industrial (LI) Neighborhood within the LVPA, resulting in a total of eight Neighborhoods throughout the LVPA, including three Neighborhoods created from existing MUA designated sites. These areas are considered for mixed use development, including residential, commercial, and other uses. To view the existing land uses, as well as the proposed land use changes, refer to Exhibit 4a, Lakeland Village Land Use Designation Changes (North Area), and Exhibit 4b, Lakeland Village Land Use Designation Changes (South Area).

Projected Growth and Buildout Methodology

Because the Project is a General Plan Amendment with no specific site development proposal, development assumptions were made in order to project future development for the LVPA. To do this, background research was conducted to understand the buildout potential, based on a number of development metrics. A 20-year development projection was established, and is outlined below:

- a. **Review of Permit Data:** To understand the development activity within the LVPA, Planning Department permit data was reviewed within the LVPA for the last ten years of available records (2007-2017). This time period included the Great Recession, as well as the recovery period. This review found that there was a limited amount of permit activity in the LVPA that resulted in the development of new dwelling units or non-residential structures. The majority of permit activity was related to modifications to existing buildings and other minor development activities (such as construction of a free-standing garage, mobile home renovations/additions, wireless facilities, and other miscellaneous permits). While this review was not ultimately utilized to

establish development projections, this review did provide confirmation of the limited development that has occurred within the LVPA.

- b. **Review of Assessor's Data:** Since the review of the permit data did not provide sufficient information to determine a historic level of growth, Assessor's Parcel Data was used to develop growth rates for each land use type, reviewing the development that has occurred in the past 20 years (from 1998-2017). A 20-year review of development includes a number of development cycles, including times of large real estate growth, economic recession, and economic recovery. As such, it was determined that the review of 20 years of development will serve as an accurate indicator of future growth in Lakeland Village.

The assumptions used to project development for each land use type (Residential, Non-Residential, and Mixed Use) are outlined below:

- i. **Residential Development:** To calculate future residential development, the 20-year growth rates were applied from the Assessor's data to the existing development for each of the residential land uses to calculate anticipated buildout for the next 20 years. To ensure that the anticipated development calculations provide a conservative estimate of future growth, a buffer of 10 percent was added to the 20-year development potential calculations.
- ii. **Non-Residential Development:** To calculate future non-residential development, an assumption that the existing non-residential development quantity will grow by 35 percent over the next 20 years. Due to limited non-residential growth in the past 20 years, the data set was too limited to determine a growth rate; therefore, a future growth rate of 35 percent was used for non-residential development, which was based on the cumulative growth rate for residential land uses. This growth rate is above the historic non-residential development growth rate, and as such, represents an appropriate growth rate for the LVPA. To ensure that the anticipated calculations provide conservative projections for future development, a buffer of 10 percent was added to the 20-year development potential calculations.
- iii. **Mixed Use Development:** Since the MUAs are a relatively new land use in the LVPA, there is no development history for these land uses. To forecast future growth for these areas, the residential and non-residential Land Uses within the LVPA with the highest projected units and floor area were used. For residential growth in MUAs, the projected units for Medium Density Residential was used, which is the Land Use within the policy area that generates the highest number of dwelling units based on the buildout assumptions, and for non-residential growth in MUAs, the projected square feet for Commercial Retail was used, which has the Land Use within the policy area that generates the largest square footage based on the buildout assumptions.

Table 3, LVPA Growth Projections, below outlines the calculated growth projections for the LVPA. For a full outline of the growth projection methodology, refer to Appendix 1: Buildout Projection Methodology, of this document.

Table 2: LVPA Growth Projections

Land Use	Existing Development		Projected Growth		Projected 20-Year Buildout	
	Existing Residential Development (DU)	Existing Non-Residential (SF)	Additional Residential Development (DU)	Additional Non-Residential (SF)	Projected Residential Development (DU)	Projected Non-Residential Development (SF)
Rural Mountainous (RM)	192		38		230	
Rural Residential (RR)	7		6		13	
Rural Community- Estate Density Residential (RC-EDR)	224		52		276	
Rural Community- Low Density Residential (RC-LDR)	-		-		-	
Rural Community- Very Low Density Residential (RC-VLDR)	-		-		-	
Open Space-Conservation (OS-C)	-		-		-	
Estate Density Residential (EDR)	2		-		2	
Low Density Residential (LDR)	113		30		143	
Medium Density Residential (MDR)	1,766		352		2,118	
Medium High Density Residential (MHDR)	18		-		18	
High Density Residential (HDR)	25		-		25	
Very High Density Residential (VHDR)			-		-	
Commercial Retail (CR)		19,818		7,659		27,477
Light Industrial (LI)		9,819		3,795		13,614
Public Facilities (PF)		2,947		1,139		4,086
Mixed Use Area (MUA)						
Residential Units	14		352		366	
Non-Residential (in square feet)		9,085		7,659		16,744
Total	2,361	41,669	830	20,252	3,191	61,921

Note: All values are rounded to the nearest whole number, totals may be slightly off due to rounding

General Plan Policy Changes

Beyond land use changes, GPA No. 1208 will also include a revisions of existing General Plan policies specifically related to the LVPA. Policies will focus on the LVPA as a whole, Hillside Residential areas, and LVPA Neighborhoods. The proposed policies address the following:

- Mixed use development and land use
- Site configuration and building orientation
- Community character, building height and design
- Community recreation and infrastructure
- Circulation and connectivity
- Alternative transportation, transit, and trails

Key policy revisions and additions (shown in underline) include:

Revisions to the General Plan Land Use Element Policy

The Lakeland Village Policy Area (LVPA) Neighborhoods have been developed to encourage a mixture of land uses to support the growth in the local economy and increasing residential development opportunities. The MUA Land Use designation within these Neighborhoods provides landowners with the flexibility to propose commercial, employment and recreational activities walking distance from residential housing and living areas. The project proposes the following revisions to the Land Use Element Policy LU 33.1 to allow other zoning classifications that would similarly support the development of a mix of uses and development of the LVPA Neighborhoods and new LVPA further expands on this consistency direction:

LU 33.1 The Mixed Use Area designation may be developed pursuant to any zoning classification that meets the intent of a community-level policy area, as described in each area plan. Where no such guiding policy is available, the Mixed Use Area designation may be developed pursuant to either a Specific Plan or the Mixed Use zoning classifications.

Revisions to the Elsinore Area Plan Policies

For the full list of revised policies, refer to Appendix 2: Proposed LVPA Neighborhoods Policies, of this document.

Zoning Consistency

Due to the land use designation changes proposed by GPA No. 1208, as well as changes adopted by previous planning efforts within the LVPA, Land Use designations and zoning classifications of sites may be inconsistent on many parcels within the LVPA. To make the Land Use designations and zoning classifications consistent within the LVPA, a consistency zoning may be undertaken for parcels within the LVPA at a later date within a reasonable time in compliance with applicable law. The Change of Zone will be limited to consistency zoning to allow for the implementation of the underlying Land Use designations within the LVPA that were adopted with or prior to the adoption of GPA No. 1208. Therefore, all potential impacts are assessed with this document, and no future environmental analysis is required for activities that are consistent with the LVPA as adopted.

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

B. Total Project Area: The proposed Project area contains approximately 2,623 acres.

Residential Acres:

Lots:

Units:

Projected No. of Residents:

Commercial Acres:

Lots:

Sq. Ft. of Bldg. Area:

Est. No. of Employees:

Industrial Acres:
Other:

Lots:

Sq. Ft. of Bldg. Area:

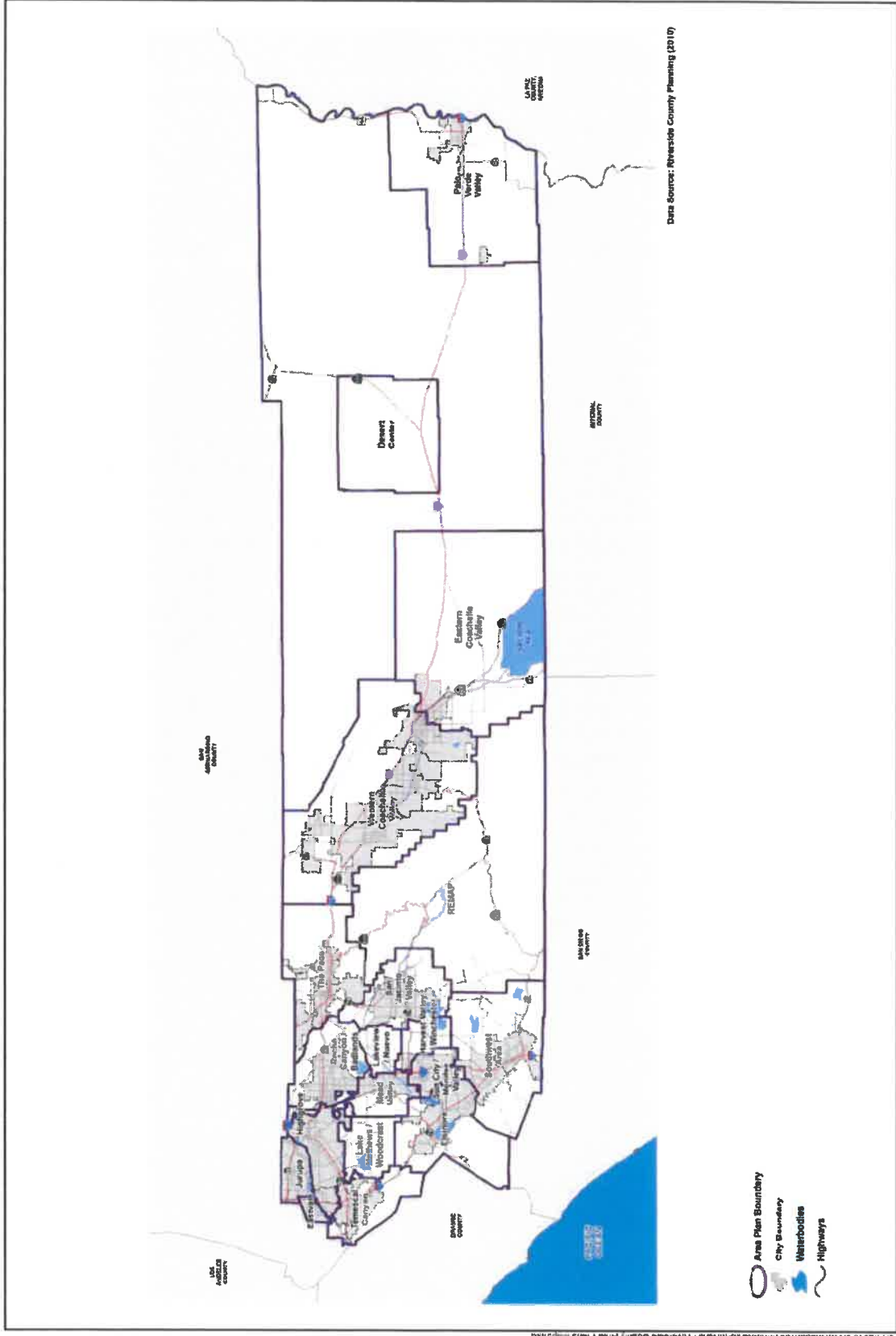
Est. No. of Employees:

C. Assessor's Parcel No(s): Various.

D. Street References: The proposed Project Area is located along Grand Avenue generally between State Route 74 (SR-74) and Corydon Road.

E. Section, Township & Range Description or reference/attach a Legal Description: Sections 11, 13, 14, and 24 of Township 06 South Range 05 West and Sections 19, 20, 28, and 29 of Township 06 South Range 04 West.

F. Brief description of the existing environmental setting of the project site and its surroundings: The Project Area primarily includes single-family residential with pockets of commercial uses along Grand Avenue. Properties east of Grand Avenue generally extend to the edge of Lake Elsinore.



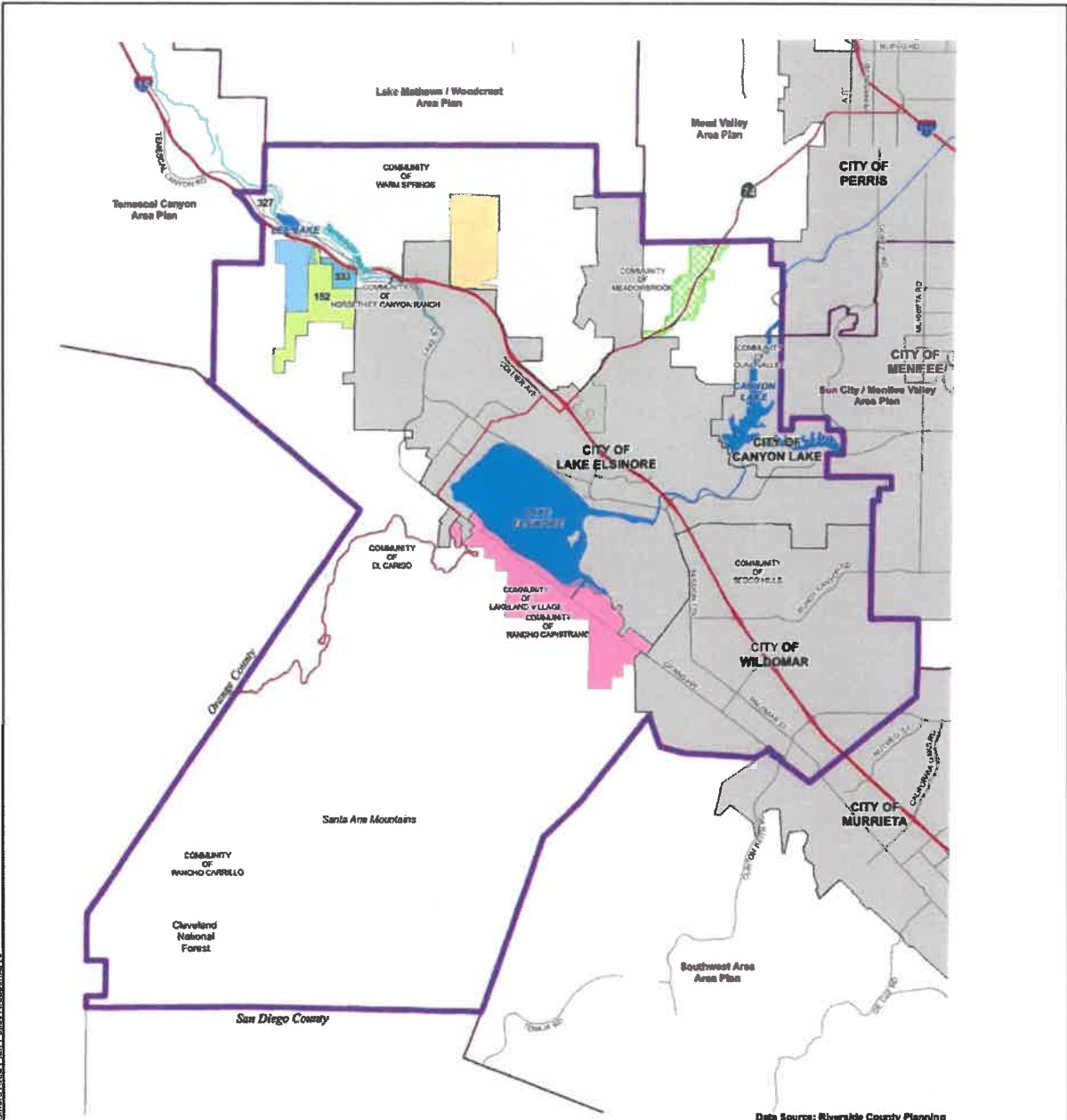
LAKELAND VILLAGE
INITIAL STUDY

Riverside County Area Plans

Exhibit 1



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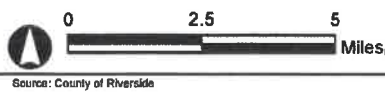


Data Source: Riverside County Planning

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- Warm Springs Policy Area
- Temescal Wash Policy Area
- Glen Eden Policy Area
- Walker Canyon Policy Area
- Lakeland Village Policy Area
- Meadowbrook Rural Village Land Use Overlay
- Specific Plans
- Area Plan Boundary
- Highways
- Waterbodies
- City Boundary

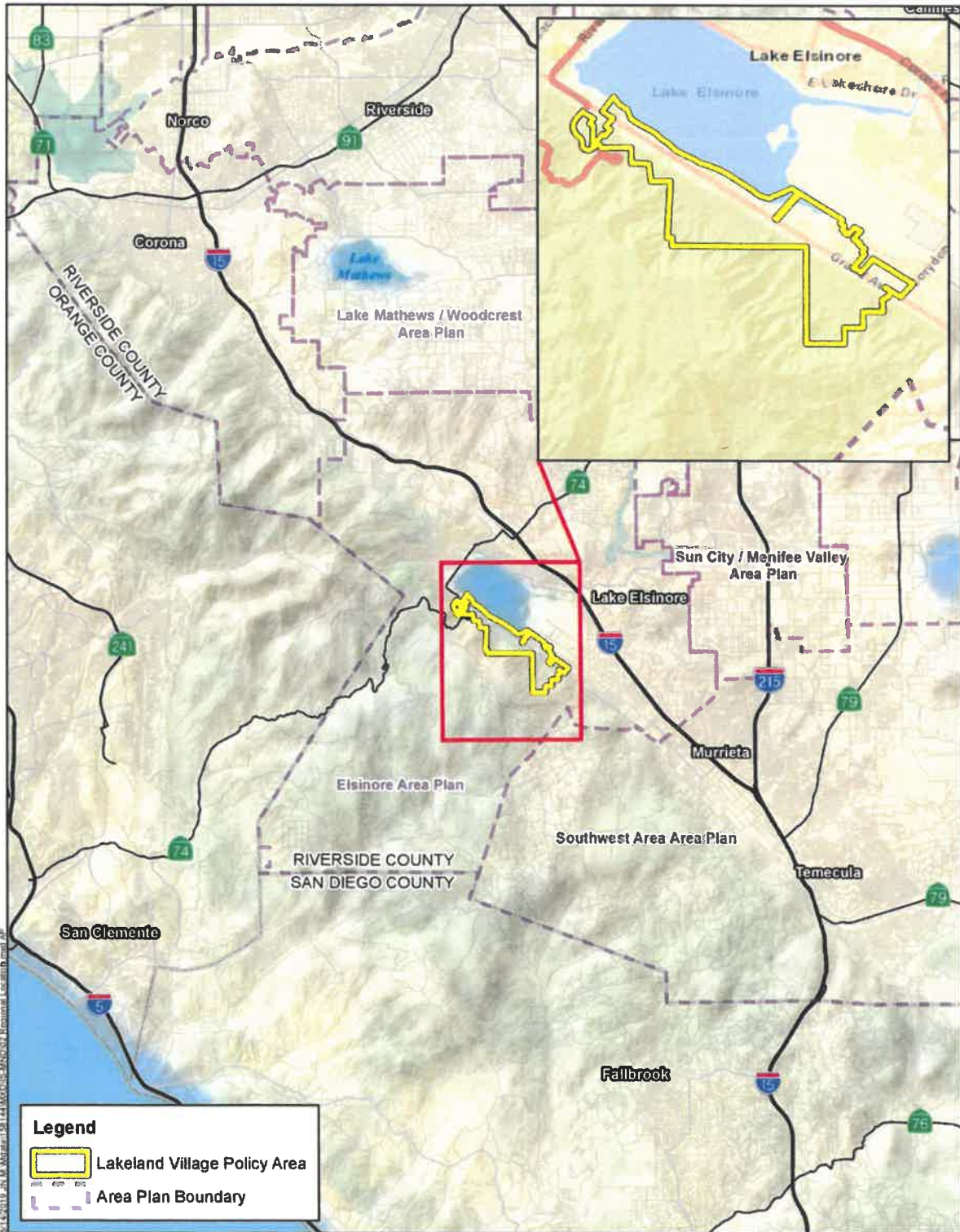
LAKELAND VILLAGE
INITIAL STUDY
Elsinore Area Plan
Overlays and Policy Areas



Source: County of Riverside

Exhibit 2

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LAKELAND VILLAGE
INITIAL STUDY

Regional Location

Exhibit 3



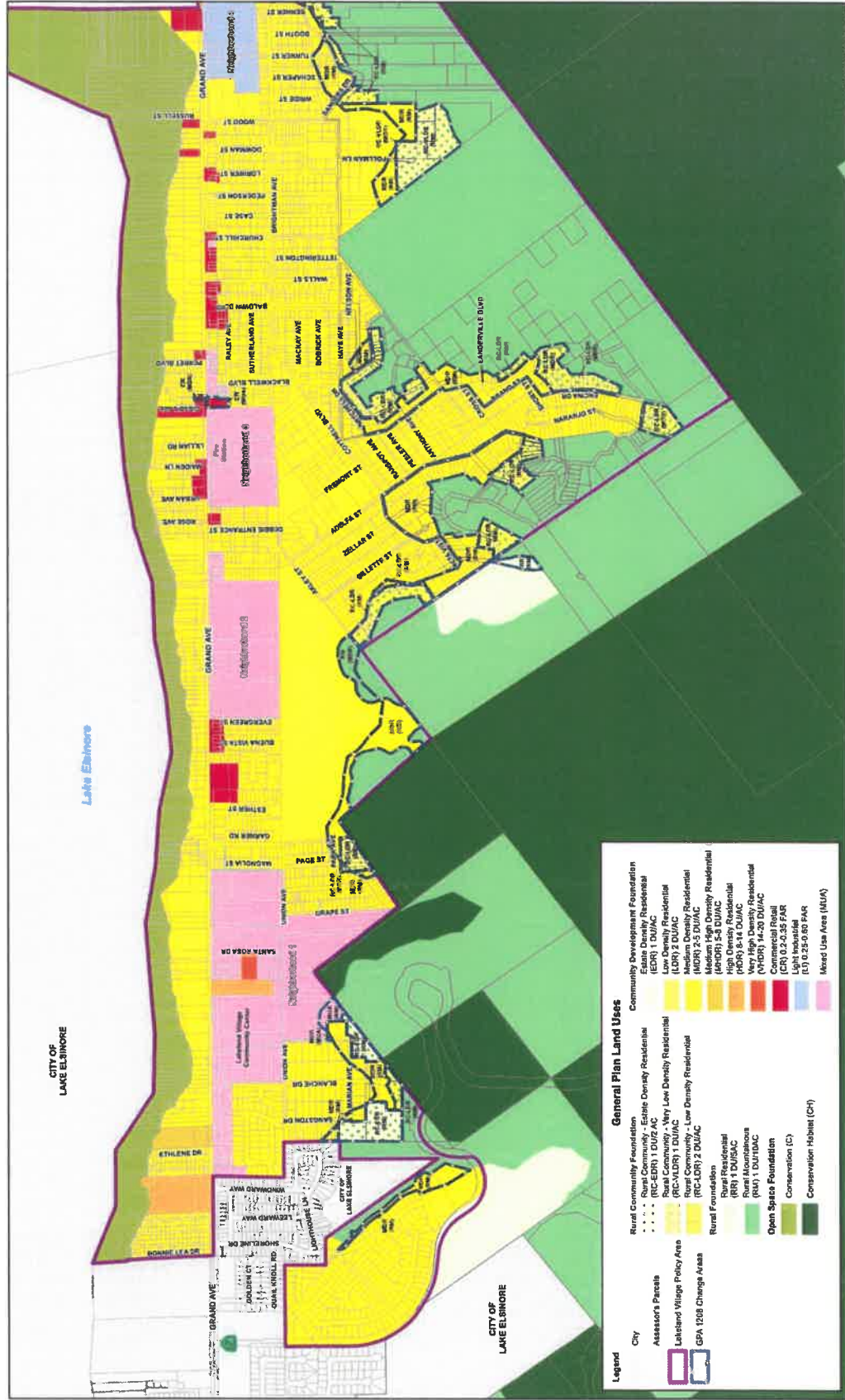
Michael Baker
INTERNATIONAL



0 2.5 5 Miles

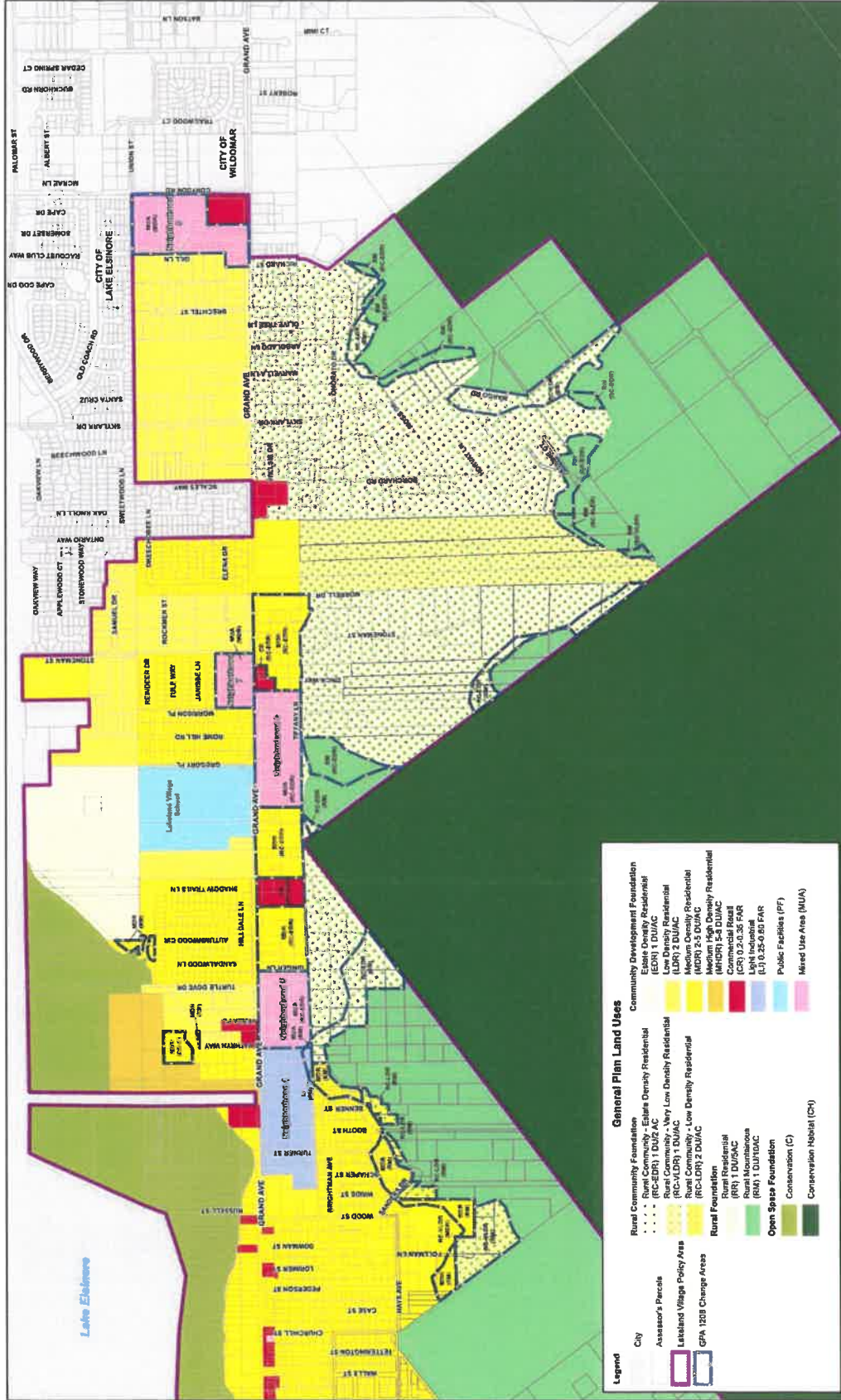
Source: ESRI Relief Map, National Highway Planning Network, Riverside County

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Lakeland Village
INITIAL STUDY
Lakeland Village Land Use Designation Changes (North Area)
Exhibit 4A

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Legend

- City
- Assessor's Parcels
- Lakeland Village Policy Area
- GPA 1203 Change Area

General Plan Land Uses

- Rural Community Foundation
 - Rural Community - Medium Density Residential (RC-MDR) 1 DU/AC
 - Rural Community - Very Low Density Residential (RC-VLDR) 1 DU/AC
 - Rural Community - Low Density Residential (RC-LDR) 2 DU/AC
- Rural Foundation
 - Rural Village (RV) 1 DU/AC
 - Rural Mid-density (RM) 1 DU/10AC
- Open Space Foundation
 - Conservation (C)
 - Conservation Habitat (CH)
- Community Development Foundation
 - Low Density Residential (LDR) 2 DU/AC
 - Medium Density Residential (MDR) 2.5 DU/AC
 - High Density Residential (HDR) 5-8 DU/AC
 - Commercial Rural (CR) 0.25-0.35 FAR
 - Light Industrial (LI) 0.5-0.65 FAR
 - Public Facilities (PF)
 - Mixed Use Area (MUA)

Michael Baker INTERNATIONAL
 Sources: County of Butte, Inverness Technology

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II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. Land Use:

The Land Use Element of the General Plan guides the ultimate pattern of development and governs how land within the County of Riverside is to be utilized. The Lakeland Village Community Plan is consistent with the general land use tenants and specific policies found within the Land Use Element and listed below.

LU 2.1 *Accommodate land use development in accordance with the patterns and distribution of use and density depicted on the General Plan Land Use Map (Figure LU-1) and the Area Plan Land Use Maps, in accordance with the following: (AI 1, 3, 5, 9, 27, 29, 30, 41, 60, 91)*

a. Provide a land use mix at the countywide and area plan levels based on projected need and supported by evaluation of impacts to the environment, economy, infrastructure, and services.

b. Accommodate a range of community types and character, from agricultural and rural enclaves to urban and suburban communities.

c. Provide for a broad range of land uses, intensities, and densities, including a range of residential, commercial, business, industry, open space, recreation, and public facilities uses.

d. Concentrate growth near community centers that provide a mixture of commercial, employment, entertainment, recreation, civic, and cultural uses to the greatest extent possible.

e. Concentrate growth near or within existing urban and suburban areas to maintain the rural and open space character of Riverside County to the greatest extent possible.

f. Site development to capitalize upon multi-modal transportation opportunities and promote compatible land use arrangements that reduce reliance on the automobile.

g. Prevent inappropriate development in areas that are environmentally sensitive or subject to severe natural hazards.

LU 3.3 *Promote the development and preservation of unique communities in which each community exhibits a special sense of place and quality of design. (AI 14, 30)*

LU 7.1 *Require land uses to develop in accordance with the General Plan and area plans to ensure compatibility and minimize impacts. (AI 1, 3)*

LU 8.1 *Accommodate the development of a balance of land uses that maintain and enhance Riverside County's fiscal viability, economic diversity, and environmental integrity. (AI 20)*

2. Circulation:

The Circulation Element of the General Plan intends to establish a comprehensive multi-modal transportation system that is safe, achievable, efficient, environmentally and financially sound,

accessible, and coordinated with the Land Use Element. The spine of the Lakeland Village Community Plan is Grand Avenue, the central thoroughfare of the community. The Lakeland Village Community Plan aims to improve safety and accessibility of Grand Avenue while encouraging multi-modal connections from Grand Avenue and Lakeland Village to adjacent communities and the rest of Riverside County.

C 1.3 *Support the development of transit connections between Riverside County and regional activity centers in other counties as well as transit connections that link the community centers located throughout the county and as identified in the Land Use Element and in the individual Area Plans. (AI 26)*

C 2.1 *The following minimum target levels of service have been designated for the review of development proposals in the unincorporated areas of Riverside County with respect to transportation impacts on roadways designated in the Riverside County Circulation Plan (Figure C-1) which are currently County maintained, or are intended to be accepted into the County maintained roadway system:*

- *LOS C shall apply to all development proposals in any area of the Riverside County not located within the boundaries of an Area Plan, as well those areas located within the following Area Plans: REMAP, Eastern Coachella Valley, Desert Center, Palo Verde Valley, and those non-Community Development areas of the Elsinore, Lake Mathews/Woodcrest, Mead Valley and Temescal Canyon Area Plans.*
- *LOS 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.*
- *LOS E may be allowed by the Board of Supervisors within designated areas where transit-oriented development and walkable communities are proposed.*

Notwithstanding the forgoing minimum LOS targets, the Board of Supervisors may, on occasion by virtue of their discretionary powers, approve a project that fails to meet these LOS targets in order to balance congestion management considerations in relation to benefits, environmental impacts and costs, provided an Environmental Impact Report, or equivalent, has been completed to fully evaluate the impacts of such approval. Any such approval must incorporate all feasible mitigation measures, make specific findings to support the decision, and adopt a statement of overriding considerations. (AI 3)

3. Multipurpose Open Space:

The Multipurpose Open Space Element of the General Plan aims to conserve and preserve the natural resources of Riverside County. The Lakeland Village Community Plan aims to preserve much of Lakeland Village's rural zoning designation and comply with the provisions of the Western Riverside County Multi-Species Habitat Conservation Plan and environmental goals, such as flood control.

OS 17.1 *Enforce the provisions of applicable MSHCP's and implement related Riverside County policies when conducting review of possible legislative actions such as general plan amendments, zoning ordinance amendments, etc. including policies regarding the handling of private and public stand alone applications for general*

plan amendments, lot line adjustments and zoning ordinance amendments that are not accompanied by, or associated with, an application to subdivide or other land use development application. Every stand-alone application shall require an initial Habitat Evaluation and Acquisition Negotiation Process (HANS) assessment and such assessment shall be made by the Planning Department's Environmental Programs Division. Habitat assessment and species-specific focused surveys shall not be required as part of this initial HANS assessment for stand-alone applications but will be required when a development proposal or land use application to subsequently subdivide, grade or build on the property is submitted to the County.

4. Safety:

The Safety Element of the General Plan incorporates safety considerations into the land use planning process. The Lakeland Village Community Plan will adhere to the goals, policies and objectives of the safety Element of the General Plan and will implement the County's existing Local Hazard Mitigation Plan.

S 1.4 *Implement the County of Riverside Multi-Jurisdictional Local Hazard Mitigation Plan (as approved by FEMA, the latest approved version is available online at planning.rctlma.org/LHMP).*

5. Noise:

The Noise Element of the General Plan intends for noise-producing land uses to be compatible with adjacent land uses. The Lakeland Village Community Plan ensures that noise-sensitive land uses are protected from noise generators and separated from noise-producing land uses.

N 1.1 *Protect noise-sensitive land uses from high levels of noise by restricting noise-producing land uses from these areas. If the noise-producing land use cannot be relocated, then noise buffers such as setbacks, landscaping, or block walls shall be used. (AI 107)*

N 1.2 *Guide noise-tolerant land uses into areas irrevocably committed to land uses that are noise-producing, such as transportation corridors or within the projected noise contours of any adjacent airports. (AI 107)*

N 1.3 *Consider the following uses noise-sensitive and discourage these uses in areas in excess of 65 CNEL:*

- *Schools.*
- *Hospitals.*
- *Rest Homes.*
- *Long Term Care Facilities.*
- *Mental Care Facilities.*
- *Residential Uses.*
- *Libraries.*
- *Passive Recreation Uses.*
- *Places of Worship.*

According to the State of California Office of Planning and Research General Plan Guidelines, an acoustical study may be required in cases where these

noise-sensitive land uses are located in an area of 60 CNEL or greater. Any land use that is exposed to levels higher than 65 CNEL will require noise attenuation measures. Areas around airports may have different noise standards than those cited above. Each Area Plan affected by a public-use airport includes one or more Airport Influence Areas, one for each airport. The applicable noise compatibility criteria are fully set forth in Appendix L-1 and summarized in the Policy Area section of the affected Area Plan. (AI 105)

- N 1.5** *Prevent and mitigate the adverse impacts of excessive noise exposure on the residents, employees, visitors, and noise-sensitive uses of Riverside County. (AI 105, 106, 108)*
- N 1.6** *Minimize noise spillover or encroachment from commercial and industrial land uses into adjoining residential neighborhoods or noise-sensitive uses. (AI 107)*
- N 1.7** *Require proposed land uses, affected by unacceptably high noise levels, to have an acoustical specialist prepare a study of the noise problems and recommend structural and site design features that will adequately mitigate the noise problem. (AI 106, 107)*
- N 2.3** *Mitigate exterior and interior noises to the levels listed in Table N-2 below to the extent feasible, for stationary sources: (AI 105)*

Table N-2: Stationary Source Land Use Noise Standards¹

Land Use	Interior Standards	Exterior Standards
Residential 10:00 p.m. to 7:00 a.m.	40 Leq (10 minute)	45 Leq (10 minute)
7:00 a.m. to 10:00 p.m.	55 Leq (10 minute)	65 Leq (10 minute)

¹ *These are only preferred standards; final decision will be made by the Riverside County Planning Department and Office of Public Health.*

- N 6.4** *Restrict the use of motorized trail bikes, mini-bikes, and other off-road vehicles in areas of the county except where designated for that purpose. Enforce strict operating hours for these vehicles in order to minimize noise impacts on sensitive land uses adjacent to public trails and parks. (AI 105, 108)*
- N 9.1** *Enforce all noise sections of the State Motor Vehicle Code.*
- N 9.2** *Ensure the inclusion of noise mitigation measures in the design of new roadway projects in the county. (AI 105)*
- N 9.6** *Require that all future exterior noise forecasts use Level of Service C and be based on designed road capacity or 20-year projection of development (whichever is less) for future noise forecasts. (AI 106)*
- N 16.1** *Restrict the placement of sensitive land uses in proximity to vibration-producing land uses. (AI 105)*

6. Housing:

The Housing Element of the General Plan identifies and analyzes the projected housing needs of the County of Riverside. The Lakeland Village Community Plan complies with the Housing Element by increasing the total number of units allowed within the community of Lakeland Village that are available at a variety of income levels and stages-of-life.

Policy 1.1 *Encourage housing developers to produce affordable units by providing assistance and incentives for projects that include new affordable units available to lower/moderate income households or special needs housing.*

Policy 4.3 *Consistently monitor and review the effectiveness of the Housing Element programs and other County activities in addressing housing need.*

Air Quality:

The Air Quality Element of the General Plan provides background information on the physical and regulatory environment affecting air quality in the County. It intends to protect and the health and welfare of Riverside County's residents and ensures growth does not occur at the cost of the global climate. The Lakeland Village Community Plan is consistent with the Air Quality Element and its policies.

AQ 2.1 *The County land use planning efforts shall assure that sensitive receptors are separated and protected from polluting point sources to the greatest extent possible. (AI 114)*

AQ 3.1 *Allow the market place, as much as possible, to determine the most economical approach to relieve congestion and cut emissions.*

AQ 4.7 *To the greatest extent possible, require every project to mitigate any of its anticipated emissions which exceed allowable emissions as established by the SCAQMD, MDAQMD, SCAB, the Environmental Protection Agency and the California Air Resources Board.*

AQ 5.2 *Adopt incentives and/or regulations to enact energy conservation requirements for private and public developments. (AI 62)*

AQ 8.4 *Support new mixed-use land use patterns and community centers which encourage community self-sufficiency and containment and discourage automobile dependency. (AI 14)*

AQ 8.8 *Promote land use patterns which reduce the number and length of motor vehicle trips. (AI 26)*

AQ 8.9 *Promote land use patterns that promote alternative modes of travel. (AI 26)*

7. Healthy Communities:

The Healthy Communities Element of the General Plan addresses areas where public health and planning intersect. The Lakeland Village Community Plan includes provisions pertaining to the health of the community by incorporating transportation and active living considerations, access to nutritious foods, access to health care, mental health, quality of life, and environmental health into the planning process.

HC 2.1 *Encourage a built environment that promotes physical activity and access to healthy foods while reducing driving and pollution by: (AI 137) a. Promoting the use of survey tools such as Health Impact Assessments, Development Application Health Checklist, or other tools the County of Riverside deems effective to evaluate the impacts of development on public health. b. Directing new growth to existing, urbanized areas while reducing new growth in undeveloped areas of Riverside County.*

- HC 2.2** *Promote increased physical activity, reduced driving and increased walking, cycling and public transit by: (AI 139, 140)*
 - a. *Requiring where appropriate the development of compact, development patterns that are pedestrian- and bicycle-friendly.*
 - b. *Increasing opportunities for active transportation (walking and biking) and transit use.*
 - c. *Encouraging the development of neighborhood grocery stores that provide fresh produce.*
- HC 3.2** *Where appropriate, design communities with a balanced mix of uses that provide regional transportation facilities within walking distance.*
- HC 3.3** *Where appropriate, require pedestrian-oriented design that encourages the use of bicycles and walking as alternatives to driving and increases levels of physical activity. (AI 142)*
- HC 3.4** *Provide for a range of housing options to accommodate a range of income levels and household types.*
- HC 4.1** *Promote healthy land use patterns by doing each of the following to the extent feasible: (AI 137)*
 - a. *Preserving rural open space areas, and scenic resources.*
 - b. *Preventing inappropriate development in areas that are environmentally sensitive or subject to severe natural hazards.*
 - c. *Developing incentives, such as transfer of development rights, clustered development, development easements, and other mechanisms, to preserve the economic value of agricultural and open space lands.*

8. Environmental Justice: No Environmental Justice (EJ) element is adopted for the County of Riverside at this point, but many General Plan policies address environmental justice concerns, including some of the above listed associated policies. In addition, the project area is not identified by the State of California as a “disadvantaged community;” therefore, EJ is not applicable and no further analysis will be done.

B. General Plan Area Plan(s): Elsinore Area Plan

C. Foundation Component(s): Community Development, Open Space, Rural Community, Rural

D. Land Use Designation(s): Rural Community – Estate Density Residential, Very Low Density Residential, Low Density Residential; Rural Residential; Rural Mountainous; Conservation; Conservation Habitat; Estate Density Residential; Low Density Residential; Medium Density Residential; Medium High Density Residential; Commercial Retail; Light Industrial; Public Facilities; Mixed Use Area

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

F. Policy Area(s), if any: Lakeland Village Policy Area, Mount Palomar Night Time Lighting Policy Area

G. Adjacent and Surrounding:

- 1. General Plan Area Plan(s):** Temescal Canyon, Lake Mathews/Woodcrest, Mead Valley, Sun City/Menifee Valley, and Southwest

2. **Foundation Component(s):** Various.
3. **Land Use Designation(s):** Various.
4. **Overlay(s), if any:** Various.
5. **Policy Area(s), if any:** Mount Palomar Night Time Lighting Policy Area

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** N/A
2. **Specific Plan Planning Area, and Policies, if any:** N/A

I. Existing Zoning: General Commercial (C-1/C-P), Scenic Highway Commercial (C-P-S), One-Family Dwellings – Mountain Resort (R-1A), One-Family Dwellings (R-1), One-Family Dwellings – 10,000 Square Feet Minimum (R-1-10000), General Residential (R-3), Open Space Combining Zone (R-5), Rural Residential (R-R), Watercourse, Watershed and Conservation Areas (W-1), Controlled Development Area (W-2), Manufacturing – Service Commercial (M-SC), Regulated Development Area (R-D).

J. Proposed Zoning, if any: General Commercial (C-1/C-P), Scenic Highway Commercial (C-P-S), One-Family Dwellings – Mountain Resort (R-1A), One-Family Dwellings (R-1), One-Family Dwellings – 10,000 Square Feet Minimum (R-1-10000), Multiple Family Dwellings (R-2), General Residential (R-3), Open Space Combining Zone (R-5), Rural Residential (R-R), Watercourse, Watershed and Conservation Areas (W-1), Controlled Development Area (W-2), Manufacturing – Service Commercial (M-SC), Regulated Development Area (R-D).

K. Adjacent and Surrounding Zoning: Various.

II. 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 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 checked="" 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 | |

III. 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

Printed Name

For: Charissa Leach, P.E.
Assistant TLMA Director

IV. 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.

Impact Analysis Methodology

The proposed Project being analyzed in this Initial Study/Mitigated Negative Declaration (IS/MND) consists of land use changes within the LVPA, which would facilitate future development projects that would be implemented within the ELAP area under the County’s General Plan. No specific development or construction is proposed under the Project, therefore project-level analysis for some impact categories within this document is not feasible nor appropriate. For the purposes of analysis of the potential environmental impacts that could result from Project implementation, this document incorporates by reference GPA No. 960 (General Plan) Environmental Impact Report (EIR) No. 521. A key concept in the General Plan EIR No. 521 analysis is that the projections reflected a theoretical build out of all unincorporated areas-including the proposed Project area-and this future development was taken into consideration as part of the analysis conducted for the County’s General Plan implementation within General Plan EIR No. 521. Therefore, the proposed Project is subject to applicable mitigation measures from General Plan EIR No. 521, and these have been included within each resource discussion of this IS/MND.¹

	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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area,	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

¹ The County of Riverside completed a community-scale planning effort that focused on the creation of the LVPA, inclusion of some Mixed Use Areas (MUAs) within the new policy area, development of accompanying policies, and other pertinent changes within the newly created LVPA. This amendment to the General Plan, known as General Plan Amendment No. 1156 (GPA No. 1156), was adopted by the Riverside County Board of Supervisors in April 2017. Since the adoption of GPA No. 1156, additional public outreach has been conducted and further refinements have been made to the Community Plan as proposed under GPA No. 1208.

would the project conflict with applicable zoning and
other regulations governing scenic quality?

Source(s): Riverside County General Plan Figure C-8, *Scenic Highways*; Elsinore Area Plan Figure 9, *Elsinore Area Plan Scenic Highways*; Riverside County Design Guidelines; and County of Riverside Certified EIR No. 521.

^

a) Have a substantial effect upon a scenic highway corridor within which it is located?

According to the State Scenic Highways Mapping System, there are no officially-designated State Scenic Highways within the Project vicinity.² However, according to the ELAP, Interstate 15 (I-15) from Corona south to the San Diego County line and State Route 74 (SR-74) have been designated Eligible State Scenic Highways. The Project area from I-15 is not readily visible due to topographic conditions and intervening structures and vegetation. However, the Project site would be readily visible from the eastern terminus of SR-74 near I-15.

As depicted in Exhibits 4a and 4b, the Project would permit Medium Density Residential (MDR and Rural Mountainous (RM) uses south of SR-74. Future MDR or RM development occurring to the south of SR-74 would be readily visible from the eastern terminus of SR-74 near I-15. The County has a number of existing policies that specifically address potential impacts to scenic highway corridors. It is the County's policy to protect I-15 and SR-74 from change that would diminish the aesthetic value of adjacent properties through adherence to the Scenic Corridors sections of the General Plan Land Use and Circulation Elements (Policy ELAP 11.1). It is also the County's policy to ensure that the design and appearance of new landscaping, structures, equipment, signs, or grading within Designated or Eligible State and County scenic highway corridors are compatible with the surrounding scenic setting or environment (General Plan Policy LU 14.3). Future development occurring within the vicinity of SR-74 would be subject to compliance with all applicable General Plan policies in place to reduce impacts to scenic highway corridors. Further, if it is determined that future development has the potential to impact scenic highway corridors, project-specific impacts would be evaluated through the CEQA process and mitigation measures and/or conditions of approval would be identified as required. As a result, Project implementation would not result in a substantial effect upon a scenic highway corridor and impacts would be less than significant.

Determination: Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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?

According to the ELAP, the ridgelines of the Santa Ana Mountains and Gavilan and Sedco Hills provide significant visual resource for occupants of the valley floor. The Project area is located at the eastern foothills of the Santa Ana Mountains. As a result, future development occurring pursuant to GPA No. 1208 would have the potential to impact views of the Santa Ana Mountains.

It is the County's policy to preserve and protect outstanding scenic vistas and visual features for the enjoyment of the traveling public (General Plan Policy LU 14.1). Future development accommodated through implementation of GPA No. 1208 would be subject to conformance with General Plan EIR No. 521 Mitigation Measure 4.4.1A which states that all development projects shall be subject to the requirements of all relevant guidelines, including the community center guidelines, Riverside County supervisorial district guidelines and all applicable standards, policies and/or regulations of the County of Riverside or other affected entities pertaining to scenic vistas and aesthetic resources. Potential impacts to scenic resources would also be less than significant through compliance with existing General Plan policies, including Policy OS 9.3 and Policy OS 9.4, which call for the conservation of trees and native vegetation to protect visual resources within Riverside County from the effects of future

² California Department of Transportation, California State Scenic Highway Mapping System, http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/, accessed March 4, 2019.

development. The proposed Project would not directly result in development within new areas of the ELAP. Further, if it is determined that future development within the LVPA has the potential to impact scenic highway corridors, project-specific impacts would be evaluated through the CEQA process and mitigation measures and/or conditions of approval would be identified as required. Compliance with the existing General Plan EIR No. 521 mitigation measure 4.4.1A would not require additional mitigation.

Determination: Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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?

The LVPA includes a mix of rural, residential, light industrial, open space, and commercial uses along Grand Avenue on the low-lying areas near the lake. Based on the Project's existing land use composition, the majority of the Project area is considered urbanized. As indicated in Section I., Project Description, GPA No. 1208 consists of General Plan Land Use Designation and policy updates generally within the LVPA, including General Plan Foundation Component changes that were not feasible during the GPA No. 1156.

Future development accommodated through implementation of GPA No. 1208 would be subject to conformance with General Plan EIR Mitigation Measure 4.4.1A, which states that all development projects shall be subject to the requirements of all relevant guidelines, including the community center guidelines, Riverside County supervisorial district guidelines and all applicable standards, policies and/or regulations of the County of Riverside or other affected entities pertaining to scenic vistas and aesthetic resources. Particularly, implementation of the Project would see vacant in-fill lots develop, and existing height limitations applied to those developments. Further, lakefront open space will be preserved under the proposed Project, protecting views of the lakefront. The Project is required to comply with the existing General Plan EIR No. 521 mitigation measure 4.4.1A, which would reduce impacts to a less than significant level and new mitigation measures would not be required.

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

Source(s): Riverside County GIS database; Ordinance. No. 655 (Regulating Light Pollution); Riverside County Design Guidelines; County of Riverside Certified EIR No. 521.

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

According to County of Riverside Certified EIR No. 521 Figure 4.4.1, *Mount Palomar Night Time Lighting Policy Area*, the proposed Project is located within Lighting Policy Area Zone B. Riverside County Ordinance No. 655 was adopted by the Board of Supervisors on June 7, 1988. The intent of Ordinance No. 655 is to restrict the permitted use of certain light fixtures emitting into the night sky undesirable light rays which have a detrimental effect on astronomical observation and research. Since the proposed Project is located within Lighting Policy Area Zone B, all future development would be subject to the light pollution controls enforced by Ordinance No. 655. Any residual impacts to the nighttime use of the Mount Palomar Observatory would be reduced to a less than significant level through compliance with existing County of Riverside Certified EIR No. 521 Mitigation Measures 4.4.2A through 4.4.2E, including existing regulations and processing procedures, such as the Riverside County Design Guidelines, as well as General Plan Policy LU 4.1, which provides mitigation for potential impacts associated with the Mount Palomar Observatory. Following compliance with existing Ordinance No. 655, the Riverside County Design Guidelines, and County of Riverside Certified EIR No. 521 Mitigation Measures, impacts related to interference with the nighttime use of the Mount Palomar Observatory would be less than significant.

Determination: Impacts would 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
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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Ordinance No. 655 (Regulating Light Pollution); Ordinance No. 915 (Regulating Outdoor Lighting); Ordinance No. 461 (Regulating Lighting Standards); Riverside County Design Guidelines; and County of Riverside Certified EIR No. 521.

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

Future development accommodated through Project implementation may involve physical impacts that could create a new source of substantial light and glare which would adversely affect day or nighttime views in the Project area. Future development accommodated through Project implementation would be subject to compliance with the following: Ordinance No. 915, which generally prohibits light trespass; Ordinance No. 461, which includes residential lighting standards, as well as lighting standards for highways, roadways, intersections and traffic signage; and Ordinance No. 655 (refer to Response 2(a) above). Any residual impacts concerning light and glare would be mitigated to a less than significant level through compliance with existing County of Riverside Certified EIR No. 521 Mitigation Measures

4.4.2A through 4.4.2E. Following compliance with existing Riverside County ordinances, the Riverside County Design Guidelines, General Plan policies, and County of Riverside Certified EIR No. 521 Mitigation Measures 4.4.2A through 4.4.2E, (*Refer to County of Riverside Certified EIR No. 521 Mitigation Measures 4.4.2A through 4.4.2E above*) impacts related to light and glare would be reduced to a less than significant level.

Determination: Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

b) Expose residential property to unacceptable light levels?

Refer to Response 3(a) above. Impacts would be less than significant.

Determination: Impacts would 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
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 checked="" type="checkbox"/>	<input 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"/>

- a) **Source(s):** Riverside County General Plan Figure OS-2, *Agricultural Resources*; Ordinance No. 509, *Establishing Agricultural Preserves*; Ordinance No. 625, *Right to Farm*; Ordinance No. 348 (Regulating Agricultural Zoning); and County of Riverside Certified EIR No. 521. **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?**

According to the California Department of Conservation (DOC) Important Farmland Finder, the Project area includes Farmland of Local Importance as well as Urban and Built Up Land.³ According to the DOC, the County defines Farmland of Local Importance as:

1. Soils that would be classified as Prime and Statewide but lack available irrigation water;
2. Lands planted to dryland crops of barley, oats, and wheat;
3. Lands producing major crops for Riverside County but that are not listed as Unique crops;
4. Dairylands, including corrals, pasture, milking facilities, hay and manure storage areas if accompanied with permanent pasture or hayland of 10 acres or more; and
5. Lands identified by city or county ordinance as Agricultural Zones or Contracts, which includes Riverside City "Proposition R" lands (lands planted to jojoba which are under cultivation and are of producing age).⁴

Although the Project would allow for the future conversion of Farmland of Local Importance to non-agricultural uses, the proposed Project would not directly convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Future discretionary development within the Project area would be considered by the County on a site-specific basis, as appropriate, for potential effects on agricultural Farmland. Less than significant impacts would occur in this regard.

³ California Department of Conservation, California Important Farmland Finder, <https://maps.conservation.ca.gov/DLRP/CIFF/>, accessed March 4, 2019.

⁴ California Department of Conservation, Farmland of Local Importance, https://www.conservation.ca.gov/dlrp/fmmp/Documents/Farmland_of_Local_Importance_2016.pdf, accessed March 11, 2019.

Determination: Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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?

The Project area does not include agricultural zoning or agricultural uses. Further, there are no Williamson Act contracts within the Project boundaries.⁵ According to Section 21.3 of Riverside County Ordinance No. 348, parcels must be included in an Agricultural Zoning classification to be included in an agricultural preserve. The Project area does not contain Agricultural zoning, and as such, does not contain Williamson Act lands. No impact would occur.

Determination: No impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?

Refer to Response 4(b). No impacts would occur.

Determination: No impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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?

Refer to Responses 4(a) through 4(c). No impacts would occur.

Determination: No impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

⁵ California Department of Conservation, Riverside County Williamson Act FY 2015/2016, Sheet 1 of 3, file:///C:/Users/alicia.gonzalez/Downloads/Riverside_w_15_16_WA.pdf, accessed March 11, 2019.

	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*.

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))?

The Project area does not contain forest land, timberland, or timberland zoned Timberland Production. As such, the Project would not 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 Government Code section 51104(g)). No impacts would occur.

Determination: No impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Refer to Response 5(a). No impacts would occur.

Determination: No impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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?

Refer to Response 5(a). No impacts would occur.

Determination: No impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AIR QUALITY Would the project:				
6. Air Quality Impacts				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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

The Project consists of land use changes within the LVPA, which would facilitate future development projects that would be implemented within the ELAP area under the County’s General Plan. No site-specific development is proposed at this time. Future development will be subject to the appropriate environmental review and entitlement/permitting.

The proposed Project would accommodate future development which may involve physical impacts that could result in air quality impacts. According to County of Riverside Certified EIR No. 521, Riverside County spans three different air basins: South Coast, Salton Sea, and Mojave Desert. The areas of the County located within the South Coast and Salton Sea Air Basins are regulated by the South Coast Air Quality Management District (SCAQMD), while the Mojave Desert Air Basin is regulated by the Mojave Desert Air Quality Management District (MDAQMD). The proposed project is located in the SCAQMD Air Basin and would be required to comply with the applicable SCAQMD rules and regulations.

Project implementation would is not anticipated to substantially increase intensity beyond those considered as part of the County’s General Plan. As a result, the Project would not increase vehicle miles traveled (VMT) or construction-related air quality impacts as compared to County of Riverside Certified EIR No. 521. Nonetheless, the County enforces several existing regulations, ordinances, and General Plan policies to prevent the potential for conflict with applicable Air Quality Management Plans (AQMPs). For example, Ordinance No. 706, and Ordinance No. 726, act to reduce motor vehicle emissions of criteria pollutants through reduction of VMT. The Land Use

Element, Circulation Element, and Air Quality Element of the General Plan incorporate several policies that address impacts with respect to AQMP compliance.

As indicated in the project description, the proposed Project would not permit development within new areas of the County; any development accommodated under the Project would be in areas where development is already anticipated to occur.

While the specific makeup of future development accommodated under the proposed Project may be slightly modified (particularly in MUA), the total buildout would experience limited increases beyond existing development. Further, future development accommodated through Project implementation involving a discretionary action would be subject to conformance with County of Riverside Certified EIR No. 521 Mitigation Measures 4.7.A-N1 and 4.7.A-N2, which would minimize air pollution by reducing energy use and VMT to comply with applicable AQMPs. Following compliance with existing Riverside County regulations, General Plan policies, and existing County of Riverside Certified EIR No. 521 Mitigation Measures; the potential for future development that may result from implementation of the proposed Project to conflict with or obstruct implementation of the applicable AQMP would be less than significant.

Determination: Impacts would be less than significant.

Mitigation Measures: No mitigation is required.

Monitoring: No monitoring is required.

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?

Refer to response 6 (a) above.

Determination: Impacts would be less than significant.

Mitigation Measures: No mitigation is required.

Monitoring: No Monitoring is required.

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

The proposed Project would accommodate future development which may involve physical impacts that have the potential to expose sensitive receptors to point source emissions. According to the County of Riverside Certified EIR No. 521, sensitive receptors include children, the elderly, the acutely ill, and the chronically ill. According to the SCAQMD and MDAQMD, sensitive receptors include children less than 14 years of age, the elderly over 65 years of age, athletes, and people with cardiovascular and chronic respiratory diseases. Many of these individuals reside in the County of Riverside, which has built-out urban as well as rural communities.

The County enforces several existing regulations and General Plan policies to reduce emission exposures to sensitive receptors. For example, it is the County's policy to protect people and land uses sensitive to air pollution through the use of barriers and/or distance from emissions sources (General Plan Policy AQ 2.2, among others). Future development accommodated through Project implementation involving a discretionary action would be subject to conformance with County of Riverside Certified EIR No. 521 Mitigation Measures 4.5.1A through 4.5.1C, which would reduce impacts to air quality by minimizing fugitive dust during construction and reducing pollution resulting

from construction equipment. County of Riverside Certified EIR No. 521 Mitigation Measures 4.6.D-N1, 4.6.D-N2, 4.6.B-N1, 4.6.B-N2, and 4.6.B-N3 would further reduce construction or operational emissions, which in turn would further reduce the concentration of air pollutants sensitive receptors will be exposed to within the County. As indicated above, the proposed Project would not permit development within new areas of the County; any development accommodated under the Project would be in areas where development is already anticipated to occur. While the makeup of future development accommodated under the proposed Project may be slightly modified (particularly in MUA designated areas where a variety of uses may be permitted), the total buildout would experience limited increases beyond that assumed in the General Plan. In addition, if it is determined that future development has the potential to result in impacts to sensitive receptors, impacts would be evaluated at the project level through the CEQA process and mitigation measures and/or conditions of approval would be identified as required.

Following compliance with existing Riverside County regulations, General Plan policies, and existing County of Riverside Certified EIR No. 521 mitigation, future development that may result from implementation of the proposed Project would result in less than significant impacts related to emissions exposures to sensitive receptors.

Determination: Impacts would be less than significant.

Mitigation Measures: No mitigation is required.

Monitoring: No Monitoring is required.

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

The proposed Project would accommodate future development, which has the potential to create objectionable odors. According to County of Riverside Certified EIR No. 521, land uses known to have odor-emitting potential include: agriculture, chemical plants, composting operations, dairies, fiberglass-molding operations, landfills, refineries, rendering plants, rail yards and wastewater treatment plants.

The construction of future development could result in temporary odors that would be limited to the duration of construction and the immediate site vicinity. Project implementation is not anticipated to result in any of the odor-emitting land uses identified by County of Riverside Certified EIR No. 521. Nonetheless, the County of Riverside enforces several existing regulations and policies to reduce emission exposures to sensitive receptors. For example, General Plan policy AQ 2.1 and AQ 2.2 address potential odor impacts through the use of distance, site design, and barriers between odor emitting sources and receptors. Further, future development accommodated through Project implementation involving a discretionary action would be subject to conformance with County of Riverside Certified EIR No. 521 Mitigation Measures 4.6.E-N1, 4.6.E-N2, and 4.6.E-N3, which act to lessen potential odor impacts by affecting the location and design of odor-generating uses.

As indicated above, the proposed Project would not permit development within new areas of the County; any development accommodated under the Project would be in areas where development is already anticipated to occur. While the makeup of future development accommodated under the proposed Project may be slightly modified (particularly in MUA designated areas where a variety of uses may be permitted), the total buildout would experience limited increases beyond that assumed in the General Plan. In addition, if it is determined that future development has the potential to result in impacts relative to objectionable odors, impacts would be evaluated at the project level through the CEQA process and mitigation measures and/or conditions of approval would be identified as required.

Following compliance with existing Riverside County regulations, General Plan policies, and existing County of Riverside Certified EIR No. 521 mitigation, future development that may result from implementation of the proposed Project would result in less than significant impacts associated with the creation of objectionable odors.

Determination: Impacts would be less than significant.

Mitigation Measures: 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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County GIS database, WRC-MSHCP and/or CVMSHCP, On-site Inspection

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?

The proposed Project is located within the boundaries of the Western Riverside County (WRC) Multiple Species Habitat Conservation Plan (MSHCP). The WRC MSHCP was developed under the purview of a scientific committee in order to mitigate impacts to sensitive biological resources. The WRC MSHCP was issued a Section 10(a) permit by the U.S. Fish and Wildlife Service (USFWS), which acknowledged that the WRC MSHCP serves as mitigation for sensitive biological resources. As a permittee of the WRC MSHCP, all projects within the County are subject to the WRC MSHCP process and requirements. Any future development accommodated by the proposed Project will be subject to the following conditions pertaining to biological resources within the unincorporated areas of Riverside County:

- **Habitat Evaluation and Acquisition Negotiation Strategy (HANS):** Anyone applying for a development project for property located in Criteria Cell Nos. 5036, 5038, 5140, 5240, and 5242 must submit a HANS application to the County. The County will review the HANS application and perform an analysis for criteria consistency (as described in Section 6.1 of the MSHCP) and may request additional biological information. Once the HANS application is deemed complete, the County will issue a HANS criteria consistency determination letter. This letter will indicate whether the MSHCP describes conservation for the subject property and will identify other relevant WRC MSHCP compliance provisions. This part of the process is referred to as HANS I. If the applicant for the development project does not agree with the HANS I criteria consistency determination, the applicant may request HANS I Extended in order to present additional biological documentation to the County. Once an agreement is reached and a criteria consistency determination is made, HANS I is complete, and the development application may be forwarded to the Western Riverside County Regional Conservation Authority (RCA) for Joint Project Review. Other WRC MSHCP requirements may need to be met prior to transmittal to RCA.
- **Joint Project Review (JPR) Process:** Once a development project is reviewed and a criteria consistency determination is made by the County, the development project is reviewed by the Western Riverside County RCA through the JPR process (as described in Section 6.6.2E of the WRC MSHCP). To ensure that the requirements of the WRC MSHCP are properly adhered to by all applicable parties, all development projects within criteria cells are reviewed by the RCA through this process. The Project area has been identified to contain Criteria Cell Nos. 5036, 5038, 5140, 5240, and 5242 within its boundary, which would be the only portion where the WRC MSHCP criteria would be applicable though other WRC MSHCP requirements may still be applicable. Additionally, the JPR process includes a 10-day comment period for the USFWS and CDFW should they wish to comment on the review and any comments made by the RCA.
- **County MSHCP Findings:** Once the JPR process is complete, the County prepares WRC MSHCP findings for inclusion in final project entitlement or approval documents and staff reports. Findings of WRC MSHCP consistency/inconsistency cannot be made until the JPR process is complete. Through implementation of these requirements, development projects inside Criteria Areas can be found consistent with the conservation criteria set forth in WRC MSHCP. Impacts to covered species (candidate, sensitive or special status species) and their habitats resulting from development projects that are consistent with the WRC MSHCP may be deemed less than significant because of their WRC MSHCP compliance.

While the Project does not directly propose development activities, implementation of the Project would facilitate the construction of future development. The County requires site-specific development to

demonstrate conformance with a number of policies and ordinances in place to reduce potential impacts to the natural habitat. Future development accommodated through Project implementation would be required to demonstrate conformance with existing County, State, and federal programs in place to conserve habitat. Future development accommodated through the Project would also be required to undergo project-level analysis prior to approval. The Project does not propose any features that would conflict with the implementation of the WRC MSHCP or other conservation plans. All future development would be subject to the requirements of applicable conservation plans, as well as General Plan EIR No. 52. As such, impacts would be reduced to a less than significant level.

Determination: Impacts would be less than significant.

Mitigation Measures: No mitigation is required.

Monitoring: No monitoring is required.

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)?

As discussed in response a) above, the WRC MSHCP was developed under the purview of a scientific committee and was developed in order to mitigate impacts to sensitive biological resources. The MSHCP was issued a Section 10(a) permit by the USFWS, which acknowledged that the WRC MSHCP serves as mitigation for sensitive biological resources, including endangered and/or threatened species. As a permittee of the WRC MSHCP, all projects within the County are subject to the WRC MSHCP process and requirements. As such, future development that would occur with Project implementation would require site-specific biological assessments including surveys to determine the presence or absence of endangered and/or threatened species potentially occurring onsite. As such, the Project would have a less than significant impact on endangered and threatened species with mitigation incorporated.

Determination: Impacts would be less than significant.

Mitigation Measures: No mitigation is required.

Monitoring: No monitoring is required.

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?

The land uses included in the ELAP include a buffer around Lake Elsinore to protect residents from floods adjacent to Lake Elsinore. Only a small portion of the Project area has been identified as an WRC MSHCP Criteria Cell. This WRC MSHCP Criteria Cell (Criteria Cell No. 5038) is located on the southeast portion at Grand Avenue and Vail Street. The proposed land use change within the aforementioned Criteria Cells results from the change in land use designation along the lakefront to Open Space-Conservation to better reflect the County of Riverside Special Flood Hazard Area. This change would prohibit development activity which furthers the intent of the Criteria Cells.

According to the *Riverside County Map My County* GIS database, the County does not identify any conserved lands to be located within the Project area aside from Criteria Cell No. 5038⁶, and the remainder of the Project area is not identified as an area containing candidate, sensitive, or special status species. In addition, future development in the Project area would be required to implement

⁶ The Project area includes the LVPA, which encompasses multiple Criteria Cells (5036, 5038, 5140, 5240, and 5242), however Criteria Cell 5038 is the only Criteria Cell that the Project proposes a direct land use change.

Mitigation Measures. As such, the Project would have a less than significant impact on candidate, sensitive, or special status species with mitigation incorporated.

Determination: Impacts would be less than significant.

Mitigation Measures: No mitigation is required.

Monitoring: No monitoring is required.

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?

According to the *Riverside County Map My County* GIS database, there are no WRC MSHCP Conservation Areas or existing or proposed linkages within the Project area. However, there are WRC MSHCP Core Conservation Areas surrounding the Project site.

Direct impacts to wildlife movement corridors generally occur from blockage or interference with the connectivity between blocks of habitat, a decrease in the width of a corridor or linkage that constrains movement, or the loss of visual continuity within a linkage or corridor. Even when corridors are not directly constrained by development, they are particularly vulnerable to edge effects and human encroachment. However, extensive programs are in place within the WRC MSHCP that function to minimize impacts to migratory corridors, linkages, and edge effects. As noted in Response 7(f) below, the WRC MSHCP contains requirements for extensive analysis of site-specific development proposals prior to construction. The WRC MSHCP requires a Determination of Biologically Equivalent or Superior Preservation (DBESP) process which includes analysis of linkages within the habitat area; however, the WRC MSHCP also requires site-specific biological survey and mitigation for areas within habitat linkages as well as areas along the Urban Wildlands Interface. See Response 7(f) below for further discussion.

Section 6.1.4 of the WRC MSHCP contains guidelines related to the Urban Wildlands Interface that regulate drainage, toxics, lighting, noise, invasive species, barriers, and grading. These requirements have been developed in order to reduce impacts along the Wildland/Urban Interface.

The proposed Project would focus future development within areas that currently support existing development with limited amounts of vacant land. Under the Project, land may be developed (or redeveloped) at higher intensities. The Project proposes the centralization of development within areas currently supporting development and proposes lower intensity uses adjacent to sensitive habitat. Existing corridor conservation measures, edge effect controls, and other components of the WRC-MSHCP, in conjunction with the more centralized development patterns proposed for the Project, would result in impacts that are less than significant. In addition, implementation of Mitigation Measures described in Section 7(a) would reduce significant impacts to a less than significant level.

Determination: Impacts would be less than significant.

Mitigation Measures: No mitigation is required.

Monitoring: No monitoring is required.

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?

The Project area is directly adjacent to the body of water that is Lake Elsinore, which contains riparian habitat. GPA No. 1208 changes the existing land uses surrounding Lake Elsinore from Residential Land

Uses to Open Space-Conservation. As the Open Space-Conservation land use designation does not allow development, the Project would not impact riparian habitat along the lake.

Areas in which urban development patterns meet open space land uses would have the greatest potential for indirect impacts to wildlife within the open space. Types of urban disturbances potentially affecting natural open space areas include: change in runoff quality and pattern; introduction of toxic chemicals (particularly fertilizers and other gardening chemicals); manure; spill-over of nighttime lighting; increased ambient noise levels and spill-over noise; introduction of non-native plants (including potentially invasive species); increased risk of trash and refuse; and increased potential for human disturbances of open spaces are threats to habitat. Where applicable, development accommodated through Project implementation would be required to demonstrate compliance with Section 6.1.4 of the WRC MSHCP which includes measures that protect MSHCP conservation areas and minimize edge effects, including areas near the lake or the open space near the slopes. The *Riverside County General Plan* also contains a number of policies developed to reduce potential impacts to riparian habitat.

A number of existing General Plan policies would provide further protection to riparian and other sensitive habitats. These include Policy OS 5.1, which limits the substantial alteration and channelization of waterways to a "last resort," Policy OS 5.4, which states that the County should consider designating floodway setbacks for greenways, trails and recreation opportunities on a case-by-case basis, and Policy OS 5.6, which states that projects should identify and conserve remaining upland habitat associated with riparian areas that are critical to species associated with the riparian areas. Refer to the *Riverside County General Plan* for additional related policies related to riparian areas and other sensitive habitats.

Conformance with the WRC MSHCP would ensure the Project's potential impacts to riparian habitat or sensitive natural communities are reduced to a less than significant level.

Determination: Impacts would be less than significant.

Mitigation Measures: No mitigation is required.

Monitoring: No monitoring is required.

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?

Federally protected wetland areas exist throughout the County and are present within the Project area. Wetland areas are generally centralized around Lake Elsinore lakefront; however, the lakefront areas have been re-designated as Open Space-Conservation under the proposed Project in order to better accommodate the existing Lake Elsinore floodplain. The Open Space-Conservation land use designation would restrict development, and thus, reduce potential adverse effects to the lakefront. While the Open Space-Conservation land uses would reduce the Project's potential impacts along the lakefront, future development within the Project area would have potential to impact wetland areas if left unregulated. However, the County has a number of existing programs and policies that have been developed to reduce potential impacts to riparian habitat, which are further explained below.

The Project is located within the WRC MSHCP, which was developed to fully mitigate impacts to sensitive biological resources. The issuance of the Section 10(a) permit by the USFWS acknowledged the adequacy of the conservation programs as full mitigation. Each covered project in the County must comply with the requirements of the WRC MSHCPs, which include the provision of habitat assessments and focused surveys, mandatory conservation of lands identified to have conservation value that would support the assemblage of several Conservation Areas in the Western Riverside County and Coachella Valley, and payment of mitigation fees. All future development within the Project area would be required

to undergo the WRC MSHCP process prior to development to ensure that potential impacts to sensitive habitat have been evaluated and mitigated where appropriate.

Specifically, for proposed development in riparian areas, the project-level WRC MSHCP process includes the completion of a Determination of Biologically Equivalent or Superior Preservation (DBESP). A DBESP requires the completion of a DBESP Report, as outlined by the section 6.1.2 of the WRC MSHCP. The report includes the description of the Project area, a description of the biological information available for the site, maps of the riparian area onsite indicating areas of impact, and an extensive analysis of the riparian area including potential avoidance measures, alternatives, flood storage, as well as many other areas. All work completed under the DBESP process must be completed by a County-approved biologist.

Beyond the WRC MSHCP, a number of State and federal regulatory agencies have jurisdiction over wetlands within the County, including the USACE, USFWS, California Department of Fish and Wildlife (CDFW), the County, as well as others. Where applicable, future development accommodated by the proposed Project would be required to undergo the regulatory process of the above-listed agencies prior to development to reduce potential impacts to federally protected wetlands (if applicable).

The Project does not interfere or propose changes to these regulatory programs. In addition, future development in the Project area would be required to implement Mitigation Measures. As such, potentially significant impacts to State or federally protected wetlands would be reduced to a less than significant level.

Determination: Impacts would be less than significant.

Mitigation Measures: No mitigation is required.

Monitoring: No monitoring is required.

g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

As noted previously, the majority of the Project area supports existing development with scattered areas of undeveloped land. Future project-level development that would be accommodated under the proposed Project could have potential impacts on biological resources (including oak trees) through the site preparation and development process.

The County has a number of policies and programs that have been developed to protect biological resources, with the largest program being the WRC MSHCP. The WRC MSHCP, which encompasses areas of the proposed Project, provides a number of policies and guidelines that have been developed to protect the biological resources within the County. Furthermore, the County has Oak Tree Management Guidelines that were adopted by the County Board of Supervisors in March 1993 to minimize potential development impacts to oak trees. Further, all future development within the LVPA would be required to undergo a site-specific biological resources assessment prior to approval and construction. The site-specific analysis would include review of the Project in accordance with County policies including the WRC MSHCP and Oak Tree Management guidelines. Conformance with the WRC MSHCP and Oak Tree Management Guidelines would ensure the Project would not conflict with any local policies or ordinances protecting biological resources. Therefore, impacts would be less than significant.

Determination: Impacts would be less than significant.

Mitigation Measures: 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 a historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

a) Alter or destroy a historic site?

The County of Riverside contains a number of known cultural resources and likely contains numerous undiscovered resources as well. Therefore, physical development within the County has the potential to impact known and/or undiscovered resources. However, according to the General Plan Figure OS-7, *Historical Resources*, as well as the *Riverside County Map My County GIS Database*, the Project area does not contain any known significant cultural resources

There are several County policies that are directed to reduce potential impacts to cultural resources. For example, General Plan Policy OS 19.2 states that the County shall establish a cultural resource program in conjunction with local Native American Tribes and cultural resource consultants. Policy OS 19.3 states that proposed developments should be reviewed for possible cultural resources and Policy OS 19.5 states that caution should be exercised for human remains and that all applicable laws related to human remains shall be complied with. The General Plan contains a number of additional policies related to the protection of cultural resources. Furthermore, the Riverside County Planning Department has a number of procedures required during the development review process which function to ensure specific projects are reviewed prior to construction. Once construction begins, the Riverside County Planning Department evaluates that development projects comply with cultural resources conditions of approval developed in order to provide project-level compliance in the event that resources are discovered on a development site.

Furthermore, existing State and federal regulations would limit the Project's potential impacts to cultural resources, including the National Historic Preservation Act, Native American Graves Protection and Repatriation Act, Traditional Tribal Cultural Places Act, and the California Register of Historic Resources. The requirements and protocols outlined under these regulations would be implemented prior to the occurrence of future development projects in the LVPA to reduce potential impacts to cultural resources, as detailed below.

Because there is no physical development proposed with the Project, and through compliance with both State and federal regulations, as well as mitigation measures within General Plan EIR No. 521, the Project would not alter or destroy a historic site and impacts to historic sites would be reduced to a less than significant level.

Determination: Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

b) Cause a substantial adverse change in the significance of a historical resource, pursuant to California Code of Regulations, Section 15064.5?

Refer to Response 8(a), above. Impacts to historic resources would be less than significant with mitigation incorporated.

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

Source(s): On-Site Inspection, Project Application Materials, Riverside County GIS database, General Plan Figure OS-7, *Historical Resources*

a) Alter or destroy an archaeological site?

According to the General Plan Figure OS-7, *Historical Resources*, as well as the *Riverside County Map My County* GIS Database, the Project area does not contain any significant cultural resources. Refer to Response 8(a) above. As noted above, existing regulations and conditions of approval in place to protect cultural resources would aid in ensuring the Project's impacts to cultural resources are less than significant. Furthermore, Assembly Bill 52 (AB 52) was adopted on September 25, 2014, and it requires that tribal cultural resources be considered during the CEQA process. This includes consultation with local tribal governments to ensure reduced impacts to cultural resources. Tribal consultation pursuant to AB 52 was conducted for the Project and is contained within the Tribal Cultural Resources section of this IS/MND. Any future development resulting from Project implementation will be required to complete the appropriate environmental review and compliance with AB 52.

Additionally, the following measures from General Plan EIR No. 521 apply to the Project and would be required to be implemented:

Compliance with existing laws and ordinances and implementation of measures found within General Plan EIR No. 521 would reduce significant impacts to cultural resources to a less than significant level.

Determination: Impacts would be less than significant.

Mitigation Measures: No mitigation is required.

Monitoring: No monitoring is required.

b) Cause a substantial adverse change in the significance of an archaeological resource, pursuant to California Code of Regulations, Section 15064.5?

Refer to Response 9(a) above. Impacts to archaeological resources would be less than significant.

Determination: Impacts would be less than significant.

Mitigation Measures: No mitigation is required.

Monitoring: No monitoring is required.

c) Disturb any human remains, including those interred outside of formal cemeteries?

Future development within the Project area would increase the potential for the inadvertent discovery of human remains, including those interred outside of formal cemeteries. There are a number of existing laws and regulations that specifically regulate potential impacts to buried cultural resources, including human remains, as listed above.

While there is potential for impacts to human remains, there are existing laws that have been instituted in order to reduce potential impacts to remains during the development process. California State Health and Safety Code Section 7050.5 states that in the event that human remains are found, construction activities shall be halted and the County coroner shall be notified immediately.

Compliance with existing State and County laws would reduce significant impacts regarding human remains to a less than significant level.

Determination: Impacts would be less than significant.

Mitigation Measures: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>
b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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

Construction

The Project proposes land use and policy changes. No physical or site-specific development is proposed at this time. Generally, and for the purposes of analysis, future project construction would consume energy in two general forms: (1) the fuel energy consumed by construction vehicles and equipment; and (2) bound energy in construction materials, such as asphalt, steel, concrete, pipes, and manufactured or processed materials such as lumber and glass.

Fossil fuels used for construction vehicles and other energy-consuming equipment would be used during site clearing, grading, and construction. Fuel energy consumed during construction would be temporary and would not represent a significant demand on energy resources. In addition, some incidental energy conservation would occur during construction through compliance with State requirements that equipment not in use for more than five minutes be turned off. Project construction equipment would also be required to comply with the latest U.S. Environmental Protection Agency (EPA) and CARB engine emissions standards. These emissions standards require highly efficient combustion systems that maximize fuel efficiency and reduce unnecessary fuel consumption. Due to increasing transportation costs and fuel prices, contractors and owners have a strong financial incentive to avoid wasteful, inefficient, and unnecessary consumption of energy during construction. There is growing recognition among developers and retailers that sustainable construction is not prohibitively expensive, and that there is a significant cost-savings potential in green building practices and materials.

Substantial reductions in energy inputs for construction materials can be achieved by selecting building materials composed of recycled materials that require substantially less energy to produce than non-recycled materials. The Project's incremental increase in the use of energy bound in construction materials such as asphalt, steel, concrete, pipes and manufactured or processed materials (e.g., lumber and gas) would not substantially increase demand for energy compared to overall local and regional demand for construction materials. It is reasonable to assume that production of building materials such as concrete, steel, etc., would employ all reasonable energy conservation practices in the interest in minimizing the cost of doing business.

There are no unusual Project characteristics that would necessitate the use of construction equipment that would be less energy-efficient than at comparable construction sites in the region or State. Therefore, construction fuel consumption would not be any more inefficient, wasteful, or unnecessary than other similar development projects of this nature. Because no physical development is proposed at this time and because future construction is not anticipated to be more inefficient, wasteful, or unnecessary than other, a less than significant impact would occur in this regard.

Operation

During operation of the Project (assuming future build out as identified in Appendix 1), energy consumption would be associated with electricity use, natural gas, and vehicle trips. Southern California Edison (SCE) provides electricity to the project area. The increased demand from the Project is expected to be adequately served by the existing SCE facilities. The increase in demand from the Project would represent an insignificant percent increase when compared to the overall demand of SCE's service area. Southern California Gas (SoCalGas) provides natural gas service to the project area. The increased demand from the Project is expected to be adequately serviced by existing SoCalGas facilities. As discussed under the Transportation impact discussion, the proposed Project would generate a net total of 7,584 actual vehicle trips per day or a total of 7,594 Passenger Car Equivalents (PCE) trips per day. The overall future development pattern, as outlined in the LVPA would include development of mixed use, compact development that would allow for internal capture of vehicle trips and provides opportunities for alternative transportation. Thus, the Project would not result in any unusual characteristics that would result in excessive operational fuel consumption. Fuel consumption associated with Project-related vehicle trips would not be considered inefficient, wasteful, or unnecessary in comparison to other similar developments in the region. As such, a less than significant impact would occur in this regard.

The proposed Project would not result in wasteful, inefficient, or unnecessary consumption of energy resources. In addition, adherence to measures found General Plan EIR No. 521 would reduce impacts to a less than significant level.

Determination: Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Implementation of the proposed Project would comply with applicable County, state, and federal energy conservation measures. Many of the regulations regarding energy efficiency are focused on increasing building efficiency and renewable energy generation, promoting sustainability through energy conservation measures as well as reducing water consumption and vehicles miles traveled. The Project would be consistent with the goals and policies of the County's General Plan and the County CAP. In addition, adherence to measures, including Mitigation Measure 4.7.A N1, found General Plan EIR No. 521 would reduce impacts to a less than significant level.

Determination: Impacts would 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
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?				

Source(s): Riverside County General Plan Figure S-2, *Earthquake Fault Study Zones*; Riverside County GIS database; Ordinance No. 547 (Construction Regulations); Geologist Comments, Geology Report

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?

Project implementation would accommodate future development which could be subject to substantial adverse effects due to designated Alquist-Priolo Fault Zones. According to County of Riverside Certified EIR No. 521, Alquist-Priolo Earthquake Fault Zones have been designated by the California Geologic Survey for the Elsinore, San Jacinto, and San Andreas Fault Zones in Riverside County. Within the rapidly growing County, State Alquist-Priolo Mapping has not kept pace with development. The County of Riverside has zoned fault systems and requires similar geotechnical studies prior to development. Based on General Plan Figure S-2, *Earthquake Fault Study Zones*, the Project site is affected by several Riverside County-designated faults (Willard Fault and Wildomar Fault).

The County implements several ordinances, policies, and EIR No. 521 mitigation measures to reduce the potential to expose people or structures to substantial adverse effects due to fault hazards. Ordinance No. 457 is adapted from the California Building Standards Codes (CBSC) and establishes site-specific investigation requirements, construction standards, and inspection procedures to ensure that development authorized by the County does not pose a threat to the health, safety, or welfare of the public. Ordinance No. 547 establishes the regulations for construction, including for grading, slopes, and compaction, erosion control, retaining wall design and earthquake fault zone setbacks. General Plan Policy S 2.1 would ensure that future development complies with the Alquist-Priolo Earthquake Fault Zoning Act through the provisions of a geologic study for any project within one-half mile of any Quaternary through historic faults shown on the Earthquake Fault Study Zones map. Based on the study, development projects may be required to adhere to specific setbacks from faults, engineer structures to specific tolerances, engineer soils, etc. The General Plan Safety Element includes several other policies intended to avoid, reduce, or minimize risk related to fault hazards. Future development accommodated through Project implementation involving a discretionary action would be subject to conformance with County of Riverside Certified EIR No. 521 Mitigation Measure 4.10.1A, which would require geotechnical studies in areas that are within fault zones and ensure that no habitable structures are constructed on an active or potentially active fault.

Therefore, potentially significant impacts relative to rupture of a known earthquake fault would be reduced to a less than significant level.

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

Source(s): Riverside County General Plan Figure S-3, *Generalized Liquefaction*; Ordinance No. 547 (Construction Regulations); Geology Report

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

Areas within Riverside County that are susceptible to liquefaction are illustrated on Figure S-3, *Generalized Liquefaction*. According to General Plan EIR No. 521, there are a total of roughly 150,000 acres of “very high” and 123,500 acres of “high” liquefaction susceptibility within unincorporated Riverside County. Within the LVPA, very-low, low, moderate, and very-high potential for liquefaction exists.⁷ Future development occurring within areas of “very high” and “high” liquefaction potential would have the potential for seismic-related liquefaction. The County implements several existing ordinances, General Plan policies, and County of Riverside Certified EIR No. 521 mitigation measures to reduce the potential for seismic-related ground failure. Ordinance No. 547, along with General Plan Policies S 2.2 through S 2.7, would reduce seismic-related ground failure, including liquefaction, by requiring specific grading standards for those development projects that involve grading. The General Plan Safety Element includes several other policies intended to avoid, reduce, or minimize risk related to seismic-related ground failure. Future development accommodated through Project implementation involving a discretionary action would be subject to conformance with County of Riverside Certified EIR No. 521 Mitigation Measure 4.10.3A and Mitigation Measure 4.10.3B, which would ensure that areas subject to liquefaction are studied by a qualified geologist and that the resultant study recommendations are implemented as part of project conditions of approval.

Following compliance with existing Riverside County ordinances, General Plan policies, and County of Riverside EIR No. 521 Mitigation Measures 4.10.3A and 4.10.3B, potential impacts involving seismic-related ground failure, including liquefaction, would be reduced to a less than significant level.

Determination: Impacts would be less than significant.

Mitigation Measures: 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"/>

⁷ Riverside County GIS, Liquefaction, http://data-countyofriverside.opendata.arcgis.com/datasets/8b4d6c0ed6154902b03be41faebdf588_3?geometry=-117.386%2C33.629%2C-117.304%2C33.64, accessed March 11, 2019.

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

a) Be subject to strong seismic ground shaking?

The proposed Project would accommodate future development which could expose people or structures to strong seismic ground shaking. The LVPA, like the rest of Southern California, is situated within a seismically active region as the result of being located near the active margin between the North American and Pacific tectonic plates. Thus, future development occurring within the LVPA could be subject to the effects of strong seismic ground shaking.

The County implements several ordinances, General Plan policies, and County of Riverside Certified EIR No. 521 mitigation measures to reduce potential hazards related to strong seismic ground shaking. Future development accommodated through Project implementation would be subject to compliance with the CBSC, as well as Municipal Code Chapter 15.60, *Earthquake Fault Area Construction Regulations*, which would ensure that new construction adheres to necessary seismic standards to protect against ground shaking. General Plan Policy S 7.7 would ensure that development standards, designs and construction practices are implemented to reduce ground shaking risk to tolerable levels for projects involving critical facilities, large-scale residential development and major commercial and industrial development. The General Plan Safety Element includes several other policies intended to avoid, reduce, or minimize risk related to seismic ground shaking. Future development occurring within the LVPA and involving a discretionary action would be subject to conformance with County of Riverside Certified EIR No. 521 Mitigation Measures 4.10.2A, 4.10.2B, and 4.10.2C, which would ensure the design and construction of structures adheres to the CBSC and preparation of a site-specific ground shaking assessment as determined necessary by the County Geologist.

Determination: Impacts would 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
14. Landslide Risk				
a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): On-site Inspection; Riverside County General Plan Figure S-5, *Regions Underlain by Steep Slope*; Geology Report; ELAP Figure 13, *Steep Slope*; ELAP Figure 14, *Slope Instability*

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?

The proposed Project would accommodate future development which could 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. According to County of Riverside Certified EIR No. 521, unstable geologic units and soils occur throughout Riverside County. Areas highly susceptible to landslides and rockfall occur in and adjacent to mountainous areas throughout the County. As depicted on Figure 14, *Slope Instability*, of the ELAP, the Project site is surrounded to the southwest and northeast by areas of low, locally moderate, to high susceptibility to seismically induced landslides and rockfalls.

As depicted on Figure 13, *Steep Slope*, of the ELAP, areas of steep slope (ranging from 15 to 30 percent or greater) are located to the southwest of the Project site. Limited areas of steep slope are located to the northeast of the Project site.

The County implements several regulatory standards and General Plan policies to reduce potential hazards related to lateral spreading and landslide and rockfall hazards. Future development accommodated through Project implementation would be subject to compliance with the CBSC, as well as relevant General Plan Safety Element policies. Most notably, General Plan Policies S 3.1 through S 3.7 would require landslide potential hazard management zones, including geotechnical and geologic investigations, site stability evaluations and design recommendations, as well as adequate mitigation, against potentially hazardous slope conditions. General Plan Policies S 3.8 through S 3.10 would ensure future development neither causes unstable geology or soils, nor introduces people and property to sites at significant risk of such. Impacts would be less than significant in this regard.

Determination: Impacts would 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
15. Ground Subsidence				
a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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?

The proposed Project would accommodate future development which could 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. According to County of Riverside Certified EIR No. 521, unstable geologic units and soils occur throughout Riverside County. Documented subsidence has occurred in the San Jacinto Valley, the Elsinore Trough, and the southern Coachella Valley.

Future development accommodated through Project implementation would be subject to compliance with the CBSC, as well as relevant General Plan Safety Element policies. Most notably, General Plan Policies S 3.8 through S 3.10 would ensure future development neither causes unstable geology or soils, nor introduces people and property to sites at significant risk of such. Following compliance with

existing regulations and General Plan policies, potential impacts related to ground subsidence would be less than significant.

Determination: Impacts would 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
16. Other Geologic Hazards				
b) 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"/>

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

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

According to County of Riverside Certified EIR No. 521, several lakes and large bodies of water are capable of subjecting life and property to the effects of seiche. mudflow could occur in any area, especially after alternating occurrences of wildfires and rain; however, there is a high potential for mudflows to occur in some areas of unincorporated Riverside County which contain areas with steep slopes. No areas of known volcanic hazards are known to affect Riverside County.

The LVPA is generally located between the southern shoreline of Lake Elsinore and the steep slopes of the Santa Ana Mountains. As a result, future development accommodated through Project implementation could be subjected to the effects of seiche and mudflow. The County implements several regulatory standards and General Plan policies to reduce potential hazards related to seiche and mudflow. Future development accommodated through Project implementation would be subject to compliance with the CBSC, as well as relevant General Plan Safety Element policies. Most notably, General Plan Policies S 3.8 through S 3.10 would ensure future development neither causes unstable geology or soils, nor introduces people and property to sites at significant risk of such. In areas where steep slopes occur that are susceptible to mudflow hazards, implementing projects would be required to prepare a site-specific geologic and geotechnical investigation to identify potential impacts and provide recommendations as to slope stability and design requirements to reduce potential hazards. Potential impacts regarding seiche, mudflow, or volcanic hazard would be less than significant.

Determination: Impacts would 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
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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riv. Co. 800-Scale Slope Maps; ELAP Figure 14, *Slope Instability*; Slope Stability Report

a) Change topography or ground surface relief features?

Project implementation would accommodate future development which could change topography or ground surface relief features. As depicted on Figure 14, *Slope Instability*, of the ELAP, the Project site is surrounded to the southwest and northeast by areas of low, locally moderate, to high susceptibility to seismically induced landslides and rockfalls. Future development occurring within these areas would have the potential to substantially change topography or ground surface relief features. Future development accommodated through Project implementation would be required to demonstrate conformance with state regulations in place to mitigate the effects of surface grading, as well as local regulations, ordinances, General Plan policies, and standard conditions or requirements. Following conformance with existing regulations, ordinances, policies, and standard conditions or requirements, impacts would be less than significant.

Determination: Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

Refer to Response 17(a) above.

Determination: Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

c) Result in grading that affects or negates subsurface sewage disposal systems?

Refer to Response 17(a) above.

Determination: Impacts would 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
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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Source(s): U.S.D.A. Soil Conservation Service Soil Surveys; On-site Inspection; Soils Report; Ordinance No. 484 (Blowing Sand Control)

a) *Result in substantial soil erosion or the loss of topsoil?*

Project implementation would accommodate future development which would have the potential to result in substantial soil erosion or loss of topsoil. The County implements several existing laws, General Plan Policies, and County of Riverside Certified EIR No. 521 mitigation measures to reduce soil erosion impacts. Future development accommodated through Project implementation would be subject to Ordinance No. 484, Blowing Sand Control, which establishes requirements for the control of blowing sand within County-designated Agricultural Dust Control Areas. General Plan Policies S 3.5 and S 3.6 minimize the effects of soil erosion by identifying and encouraging mitigation of onsite and offsite slope instability, debris flow and erosion hazards on land undergoing substantial improvements. General Plan Policies S 3.11, S 3.13, and S 3.14 require studies to determine the potential of hazardous impacts from wind erosion and identify the necessary best management practices to prevent the erosion. Future development accommodated through Project implementation involving a discretionary action would be subject to conformance with County of Riverside Certified EIR No. 521 Mitigation Measures 4.10.9A which states that the County shall require contractors to implement Best Management Practices (BMPs) during project implementation, and Mitigation Measure 4.10.9B which states that a grading plan shall be submitted prior to project development that addresses erosion control measures. Impacts would be less than significant.

Determination: Impacts would be less than significant.

Mitigation Measures: No mitigation is required.

Monitoring: No monitoring is required.

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?*

Project implementation would accommodate future development which could be located on expansive soils, as defined in Section 1802.3.2 of the CBSC. However, Riverside County implements several regulatory standards and General Plan policies to reduce potential hazards resulting from expansive soils. Pursuant to the CBSC, all discretionary projects to be located on expansive soils would require a registered geologist to prepare a site-specific geotechnical investigation. As a condition of approval, the County of Riverside would require all grading plans satisfactorily address the site-specific geotechnical investigation's recommendations. Future development accommodated through Project implementation involving a discretionary action would be subject to conformance with County of Riverside Certified EIR No. 521 Mitigation Measure 4.10.7A, which would ensure proponents of new development adhere to applicable policies and standards contained in the most recent version of the CBSC related to the construction of structures and facilities on expansive soils.

Following compliance with existing regulations, General Plan policies, and County of Riverside Certified EIR No. 521 Mitigation Measure 4.10.7A, potential hazards resulting from expansive soils would be less than significant.

Determination: Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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?

The Project would accommodate future development that could be sited on soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems. According to County of Riverside Certified EIR No. 521, these areas are likely to include those lands located outside of existing water and sewer service providers.

The County's Local Agency Management Program (LAMP) allows for the continued use of Onsite Wastewater Treatment Systems (OWTS). The regulations and standards developed by the LAMP are to be implemented by qualified local agencies. The County may propose for Colorado River Basin Regional Water Quality Control Board (Colorado River Basin Water Board) review and approval, alternative standards for the siting, design operation and maintenance of OWTS.

The County enforces several regulatory standards and General Plan policies to ensure the effects of unsuitable soils on septic systems and alternative wastewater disposal systems are avoided or minimized to less than significant levels. Pursuant to the CBSC, all projects proposing an alternative waste water disposal system would require a registered geologist to prepare a site-specific geotechnical investigation to ensure that a site's soil type, permeability, structural loads, design and integrity, as well as overall acceptability for a septic or alternative waste water system, are sufficiently established and verified prior to project approval. General Plan Policy S 6.3 would further reduce the impact associated with wastewater disposal systems since it would require the Riverside County Building Official to verify that individual project sites have soils capable of supporting septic or other wastewater systems prior to building permit issuance. Following compliance with existing regulations and Riverside County policies, potential impacts related to septic tanks or alternative wastewater disposal systems would be less than significant.

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

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

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

The Project would accommodate future development which could indirectly result in an increase in the disturbance of existing land surfaced from future grading, development, or removal of existing

vegetation/topsoil. As a result, Project implementation could indirectly result in an increase in wind erosion or blowsand. In addition, future development could be sited near areas with blowsand potential.

Future development with the potential to be impacted by or result in an increase in wind erosion or blowsand would be required to comply with Ordinance No. 484, which provides requirements intended to reduce the potential for blowing sand within areas designated as Agricultural Dust Control Areas. Ordinance No. 484 identifies certain restrictions on land disturbance activities within these areas and identifies procedures necessary to obtain a valid permit for such activities. As needed, an erosion control plan would be prepared and submitted to the County with future discretionary applications to identify methods by which potential soil run-off during rain events and erosion hazards would be minimized to ensure that no adverse effects on water quality occur to downstream properties or water bodies. Whenever a division of land is proposed in an area that is subject to wind erosion, the soil erosion control requirements identified in Ordinance No. 460 would apply. Following compliance with Ordinance No. 484 and Ordinance No. 460, potential impacts related to wind erosion or blowsand would be less than significant.

Determination: Impacts would 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
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"/>

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

Global Climate Change

California is a substantial contributor of global greenhouse gases (GHGs), emitting over 429 million tons of carbon dioxide (CO₂) in 2016.⁸ Climate studies indicate that California is likely to see an increase of three to four degrees Fahrenheit over the next century. Methane (CH₄) is also an important GHG that potentially contributes to global climate change. GHGs are global in their effect, which is to increase the earth's ability to absorb heat in the atmosphere. As primary GHGs have a long lifetime in the atmosphere, accumulate over time, and are generally well-mixed, their impact on the atmosphere is mostly independent of the point of emission.

The impact of human activities on global climate change is apparent in the observational record. Air trapped by ice has been extracted from core samples taken from polar ice sheets to determine the global atmospheric variation of CO₂, CH₄, and nitrous oxide (N₂O) from before the start of

⁸ California Environmental Protection Agency, *California Greenhouse Gas Emission Inventory - 2018 Edition*, <http://www.arb.ca.gov/cc/inventory/data/data.htm>, accessed May 24, 2019.

industrialization (approximately 1750), to over 650,000 years ago. For that period, it was found that CO₂ concentrations ranged from 180 to 300 parts per million. For the period from approximately 1750 to the present, global CO₂ concentrations increased from a pre-industrialization period concentration of 280 to 379 parts per million in 2005, with the 2005 value far exceeding the upper end of the pre-industrial period range.

Regulations and Significance Criteria

The Intergovernmental Panel on Climate Change (IPCC) developed several emission trajectories of GHGs needed to stabilize global temperatures and climate change impacts. It concluded that a stabilization of GHGs at 400 to 450 parts per million CO₂ equivalent⁹ (CO₂eq) concentration is required to keep global mean warming below two degrees Celsius, which in turn is assumed to be necessary to avoid significant levels of climate change.

Executive Order S-3-05 was issued in June 2005, which established the following GHG emission reduction targets:

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

Additionally, issued in April 2015, Executive Order B-30-15 requires statewide GHG emissions to be reduced 40 percent below 1990 levels by 2030. Assembly Bill (AB) 32 Statutes of 2006, Health and Safety Code section 38500 et seq. requires that CARB determine what the statewide GHG emissions level was in 1990 and approve a statewide GHG emissions limit that is equivalent to that level, to be achieved by 2020. CARB has approved a 2020 emissions limit of 427 million metric tons of CO₂ equivalent (MTCO₂eq).

Due to the nature of global climate change, it is not anticipated that any single development project would have a substantial effect on global climate change. In actuality, GHG emissions from the proposed Project would combine with emissions emitted across California, the United States, and the world to cumulatively contribute to global climate change.

In June 2008, the California Governor's Office of Planning and Research (OPR) published a Technical Advisory, which provides informal guidance for public agencies as they address the issue of climate change in CEQA documents.¹⁰ This is assessed by determining whether the proposed project is consistent with or obstructs the 39 Recommended Actions identified by CARB in its Climate Change Scoping Plan which includes nine Early Action Measures (qualitative approach). The Attorney General's Mitigation Measures identify areas where GHG emissions reductions can be achieved in order to achieve the goals of Assembly Bill 32. As set forth in the OPR Technical Advisory and in the proposed amendments to the *CEQA Guidelines* Section 15064.4, this analysis examines whether the project's GHG emissions are significant based on a qualitative and performance-based standard (Proposed *CEQA Guidelines* Section 15064.4(a)(1) and (2)).

Riverside County Thresholds

In December 2019, the County of Riverside adopted the *County of Riverside Climate Action Plan (CAP)* based on the premise that the County and the community it represents are uniquely capable of addressing emissions associated with sources under the County's jurisdiction and that the County's emission reduction efforts should coordinate with the state strategies of reducing emissions in order to

⁹ Carbon Dioxide Equivalent (CO₂eq) – A metric measure used to compare the emissions from various greenhouse gases based upon their global warming potential.

¹⁰ Governor's Office of Planning and Research, *CEQA and Climate Change: Addressing Climate Change Through California Environmental Quality Act (CEQA) Review*, 2008.

reduce emissions in an efficient and cost-effective manner. The CAP presents a comprehensive set of actions to reduce the County's internal and external GHG emissions to 16.3 percent below current levels by 2030, consistent with the AB 32 Scoping Plan.

The County's future GHG emissions were analyzed for two different timelines: 2020, 2030, and 2050. For each of these years, emissions were calculated based on County growth and land use projections. Emissions reductions from the implementation of the CAP were also quantified. The reduced scenarios provide an estimate of Riverside County's emissions with the implementation of the GHG-reducing policies in the General Plan and CAP's Implementation Measures.

The CAP identifies GHG emissions reduction goals, objectives, and strategies categorized in seven sectors including Energy (addressing energy efficiency and alternative energy in buildings and renewable energy generation facilities), Water Supply, Wastewater Treatment, Solid Waste Management, Area Source Emissions, Transportation, and Agriculture. For each sector, reduction strategies have been developed to achieve the County's 2030 emissions reduction target.

Implementation of the County's CAP is achieved through the Development Review Process by applying appropriate reduction requirements to projects, which reduce GHG emissions. All new development is required to quantify a project's GHG emissions and adopt feasible mitigation to reduce project emissions below a level of significance. A review standard of 3,000 MTCO₂eq is used to identify and mitigate project emissions.

For projects exceeding 3,000 MTCO₂eq/yr of GHG emissions, the developer may use the CAP Screening Tables as a tool to assist with calculating GHG reduction measures and the determination of a significance finding. Projects that garner 100 or more points on the Screening Tables do not require quantification of project-specific GHG emissions. The point system was devised to ensure project compliance with the reduction measures in the CAP such that the GHG emissions from new development, when considered together with those from existing development, would allow the County to meet its year 2030 target and support longer-term reductions in GHG emissions beyond year 2030.

Projects exceeding 3,000 MTCO₂eq/yr of GHG emissions that do not use the Screening Tables are required to quantify the project specific GHG emissions or otherwise demonstrate that project specific GHG emissions achieve the equivalent level of GHG emissions efficiency as a 100-point project. Consistent with the CEQA Guidelines, such projects are consistent with the GHG Plan and, therefore, would be determined to have a less than significant individual and cumulative impact for GHG emissions.

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

Project-Related Sources of Greenhouse Gases

Overall, the Project would allow for a limited increase in development within the LVPA in comparison to existing development (as shown in Table 3, LVPA Growth Projections).

Development accommodated under the proposed Project would generally result in direct emissions of GHGs from construction activities and operations. Quantifying individual future development's air emissions from short-term, temporary construction-related activities is not possible due to project-specific variability and uncertainties concerning locations, detailed site plans, construction schedules/duration, equipment requirements, etc., among other factors, which are presently unknown. Since these parameters can vary so widely (and individual project-related construction activities would occur over time dependent upon numerous factors), quantifying precise construction-related emissions and impacts would be impractical. It should be noted that the proposed Project does not include any provisions which require that its growth potential be attained. Not all of the identified land would be

available for development at any given time, based on site readiness, environmental constraints, market changes, and other factors.

Future project-level analyses of GHG emission-related impacts would be conducted in accordance with CEQA requirements on a case-by-case basis as individual future development projects proceed. Riverside County has promulgated methodology protocols for addressing and reducing GHG emissions associated with land use development projects. For instance, County General Plan Policies AQ 21.1, AQ 21.2, and AQ 21.3 require that future development proposed as a discretionary project to employ the CAP Screening Tables for New Development, which is a process to incorporate ranked GHG-reducing implementation measures (IMs) contained in the County CAP into a proposed project.

The identified IMs are ranked by their effectiveness, and it is incumbent on proposed projects to demonstrate the incorporation of IMs totaling 100 points. According to General Plan Policy AQ 21.1, 100 points of CAP implementation measures represent a project's fair share of reduction in operational emissions associated with the developed use needed to reduce emissions down to the CAP reduction target.

The proposed project would create mixed use areas and would change existing residential, commercial, and industrial land uses within the Project area. However, the overall future development pattern, as outlined in the LVPA would include development of mixed use, compact development that would allow for internal capture of vehicle trips and provides opportunities for alternative transportation. While GHG impacts may increase with the proposed Project, future development as proposed by the Project would employ Project design features that would reduce mobile source emissions due to the compact development patterns and mixed use areas. Furthermore, future development projects within the Project area would be subject to compliance with the strategies and actions in the General Plan Update EIR No. 521 (including Mitigation Measures 4.7.A-N1 and 4.7.A-N2).

As such, the proposed Project is not anticipated to conflict with the goals of AB 32 and would not generate GHG emissions that would have a significant impact on the environment. Impacts in this regard would be less than significant.

Determination: Impacts would be less than significant.

Mitigation Measures: No mitigation is required.

Monitoring: No monitoring is required.

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

As noted above, future development projects within the LVPA would be required to comply with the Riverside County CAP and a GHG reduction program pursuant to General Plan Policies AQ 19.3, AQ 19.4, and AQ 21.1 and General Plan EIR No. 521 Mitigation Measures 4.7.A-N1 and 4.7.A-N2. The measures included in the CAP Screening Tables would be applied as necessary to reduce GHG emissions impacts below a significance threshold that was developed to comply with the requirements of AB 32 and achieve the goals of the AB 32 Scoping Plan. Implementation of the County's CAP is achieved through the Development Review Process by applying appropriate reduction requirements to projects, which reduce GHG emissions. As such, the implementation of the Project would be less than significant.

Determination: Impacts would be less than significant.

Mitigation Measures: 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"/>

Source(s): Ordinance No. 615 (Monitoring Establishments Where Hazardous Waste is Generated, Stored, Handled, Disposed, Treated, or Recycled); Ordinance No. 617 (Regulating Underground Tank Systems Containing Hazardous Substances); Ordinance No. 651 (Disclosure of Hazardous Materials and the Formulation of Business Emergency Plans); Ordinance No. 787 (Adoption of the 2016 California Fire Code)

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Project implementation would accommodate future development which may involve the routine transport, use, or disposal of hazardous materials, particularly during construction. Uses involving the transport, manufacture, or use of hazardous materials during operation would be subject to use permits and undergo environmental review and regulatory permitting. These activities are highly regulated by federal, State, and local regulations and policies, as well as by the Riverside County Department of Environmental Health (RCDEH) and fire departments. Ordinance No. 615 and Ordinance No. 651 establish programs and procedures for the County to monitor facilities that handle hazardous materials, pursuant to applicable State and federal laws and regulations. The Riverside County Land Use Ordinance also regulates the allowable locations and expansions of hazardous materials facilities. General Plan Policy S 7.3 requires all entities that handle hazardous materials to take the necessary actions to prepare for possible hazardous materials accidents. General Plan Policies S 6.1, S 7.1, and S 9.1 would further reduce impacts associated with the routine transport, use, and disposal of hazardous materials for future development. Impacts would be less than significant in this regard.

Determination: Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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?

Refer to Response 21(a) above. Impacts would be less than significant.

Determination: Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?

Project implementation would accommodate future development which may impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The Riverside County Operational Area developed the Riverside County Multi-Jurisdictional Local Hazard Mitigation Plan (LHMP) which identifies and analyzes the natural and technical hazards faced by the County of Riverside.

The County enforces several laws and regulatory programs to ensure development does not interfere with implementation of or physically interfere with the County's LHMP. Ordinance No. 787 adopts the Uniform Fire Code standards and requires that development include adequate emergency access for fire safety personnel, equipment and apparatus, and does not hinder evacuation from fire, including potential blockage of stairways or fire doors. General Plan Policy S 5.12 requires the County of Riverside to conduct and implement long-range fire safety planning, including improved mutual aid agreements with the private and public sector that assist with evacuation of residents as well as access for emergency responders. General Plan Policy S 5.14 requires a review of inter-jurisdictional fire response agreements, and improvements to fire reporting and response times as recommended in the Riverside County Fire Department Fire Protection and Emergency Medical Services Strategic Master Plan. With implementation of existing laws and regulatory programs, impacts would be less than significant.

Determination: Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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?

Project implementation would accommodate future development that may emit hazardous emissions or handle hazardous or acutely hazardous materials within one-quarter mile of an existing or proposed school. The Lakeland Village Middle School is located within the Project area. With the implementation of the proposed Project, future development accommodated by the Project would require the limited use of hazardous materials during construction activities. However, the Project does not include land use designations that would allow land uses requiring the routine use of hazardous materials.

The County enforces several laws and regulatory programs to ensure development does not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within

one-quarter mile of an existing or proposed school. In addition to all relevant State and federal regulations, future development would be subject to compliance with Ordinance No. 617, which requires hazardous substances stored in underground tanks to be done in a manner that prevents contamination. Following compliance with existing laws and regulations, impacts related to the emission or handling of hazardous materials, substances, or wastes within one-quarter mile of an existing or proposed school would be less than significant.

Determination: Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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?

According to the California Department of Toxic Substance Control Envirostor Database, the Project area does not contain any sites listed on the Cortese List. Countywide, the County only contains 19 sites listed on the Cortese List, the closest of which is located approximately 6 miles south of the Project area. Due to the lack of Cortese list sites within the Project area, there would be no impact in this regard.

Determination: No impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
22. Airports	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan Figure S-20, *Airport Locations*; Riverside County GIS database; Ordinance No. 448 (Height Standards and Limits Within Operating Areas Around Airports); Ordinance No. 576 (Building Heights, Density and Intensity of Activity on the Ground and Recognition of Noise Impacts Associated with Flight Operations)

a) Result in an inconsistency with an Airport Master Plan?

The nearest airport to the Project area is the Skylark Airport, which is located along Corydon Road approximately one mile north of the Project area. The Skylark Airport is a privately-owned airport limited to daylight only operations. Operations at the airport include skydiving, glider plane operation, and ultralight plane operation. Skylark Airport is surrounded by existing development, including existing development within the Project area. The airport does not have an airport compatibility plan. In addition, the airport is not located within the boundaries of an adjacent Airport Master Plan. The nearest public use airport to the Project area is French Valley Airport located over 13 miles to the southeast. Therefore, the Project would not result in an inconsistency with an Airport Master Plan, and a less than significant impact would occur.

Determination: No impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

b) Require review by the Airport Land Use Commission?

Refer to Response 22(a) above. Impacts would be less than significant.

Determination: No impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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 area?

As discussed in Response 22(a) above, Skylark Airport is privately owned and is not subject to an Airport Land Use Compatibility Plan. In addition, the Project area is not located within two miles of a public use airport. Therefore, the Project would have no impact relative to safety hazards for people working or residing in the area.

Determination: No Impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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?

The County implements two ordinances that would require future development accommodated by the Project to analyze potential impacts to airport operations. Riverside County Ordinance No. 448 requires specific height standards and limits within operating areas around airports pursuant to California Government Code Sections 50485-50485.14. Further, Riverside County Ordinance No. 576 establishes standards for airports in order to protect airport operations and surrounding development. The standards identified under Ordinance No. 576 govern building heights, density and intensity of activity on the ground and recognition of noise impacts associated with flight operations. The ordinances also require consultation with the Airport Land Use Commission for projects within an Airport Land Use Plan. The Project area is not within an Airport Land Use Plan. While the proposed Project is not within an area regulated by an Airport Land Use Plan, conformance with Riverside County Ordinances No. 448 and 576 would ensure Project impacts relative to airport safety are less than significant.

Determination: Impacts would 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
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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Ordinance No. 458 (Specifications for Development within County Flood Risk Areas); 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, Riverside County GIS database

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

The Project does not propose site-specific development; however, its implementation would allow future development within the LVPA. Future development would be required to meet all applicable waste discharge and water quality standards prior to the commencement of construction. Environmental impacts associated with water quality standards or waste discharge requirements needed to serve new

development would be determined through site-specific project-level CEQA analyses when applicants complete the development review process. All construction activities would be required to obtain and comply with relevant National Pollutant Discharge Elimination Services (NPDES) permits, SWPPPs, and Water Quality Management Plans (WQMPs) to prevent or minimize construction-related water quality impacts and waste discharges, particularly as related to soils.

All development conveying water into the existing storm drain systems within Riverside County is required to comply with the County of Riverside MS4 permit conditions and the associated Master Drainage Plan standards (if applicable). Projects must also comply with Clean Water Act (CWA) Sections 401 and 404 if waters of the United States would be disturbed. Several Riverside County regulations addressing surface runoff and requiring no net increase of flow from onsite would also apply. The County also has a number of policies and programs that further regulate potential water quality impacts related to proposed development. Compliance with applicable water quality regulations and programs, particularly those of the NPDES, would ensure that no significant violations of water quality standards or waste discharge requirements occur with future development in the LVPA. NPDES requires the use of silt fences, sediment basins, phased construction, water quality management basins, as well as other on-site protocols to reduce potential polluted discharge from construction sites. The NPDES process would allow for individual evaluation of each site to ensure that any discharges leaving a site are within required pollution thresholds.

Additionally, the *County of Riverside WQMP* functions as a guidance document for water quality management within the Santa Ana Region of Riverside County. Table 1-1 of the WQMP provides a list of types of developments and the respective WQMP threshold for each development type.¹¹ Compliance with these policies, regulations, and programs in place to protect water quality are assured through conditions of approval issued by the County of Riverside for implementing projects. In addition, future development accommodated with Project implementation would be subject to conformance with General Plan EIR Mitigation Measures pertaining to water quality standards and waste discharge requirements. As such, impacts would be reduced to a less than significant level.

Determination: Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

The Project area is located within the Elsinore Groundwater Basin. Increased future development accommodated through Project implementation could potentially include construction of buildings, parking lots, roads, roofs and other impervious surfaces which would have the potential to impact the groundwater levels of the Elsinore Groundwater Basin by decreasing water infiltration and groundwater recharge rates within the Project area. Furthermore, development accommodated by the proposed Project would require the provision of additional water supply which would have the potential to impact groundwater levels in the Project area. As analyzed in the *Utilities and Service Systems* section of this IS/MND, the proposed Project would have a less than significant impact on water supply and could be adequately served through Elsinore Valley Municipal Water District (EVMWD). Furthermore, EVMWD monitors and regulates the Elsinore Groundwater Basin through the *Elsinore Groundwater Basin Management Plan*. All future development projects within the LVPA would be required to obtain a "will-serve" letter from EVMWD prior to construction in order to ensure sufficient water supply is available.

¹¹ Elsinore Valley Municipal Water District, Water Quality Management Plan for the Santa Ana Region of Riverside County, October 2012.

Regarding the potential for reduced recharge due to the installation of structures within the Project area, construction of new development on vacant parcels would occur within the Project area. Project implementation could also facilitate the future redevelopment of existing parcels, which could also introduce additional impervious surfaces that would interfere with groundwater recharge. However, no major recharge facilities located within the Project area would be removed or destroyed through Project implementation. Furthermore, any proposed development accommodated by the Project would be required to meet the requirements of the California Porter Cologne Act, as well as a number of federal and State laws that regulate water runoff and discharge of water during construction and operation activities.

Due to the Project's existing sufficient water supply, the limited disturbance that the proposed Project would have on recharge facilities, and existing laws that regulate groundwater supply, impacts would be less than significant.

Determination: Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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?

Drainage patterns in the Project area are well established and recorded due to the Project's proximity to adjacent hillsides and Lake Elsinore. A significant portion of the LVPA is already developed and possesses adequate drainage infrastructure. Further, the Project's proposed Open Space-Conservation land use designations surrounding Lake Elsinore would increase existing buffering and would further ensure that future development accommodated through Project implementation would not impact storm water flows in the vicinity of the Lake, particularly during flood events.

In addition, the *Riverside County Flood Control and Water Conservation District Lakeland Village Master Drainage Plan* (MDP) identifies the network of drainage facilities and relevant infrastructure necessary to provide adequate drainage within the community of Lakeland Village. The MDP includes conceptual alignments and locations of proposed drainage facilities. Any future development project would be required to demonstrate compliance with MDP drainage design requirements. Future development accommodated by the proposed Project would be required to undergo site-specific project-level review and would be required to install relevant drainage infrastructure either constructed by the site's developer or through payment of an in-lieu fee.

Lastly, any future development that would have the potential to impact a stream or river would be required to comply with existing State and federal regulations related to alteration of streams or other jurisdictional waters, as outlined in the *Biological Resources* section herein.

Conformance to existing regulations and implementation of General Plan EIR Mitigation Measures would be required, and impacts would be less than significant in this regard.

Determination: Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

d) Result in substantial erosion or siltation on-site or off-site?

Refer to Response 23(c) above. With adherence to the Lakeland Village MDP, as well as other existing regulations and General Plan EIR Mitigation Measures, impacts would be less than significant level in this regard.

Determination: Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

e) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?

Refer to Response 23(c) above. With adherence to the Lakeland Village MDP, as well as other existing regulations and General Plan EIR Mitigation Measures, impacts would be less than significant level in this regard.

Determination: Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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?

As noted above, the proposed Project would accommodate future development that could have the potential to increase runoff from future development sites due to increased impervious surfaces. Development accommodated through Project implementation would be required to meet extensive federal, State, and local regulations developed to reduce potential runoff impacts during construction and operation of new development. Future development accommodated through Project implementation would be required to undergo individual site-specific analysis, which would include the development and implementation of a site-specific WQMP. The site-specific WQMP would identify water quality basin(s) locations and provide an explanation of how the basins would control runoff and manage water quality for new development sites. Future development accommodated by the Project would also be required to develop a project-level Storm Water Pollution Prevention Plan (SWPPP) prior to the commencement of construction. These measures would reduce the potential for off-site runoff associated with the proposed development and would ensure that enforceable measures are implemented to reduce erosion and sedimentation surrounding the Project site.

Conformance with the existing regulations and requirements for a site-specific WQMP and SWPPP would ensure that the future development accommodated by the Project would have a less than significant impact to storm water drainage systems and surface runoff.

Determination: Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

g) Impede or redirect flood flows?

The proposed Project includes a change of existing land use designations from Residential to Open Space-Conservation for several properties along the shore of Lake Elsinore in order to reduce allowable development within the 100-year floodplain and better reduce structural risk to flood hazards. However, the proposed Project has the potential to increase the number of future structures and people located

within designated flood areas and as a result, impede or redirect flood flows. Since the proposed Project area contains areas where development could be accommodated within the County Special Flood Hazard Area, Project implementation would accommodate future development within identified flood zone areas.

The Federal Emergency Management Act (FEMA) Floodplain National Flood Insurance Program (NFIP) mapping program provides flood hazard information and outlines requirements for development within potential flood areas, which are subsequently used for long-term disaster mitigation planning. Riverside County participates in the NFIP and implements this program and necessary flood mitigation actions through the Riverside County Flood Control and Water Conservation District. Several countywide policies and ordinances would also apply to housing development projects within 100-year flood hazard areas. For example, future development would be required to demonstrate compliance with Ordinance No. 458, which includes specifications for development within County flood risk areas. These specifications include the raising the finished floor elevation above the floodplain elevation and other project design features that reduce flood risk.

Lastly, any future housing projects within the 100-year flood hazard areas would be required to undergo Riverside County Flood Control and Water Conservation District review in order to ensure that they have been designed to adequately reduce potential flood risk. Compliance with existing programs, laws, and ordinances, implementation of General Plan EIR Mitigation Measures pertaining to flood flows and consultation with the Riverside County Flood Control and Water Conservation District, would ensure that impacts related to impeding or redirecting flood flows would be less than significant.

Determination: Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

h) In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?

The proposed Project is located in a seismically active area and contains a number of topographical features and bodies of water which could result in potential seiche impacts if development is unregulated. With regard to tsunami risk, the Pacific Ocean is located more than 25 miles from the Project area, and as such, does not represent an inundation risk.

Water tanks, reservoirs, lakes, swimming pools and other enclosed bodies of water areas, however, can also be subject to potentially damaging seiche events, particularly in the event of a large earthquake. The Project area abuts Lake Elsinore, making it prone to seiche inundation. Additionally, the Project is situated in an area identified as a Riverside County fault zone, which could cause a seiche in Lake Elsinore in the event of a significant seismic event. In the event of a seiche, water within the Lake has the potential to oscillate from one side of the lake to the other, with the largest vertical oscillations occurring along the shoreline. However, the Project's proposed designation of lands along the shoreline as Open Space-Conservation would not allow for the development of structures and would reduce potential inundation should a seiche occur. Therefore, a less than significant impact would occur relative to the risk of release of pollutants due to project inundation.

Determination: Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

i) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Refer to Responses 23(a) and 23(b) above. The Project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. Compliance with policies, regulations, and programs in place to protect water quality are assured through conditions of approval issued by the County of Riverside for implementing projects. In addition, future development accommodated through Project implementation would be subject to conformance with General Plan EIR Mitigation Measures pertaining to water quality standards. As such, impacts would be less than significant.

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

Source(s): Riverside County General Plan, Riverside County GIS database; U.S. Census Bureau American Community Survey data (2013-2017 5-year estimates)

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?

The Project is an amendment to the County’s adopted General Plan Land Use Element and ELAP to better unify the community and development patterns within the Project area. This would be accomplished through a more refined land use plan and additional policies to better serve the LVPA. Within the LVPA, seven Neighborhood areas would be created that would be mostly designated MUA. The MUA designation allows for residential and commercial land uses. The Project’s proposed Neighborhoods have generally been concentrated in areas with an existing mixture of land uses. Changes under the LVPA would not cause a significant environmental impact due to a conflict with the County’s General Plan or any other plan adopted for the purpose of avoiding or mitigating an environmental effect. A less than significant impact would occur in this regard.

Determination: Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

The land use plan proposed under the Project is located in an area with a mixture of vacant sites and urban developments. Future development would not divide an established community as the LVPA has been developed to further refine the existing land use patterns. As such, the Project would not disrupt or divide the physical arrangement of an established community, rather unify the Lakeland Village community. In addition, according to the U.S. Census Bureau's most recent American Community Survey data (2013-2017 5-year estimates), there is not a disproportionate number of low-income or minority populations located within the Lakeland Village census-designated place (CDP). Therefore, no impact would occur in this regard.

Determination: No impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

a) 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?

The State Mining and Geology Board (SMGB) has established Mineral Resources Zones (MRZs) to designate lands that contain mineral deposits. The classifications used by the State to define MRZs are as follows:

- MRZ-1: Areas where the available geologic information indicates no significant likelihood of significant mineral deposits.
- MRZ-2a: Areas where the available geologic information indicates that there are significant mineral deposits.
- MRZ-2b: Areas where the available geologic information indicates that there is a likelihood of significant mineral deposits.
- MRZ-3a: Areas where the available geologic information indicates that mineral deposits exist, however, the significance of the deposit is undetermined.
- MRZ-3b: Areas where the available geologic information indicates that mineral deposits are likely to exist, however, the significance of the deposit is undetermined.

- MRZ-4: Areas where there is not enough information available to determine the presence of a known mineral deposit.

According to the Riverside County General Plan, the Project site is located in Mineral Resource Zone 3 (MRZ-3), which is an area that contains mineral deposits. The County General Plan explains that these areas are not considered to contain deposits of significant economic value (such as MRZ-2 areas). The Project would not directly contribute to a physical loss of such resources. Further, as future development occurs on lands affected by the proposed Project, such development would not result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State. Impacts in this regard would be less than significant.

Determination: Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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?

As noted under Response 25(a) above, the Project area is not located in an area of known mineral resources (MRZ-2 areas), nor in an area designated as a mineral recovery site. The Project would not directly contribute to a physical loss of such resources. Further, as future development occurs on lands affected by the proposed Project, such development would not result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. As such, no impact would occur.

Determination: No impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

c) Potentially expose people or property to hazards from proposed, existing, or abandoned quarries or mines?

Refer to Responses 25(a) and 25(b) above. The Project area is not located in an area of known mineral resources and no proposed, existing, or abandoned quarries or mines affect the subject lands. Therefore, the proposed Project and/or future development within the affected land area would not result in the exposure of people or property to hazards from such conditions. As such, no impact would occur.

Determination: No impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
NOISE Would the project result in:				
26. Airport Noise	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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

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

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?

The Skylark Airport is located approximately 0.85-mile east of the LVPA and is a private airport that accommodates small aircraft. The Project is not within an airport land use plan or within two miles of a public airport. Therefore, impacts in this regard would be less than significant.

Determination: Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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?

The Skylark Field Airport is located approximately 0.85-mile east of the Project area and is a private airport that accommodates small aircraft. The Airport runs limited flights during daytime hours to support local skydiving businesses. Due to the limited use of the airport, and the distance separating the airport from the Project area, noise impacts for future development in the Project area would be minimal. Therefore, impacts in this regard would be less than significant.

Determination: Impacts would 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
27. Noise Effects by the Project				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Sound is mechanical energy transmitted by pressure waves in a compressible medium such as air and is characterized by both its amplitude and frequency (or pitch). The human ear does not hear all frequencies equally. In particular, the ear de-emphasizes low and very high frequencies. To better approximate the sensitivity of human hearing, the A-weighted decibel scale (dBA) has been developed. On this scale, the human range of hearing extends from approximately three dBA to around 140 dBA.

Noise is generally defined as unwanted or excessive sound, which can vary in intensity by over one million times within the range of human hearing; therefore, a logarithmic scale, known as the decibel scale (dB), is used to quantify sound intensity. Noise can be generated by a number of sources, including mobile sources such as automobiles, trucks, and airplanes, and stationary sources such as construction sites, machinery, and industrial operations. Noise generated by mobile sources typically attenuates (is reduced) at a rate between three dBA and 4.5 dBA per doubling of distance. The rate depends on the ground surface and the number or type of objects between the noise source and the receiver. Hard and flat surfaces, such as concrete or asphalt, have an attenuation rate of three dBA per doubling of distance. Soft surfaces, such as uneven or vegetated terrain, have an attenuation rate of about 4.5 dBA per doubling of distance. Noise generated by stationary sources typically attenuates at a rate between 6 dBA and about 7.5 dBA per doubling of distance.

There are a number of metrics used to characterize community noise exposure, which fluctuate constantly over time. One such metric, the equivalent sound level (L_{eq}), represents a constant sound that, over the specified period, has the same sound energy as the time-varying sound. Noise exposure over a longer period of time is often evaluated based on the Day-Night Sound Level (L_{dn}). This is a measure of 24-hour noise levels that incorporates a 10-dBA penalty for sounds occurring between 10:00 p.m. and 7:00 a.m. The penalty is intended to reflect the increased human sensitivity to noises occurring during nighttime hours, particularly at times when people are sleeping and there are lower ambient noise conditions. Typical L_{dn} noise levels for light and medium density residential areas range from 55 dBA to 65 dBA.

Regulatory Framework

Riverside County General Plan

Within the existing Riverside County General Plan, five policies directly address a noise threshold or standard, including Policies N 1.3, N 14.1 and N 14.9, which address acceptable noise levels for new development, particularly residential uses. Policy N 4.1 addresses stationary source noise levels and Policy LU 16.10 addresses noise coming from wind turbines. In addition, Policy N 16.3 addresses vibration levels and Policy N 7.3 addresses aviation noise contours.

Riverside County General Plan Noise Policies:

N 1.3 Consider the following uses noise-sensitive and discourage these uses in areas in excess of 65 CNEL:

- Schools
- Hospitals
- Rest Homes
- Long Term Care Facilities
- Mental Care Facilities
- Residential Uses

- Libraries
- Passive Recreation Uses
- Places of Worship

According to the State of California Office of Planning and Research General Plan Guidelines, an acoustical study may be required in cases where these noise-sensitive land uses are located in an area of 60 CNEL or greater. Any land use that is exposed to levels higher than 65 CNEL will require noise attenuation measures.

Areas around airports may have different noise standards than those cited above. Each Area Plan affected by a public-use airport includes one or more Airport Influence Areas, one for each airport. The applicable noise compatibility criteria are fully set forth in Appendix L-1 and summarized in the Policy Area section of the affected Area Plan. (AI 105)

- N 14.1** Enforce the California Building Standards that sets standards for building construction to mitigate interior noise levels to the tolerable 45 CNEL limit. These standards are utilized in conjunction with the Uniform Building Code by the County's Building Department to ensure that noise protection is provided to the public. Some design features may include extra-dense insulation, double-paned windows, and dense construction materials.
- N 14.9** Mitigate 600 square feet of exterior space to 65 dB CNEL when new development is proposed on residential parcels of 1 acre or greater.
- N 4.1** Prohibit facility-related noise received by any sensitive use from exceeding the following worst-case noise levels: (AI 105)
- 45 dBA-10-minute L_{eq} between 10:00 p.m. and 7:00 a.m.
 - 65 dBA-10-minute L_{eq} between 7:00 a.m. and 10:00 p.m.
- LU 16.10** Require wind turbines to operate at less than 65 dBA and not more than 60 dBA when installed adjacent to noise-sensitive land uses. (AI 3)
- N 16.3** Prohibit exposure of residential dwellings to perceptible ground vibration from passing trains as perceived at the ground or second floor. Perceptible motion shall be presumed to be a motion velocity of 0.01 inches/second over a range of 1 to 100 Hz.
- N 7.3** Prohibit new residential land uses, except construction of a single-family dwelling on a legal residential lot of record, within the current 60 dB CNEL contours of any currently operating public-use, or military airports. The applicable noise contours are as defined by the Riverside County Airport Land Use Commission and depicted in Appendix I-1, as well as in the applicable Area Plan's Airport Influence Area section.

In addition to these policies, the General Plan Noise Element also includes Table N-1, "Land Use Compatibility for Community Noise Exposure" and Table N-2, "Stationary Source Land Use Noise Standards." Table N-1, which is reproduced in Table 4, Land Use Compatibility for Community Noise Exposure, indicates the acceptable, provisional, and unacceptable noise levels associated with various land uses. The guidelines also provide adjustment factors that may be used to arrive at noise acceptability standards that reflect the noise control goals of the community, the particular community's sensitivity to noise and its assessment of the relative importance of noise pollution.

General Plan Table N-2 (see Table 5, Stationary Source Land Use Noise Standards) sets standards for residential land uses in conjunction with General Plan Policy N 2.3. The table also notes, however, that these are only "preferred standards" and that the final decision is made by the Riverside County Planning Department and Office of Public Health.

Table 3: Land Use Compatibility for Community Noise Exposure

Land Use Category	Community Noise Exposure Level Ldn or CNEL, dBA			
	Normally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable
Residential-Low Density Single Family, Duplex, Mobile Homes	50-60	55-70	70-75	75-85
Residential-Multiple Family	50-65	60-70	70-75	75-85
Transient Lodging-Motels, Hotels	50-65	60-70	70-80	80-85
Schools, Libraries, Churches, Hospitals, Nursing Homes	50-70	60-70	70-80	80-85
Auditoriums, Concert Halls, Amphitheaters		50-70	65-85	
Sports Arena, Outdoor Spectator Sports		50-75	70-85	
Playgrounds, Neighborhood Parks	50-70		68-75	74-85
Golf Courses, Riding Stables, Water Recreation, Cemeteries	50-75		70-80	80-85
Office Buildings, Businesses, Commercial, and Professional	50-70	68-76		75-85
Industrial, Manufacturing, Utilities, Agriculture	50-75	70-80		75-85

Note:

Normally Acceptable: Specified land use is satisfactory based upon the assumption that any buildings involved are of normal conventional, without any special noise insulation requirements.

Conditionally Acceptable: New construction or development should be undertaken only after detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice. Outdoor environment will seem noisy.

Normally Unacceptable: New construction or development should generally be discouraged. In new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made with needed noise insulation features included in the design. Outdoor areas must be shielded.

Clearly Unacceptable: New construction or development should generally not be undertaken. Construction costs to make the indoor environment acceptable would be prohibitive and the outdoor environment would not be usable.

Table 4: Stationary Source Land Use Noise Standards¹

Land Use	Interior Standards	Exterior Standards
Residential		
10:00 p.m. to 7:00 a.m.	40 Leq (10 minute)	45 Leq (10 minute)
7:00 a.m. to 10:00 p.m.	55 Leq (10 minute)	65 Leq (10 minute)

¹ These are only preferred standards; final decision will be made by the Riverside County Planning Department and Office of Public Health.

Riverside County Ordinance No. 847 – Regulating Noise

Ordinance No. 847 addresses sound disturbances and sets various acceptable noise limits. Though not explicitly used to set CEQA thresholds, the ordinance does “establish countywide standards regulating noise,” although a number of activities and uses are exempt from the regulations. Table 6, County Ordinance No. 847 Sound Level Standards, below, lists the sound level standards associated with various land uses under Ordinance No. 847. The ordinance states that “no person shall create any sound...on any property that causes the exterior sound level on any other occupied property to exceed the sound level standards set forth in Table 1 [reproduced as Table 6 herein].” The ordinance also sets

a series of additional “special sound source standards” that apply to motor vehicles, power tools and equipment, audio equipment, sound amplifying equipment and live music.

Accordingly, this ordinance sets various limits for acceptable noise levels depending on the type of land use. For open space and residential areas, the acceptable nighttime threshold is much lower (45 dB L_{max}) than for areas used for commercial and industrial areas (55 – 75 dB L_{max}). Activities in any area that surpass applicable thresholds would be in violation of the ordinance and thus subject to sanction. Table 6 below shows all of the ordinance’s sound levels.

Table 5: County Ordinance No. 847 Sound Level Standards (dB L_{max})

General Plan Foundation Component	General Plan Land Use Designation	General Plan Land Use Designation Name	Density	Maximum Decibel Level		
				7 a.m. – 10 p.m.	10 p.m. – 7 a.m.	
Community Development	EDR	Estate Density Residential	2 AC	55	45	
	VLDR	Very Low Density Residential	1 AC	55	45	
	LDR	Low Density Residential	½ AC	55	45	
	MDR	Medium Density Residential	2-5 AC	55	45	
	MHDR	Medium High Density Residential	5-8 AC	55	45	
	HDR	High Density Residential	8-14 AC	55	45	
	VHDR	Very High Density Residential	14-20 AC	55	45	
	H'TDR	High Density Residential	20+ AC	55	45	
	CR	Retail Commercial		65	55	
	CO	Office Commercial		65	55	
	CT	Tourist Commercial		65	55	
	CC	Community Center		65	55	
	LI	Light Industrial		75	55	
	HI	Heavy Industrial		75	75	
	BP	Business Park		65	45	
	PF	Public Facility		65	45	
	SP		Specific Plan-Residential		55	45
			Specific Plan-Commercial		65	55
			Specific Plan-Light Industrial		75	55
		Specific Plan-Heavy Industrial		75	75	
Rural Community	EDR	Estate Density Residential	2 AC	55	45	
	VLDR	Very Low Density Residential	1 AC	55	45	
	LDR	Low Density Residential	½ AC	55	45	

General Plan Foundation Component	General Plan Land Use Designation	General Plan Land Use Designation Name	Density	Maximum Decibel Level	
				7 a.m. – 10 p.m.	10 p.m. – 7 a.m.
Rural	RR	Rural Residential	5 AC	45	45
	RM	Rural Mountainous	10 AC	45	45
	RD	Rural Desert	10 AC	45	45
Agriculture	AG	Agriculture	10 AC	45	45
Open Space	C	Conservation		45	45
	CH	Conservation Habitat		45	45
	REC	Recreation		45	45
	RUR	Rural	20 AC	45	45
	W	Watershed		45	45
	MR	Mineral Resources		75	45

Existing Conditions

Stationary Sources

The Project area is located within an urbanized area. The primary sources of stationary noise in the Project vicinity are urban and suburban related activities (i.e., mechanical equipment, commercial areas, parking areas, and pedestrians). The noise associated with these sources may represent a single-event noise occurrence, short-term, or long-term/continuous noise.

Mobile Sources

The majority of the existing mobile noise in the Project area is generated from vehicle sources along Grand Avenue. As shown in [Table 7, Existing Traffic Noise Levels](#), the highest mobile noise sources adjacent to the Project site were modeled at 66.0 dBA along Ortega Highway (SR-74) west of Grand Avenue. Mobile source noise was modeled using the Federal Highway Administration’s (FHWA) Highway Noise Prediction Model (FHWA RD-77-108), which incorporates several roadway and site parameters. The model does not account for ambient noise levels. Noise projections are based on modeled vehicular traffic as derived from the Project Traffic Impact Analysis prepared by Michael Baker International (June 3, 2019) (TIA); refer to [Appendix 3, Traffic Impact Analysis](#), of this document. A 40 mph average vehicle speed along Riverside Drive and Grand Avenue and a 45 mph average vehicle speed along Ortega Highway (SR-74) and Corydon Road were assumed for existing conditions based on empirical observations and posted maximum speeds. Average daily traffic estimates were obtained from the TIA.

Table 6: Existing Traffic Noise Levels

Roadway Segment	Existing Conditions				
	ADT	dBA @ 100 Feet from Roadway Centerline	Distance from Roadway Centerline to: (Feet)		
			60 CNEL Noise Contour	65 CNEL Noise Contour	70 CNEL Noise Contour
Riverside Drive					
East of Grand Avenue	18,732	65.8	439	139	44
Grand Avenue					
Machado Street to Riverside Drive	8,727	62.4	205	65	20
Riverside Drive to Ortega Highway	22,402	65.8	439	139	44
Ortega Highway to Bonnie Lea Drive	17,542	65.5	411	130	41
Bonnie Lea Drive to Windward Way	17,542	65.5	411	130	41
Windward Way to Turner Street	16,507	65.2	387	122	39
Turner Street to Borchard Road	17,197	65.4	403	128	40
Borchard Road to Corydon Road	18,028	65.6	422	134	42
South of Corydon Road	9,405	62.8	220	70	22
Ortega Highway (SR-74)					
West of Grand Avenue	14,139	66.0	439	139	44
Corydon Road					
Grand Avenue to Almond Tree Lane	10,499	64.5	327	103	33

Notes: ADT = average daily trips; dBA = A-weighted decibels; CNEL = community noise equivalent level.

Source: Based on traffic data within the Project Traffic Impact Analysis, prepared by Michael Baker International, May 2016.

Noise Measurements

In order to quantify existing ambient noise levels in the Project area, five noise measurements were taken on April 21, 2016; refer to [Table 8, Noise Measurements](#). The noise measurement sites were representative of typical existing noise exposure within and immediately adjacent to the Project site. Ten-minute measurements were taken, between 10:20 a.m. and 12:00 p.m. Short-term (L_{eq}) measurements are considered representative of the noise levels throughout the day.

Table 7: Noise Measurements

Site No.	Location	Leq (dBA)	Lmin (dBA)	Lmax (dBA)	Peak (dBA)	Time
1	Along Rigatta Drive, approximately 100 feet north of Lighthouse Lane.	45.3	31.2	66.5	75.0	10:21 a.m.
2	At the northeast corner of the Zellar Street and Coleman Avenue intersection.	59.6	38.9	79.9	75.2	10:44 a.m.
3	Near the western boundary of Lakehills Community Church, along Wood Street	65.2	43.0	88.4	110.5	11:02 a.m.
4	Lakeland Village Middle School, Along Grand Avenue approximately 300 feet north of Gregory Street.	62.4	41.1	79.3	93.0	11:19 a.m.
5	Grand Plaza Center, at the northwest corner of the Grand Avenue and Corydon Street intersection.	64.9	46.3	77.0	91.0	11:37 a.m.

Source: Michael Baker International, April 21, 2016.

Meteorological conditions were sunny and clear skies, warm temperatures, with light wind speeds (0 to 5 mph), and low humidity. Noise monitoring equipment used for the ambient noise survey consisted of a Brüel & Kjær Hand-held Analyzer Type 2250 equipped with a Type 4189 pre-polarized microphone. The monitoring equipment complies with applicable requirements of the American National Standards Institute (ANSI) for Type I (precision) sound level meters. The results of the field measurements are included in Appendix 4, Noise Data, of this document.

Sensitive Receptors

Certain land uses are particularly sensitive to noise, including schools, hospitals, rest homes, long-term medical and mental care facilities, and parks and recreation areas. Residential areas are also considered noise sensitive, especially during the nighttime hours. The closest existing sensitive receptors include residential uses located within the Project site, and adjoining the site to the north, east, and west. Four schools are also located in the vicinity of the Project site. Butterfield Elementary School, Lakeland Children’s Center, and Lakeland Village Middle School are located within the Project site, and William Collier Elementary School adjoins the site to the east. Four churches are located in the vicinity of the Project site. Adjoining the Project site to the south is the Mountainside Ministries. Lake Elsinore Four Square, Lakehills Community Church, Elsinore First Assembly of God Church are located within the Project site.

- 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?**

Short-Term Construction Noise Impacts

Ground-borne noise and other types of construction-related noise impacts would typically occur during the initial site preparation phases. Initial site preparation has the potential to create the highest levels of noise; however, it is generally the shortest of all construction phases. High ground-borne noise levels and other miscellaneous noise levels can be created by the operation of heavy-duty trucks, backhoes, bulldozers, excavators, tractors, graders, pavers, and other heavy-duty construction equipment. Noise levels generated by construction equipment are shown in Table 9, Maximum Noise Levels Generated by Construction Equipment. 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. Other primary sources of acoustical disturbance would be due

to random incidents, which would last less than one minute (such as dropping large pieces of equipment or the hydraulic movement of machinery lifts).

Table 8: Maximum Noise Levels Generated by Construction Equipment

Type of Equipment	Acoustical Use Factor ¹	Lmax at 50 Feet (dBA)
Backhoe	40	78
Tractor	40	84
Concrete Saw	20	90
Water Truck	40	70
Excavator	40	81
Cement and Mortar Mixer	40	79
Crane	16	81
Dozer	40	82
Forklift	40	70
Grader	40	85
Paver	50	77
Roller	20	80

Note:

¹ Acoustical Use Factor (percent): Estimates the fraction of time each piece of construction equipment is operating at full power (i.e., its loudest condition) during a construction operation.

Source: Federal Highway Administration, Roadway Construction Noise Model (FHWA-HEP-05-054), January 2006.

Construction activities would be an ongoing occurrence within LVPA and, in some cases, could occur in close proximity to existing noise-sensitive uses. All construction activities are required to be conducted pursuant to the community noise exposure conditions placed on the Project (e.g., limiting days and hours of construction, requiring mufflers, and other sound-attenuating features on equipment, etc.); refer to General Plan EIR No. 521 Mitigation Measure 4.13.1A.

Under development and/or grading permit conditions of approval, as well as Ordinance No. 847 and other regulations, the County of Riverside enacts a number of noise controls on construction activities. These include limiting activities to specific hours of the day (or severely restricting allowable noise levels after certain hours, typically 10:00 p.m.), limiting idling, staging and loading locations (away from adjacent homes, for example), requiring setbacks, sound barriers, or other equipment modifications, as appropriate for the situation. Additionally, General Plan Mitigation Measure 4.13.1B requires that construction delivery trucks and haul trucks avoid sensitive receptors.

Riverside County's Noise Ordinance, however, specifically exempts from the limitations of the ordinance sound generated by "private construction projects located one-quarter of a mile or more from an inhabited dwelling." Private construction within less than a quarter-mile is also exempt provided that construction does not occur between the hours of 6:00 p.m. and 6:00 a.m. during June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May.

It should be noted that actual construction-related noise activities associated with buildout of the LVPA would be lower than the levels identified in Table 9 and would cease upon completion of construction. General Plan EIR Mitigation Measures 4.13.1A and 4.13.1B would be required to reduce construction noise impacts. Additionally, all future development associated with implementation of the proposed LVPA would be subject to the County's Noise Ordinance and the General Plan policies that address construction-related noise in order to minimize impacts to surrounding sensitive receptors. Compliance with the County's Noise Ordinance, General Plan policies, and adherence to the recommended mitigation measures (Mitigation Measures 4.13.1A and 4.13.1B), would reduce short-term construction noise impacts to less than significant levels. Impacts would be less than significant in this regard.

Long-Term Operational Impacts

Off-Site Mobile Noise

Future development generated by the proposed Project would result in additional traffic on adjacent roadways, thereby increasing vehicular noise in the vicinity of existing and proposed land uses. The noise levels anticipated under the “Future Without Project” and “Future With Project” scenarios are compared in Table 10, *Future Traffic Noise Levels*. As depicted in Table 10, noise levels would range from approximately 47.9 dBA to 74.5 dBA, under the “Future Without Project” scenario and “Future With Project” scenario.

Table 9: Future Traffic Noise Levels

Roadway Segment	2040 Without Project				2040 With Project				Difference in dBA @ 100 feet from Roadway		
	ADT	dBA @ 100 Feet from Roadway Centerline	Distance from Roadway Centerline to: (Feet)		ADT	dBA @ 100 Feet from Roadway Centerline	Distance from Roadway Centerline to: (Feet)				
			60 CNEL Noise Contour	65 CNEL Noise Contour			70 CNEL Noise Contour	75 CNEL Noise Contour			
Collier Avenue											
West of Riverside Drive	8,600	66.6	460	145	-	8,600	66.6	460	145	-	0
Riverside Drive to Central Avenue	26,900	71.6	1,432	453	143	30,000	72.0	1,597	505	160	0.4
East of Central Avenue	15,800	69.1	822	260	82	16,200	69.3	843	266	84	0.2
Central Avenue											
South of Collier Avenue	20,700	70.0	1,010	319	101	20,700	70.0	1,010	319	101	0
Collier Avenue to I-15 SB Ramp	39,400	73.2	2,085	659	208	42,100	73.5	2,228	704	223	0
I-15 SB Ramp to I-15 NB Ramp	46,100	73.8	2,373	750	237	47,700	73.9	2,455	776	245	0
North of I-15 NB Ramp	51,600	74.5	2,824	893	282	52,000	74.5	2,846	900	285	0
Riverside Drive											
East of Collier Avenue	18,900	69.9	983	311	98	18,900	69.9	983	311	98	0
Collier Avenue to Baker Street	24,300	71.1	1,283	406	128	27,700	71.7	1,462	462	146	0.6
Baker Street to Lakeshore Drive	29,100	71.9	1,536	486	154	32,500	72.3	1,716	543	172	0.4
Lakeshore Drive to Lincoln Street	26,000	71.3	1,363	431	136	30,200	72.0	1,583	500	158	0.7
Lincoln Street to Grand Avenue	20,800	70.4	1,098	347	110	25,000	71.2	1,320	417	132	0.8
Lakeshore Drive											
East of Riverside Drive	15,900	69.2	839	265	84	16,300	69.3	860	272	86	0.1
West of Riverside Drive	23,500	71.1	1,279	405	128	23,800	71.1	1,296	410	130	0
Lincoln Street											
West of Riverside Drive	7,600	66.0	395	125	40	7,600	66.0	395	125	40	0

Roadway Segment	2040 Without Project					2040 With Project					Difference in dBA @ 100 feet from Roadway	
	ADT	dBA @ 100 Feet from Roadway Centerline	Distance from Roadway Centerline to: (Feet)			ADT	dBA @ 100 Feet from Roadway Centerline	Distance from Roadway Centerline to: (Feet)				
			60 CNEL Noise Contour	65 CNEL Noise Contour	70 CNEL Noise Contour			60 CNEL Noise Contour	65 CNEL Noise Contour	70 CNEL Noise Contour		
Grand Avenue												
West of Riverside Drive	9,100	66.8	473	150	47	9,500	66.9	495	156	49	0.1	
Riverside Drive to Ortega Highway (SR-74)	22,900	70.8	1,209	382	121	27,500	71.6	1,452	459	145	0.8	
East of Ortega Highway (SR-74)	22,100	70.7	1,167	369	117	27,000	71.5	1,425	451	143	0.8	
West of Corydon Street	21,000	70.4	1,092	345	109	23,700	70.9	1,233	390	123	0.5	
East of Corydon Street	11,100	67.6	577	183	58	11,800	67.9	614	194	61	0.3	
West of Central Street	11,000	67.6	572	181	57	11,700	67.8	609	192	61	0.2	
East of Central Street	7,000	65.6	364	115	36	7,400	65.9	385	122	38	0.3	
Ortega Highway (SR-74)												
South of Grand Avenue	15,900	69.9	973	308	97	16,200	70.0	991	313	99	0.1	
Corydon Street												
South of Grand Avenue	100	47.9	-	-	-	100	47.9	-	-	-	0	
North of Grand Avenue	17,400	70.3	1,064	337	106	19,300	70.7	1,181	373	118	0.4	
West of Mission Trail	16,700	70.1	1,021	323	102	18,600	70.6	1,138	360	114	0.5	
Mission Trail												
South of Corydon Street	15,900	69.2	839	265	84	17,100	69.6	903	285	90	0.4	
North of Corydon Street	20,500	70.3	1,082	342	108	21,300	70.5	1,124	356	112	0.2	
Central Street												
South of Grand Avenue	1,100	57.6	57	-	-	1,100	57.6	57	-	-	0	
Grand Avenue to Palomar Street	9,900	67.1	515	163	51	10,300	67.3	536	169	54	0.2	
North of Palomar Street	13,200	68.4	687	217	69	13,600	68.5	707	224	71	0.1	
Palomar Street												
East of Central Street	22,600	69.5	889	281	89	22,600	69.5	889	281	89	0	
West of Central Street	23,000	70.8	1,196	378	120	23,000	70.8	1,196	378	120	0	

Notes: ADT = average daily trips; dBA = A-weighted decibels; CNEL = community noise equivalent level; NB = northbound; SB = southbound; "-" = contour is located within road ROW
Source: Based on traffic data within the Project Traffic Impact Analysis, prepared by Urban Crossroads, June 3, 2019.

Cumulative Mobile Source Impacts

A project's contribution to a cumulative traffic noise increase would be considered significant when the combined effect exceeds perception level (i.e., auditory level increase) threshold. The combined effect compares the "Cumulative With Project" condition to "Existing" conditions. This comparison accounts for the traffic noise increase generated by a project combined with the traffic noise increase generated by projects in the cumulative project list. The following criteria have been utilized to evaluate the combined effect of the cumulative noise increase.

Combined Effect. The cumulative with Project noise level ("Future With Project") would cause a significant cumulative impact if a 3.0 dB increase over existing conditions occurs and the resulting noise level exceeds the applicable exterior standard at a sensitive use.

Although there may be a significant noise increase due to the proposed Project in combination with other related projects (combined effects), it must also be demonstrated that the project has an incremental effect. In other words, a significant portion of the noise increase must be due to the proposed project. The following criteria have been utilized to evaluate the incremental effect of the cumulative noise increase.

Incremental Effects. The "Future With Project" causes a 1.0 dBA increase in noise over the "Future Without Project" noise level.

A significant impact would result only if both the combined and incremental effects criteria have been exceeded. Noise by definition is a localized phenomenon, and reduces as distance from the source increases. Consequently, only the proposed Project and development occurring in the Project site's general vicinity would contribute to cumulative noise impacts. Table 11, *Cumulative Noise Scenario*, lists the traffic noise effects along roadway segments in the Project vicinity for "Existing," "Future Without Project," and "Future With Project," conditions, including incremental and net cumulative impacts.

As indicated in Table 11, the *Incremental Effects* criterion of 1.0 dBA over the "Future Without Project" are not exceeded along any of the segments. The *Combined Effects* criterion of 3.0 dBA over the existing condition are exceeded along four segments. However, the *Combined Effects* takes into account existing conditions and future growth associated with full buildout. As stated, a significant impact would result only if both the combined and incremental effects criteria have been exceeded. Thus, none of the roadway segments would have a significant cumulative noise increase. Therefore, the proposed Project, in combination with cumulative background traffic noise levels, would result in less than significant impacts.

Table 10: Cumulative Noise Scenario

Roadway Segment	Existing	Future Without Project	Future With Project	Combined Effects	Incremental Effects	Cumulatively Significant Impact?
	dBA @ 100 Feet from Roadway Centerline	dBA @ 100 Feet from Roadway Centerline	dBA @ 100 Feet from Roadway Centerline	Difference In dBA Between Existing and Future With Project	Difference In dBA Between Future Without Project and Future With Project	
Collier Avenue						
West of Riverside Drive	66.2	66.6	66.6	0.4	0	No
Riverside Drive to Central Avenue	71.2	71.6	72.0	0.8	0.4	No
East of Central Avenue	68.7	69.1	69.3	0.6	0.2	No
Central Avenue						
South of Collier Avenue	66.8	70.0	70.0	3.2	0	No
Collier Avenue to I-15 SB Ramp	72.8	73.2	73.5	0.7	0.3	No
I-15 SB Ramp to I-15 NB Ramp	73.3	73.8	73.9	0.6	0.1	No
North of I-15 NB Ramp	74.1	74.5	74.5	0.4	0	No
Riverside Drive						
East of Collier Avenue	56.7	69.9	69.9	13.2	0	No
Collier Avenue to Baker Street	70.7	71.1	71.7	1	0.6	No
Baker Street to Lakeshore Drive	70.3	71.9	72.3	2	0.4	No
Lakeshore Drive to Lincoln Street	70.9	71.3	72.0	1.1	0.7	No
Lincoln Street to Grand Avenue	70.0	70.4	71.2	1.2	0.8	No
Lakeshore Drive						
East of Riverside Drive	68.8	69.2	69.3	0.5	0.1	No
West of Riverside Drive	69.2	71.1	71.1	1.9	0	No
Lincoln Street						
West of Riverside Drive	65.6	66.0	66.0	0.4	0	No
Grand Avenue						
West of Riverside Drive	66.4	66.8	66.9	0.5	0.1	No
Riverside Drive to Ortega Highway (SR-74)	70.2	70.8	71.6	1.4	0.8	No
East of Ortega Highway (SR-74)	70.3	70.7	71.5	1.2	0.8	No
West of Corydon Street	70.0	70.4	70.9	0.9	0.5	No
East of Corydon Street	67.2	67.6	67.9	0.7	0.3	No
West of Central Street	67.2	67.6	67.8	0.6	0.2	No
East of Central Street	65.2	65.6	65.9	0.7	0.3	No
Ortega Highway (SR-74)						
South of Grand Avenue	69.4	69.9	70.0	0.6	0.1	No
Corydon Street						
South of Grand Avenue	47.9	47.9	47.9	0	0	No
North of Grand Avenue	68.5	70.3	70.7	2.2	0.4	No
West of Mission Trail	69.7	70.1	70.6	0.9	0.5	No
Mission Trail						
South of Corydon Street	68.9	69.2	69.6	0.7	0.4	No
North of Corydon Street	69.8	70.3	70.5	0.7	0.2	No

Roadway Segment	Existing	Future Without Project	Future With Project	Combined Effects	Incremental Effects	Cumulatively Significant Impact?
	dBA @ 100 Feet from Roadway Centerline	dBA @ 100 Feet from Roadway Centerline	dBA @ 100 Feet from Roadway Centerline	Difference In dBA Between Existing and Future With Project	Difference In dBA Between Future Without Project and Future With Project	
Central Street						
South of Grand Avenue	57.2	57.6	57.6	0.4	0	No
Grand Avenue to Palomar Street	65.7	67.1	67.3	1.6	0.2	No
North of Palomar Street	68.0	68.4	68.5	0.5	0.1	No
Palomar Street						
East of Central Street	64.8	69.5	69.5	4.7	0	No
West of Central Street	67.1	70.8	70.8	3.7	0	No

Notes: ADT = average daily trips; dBA = A-weighted decibels; CNEL = community noise equivalent level

Source: Based on traffic data within the Project Traffic Impact Analysis, prepared by Urban Crossroads, June 3, 2019.

Stationary Noise Impacts

The Project would create seven new MUA Neighborhoods as well as one new LI Neighborhood within the LVPA, resulting in a total of eight Neighborhoods throughout the LVPA. These areas are considered for mixed use development, including residential, commercial, and other uses.

The General Plan Noise Element contains policies that specifically address land use compatibility in relation to noise levels. Policies N 1.1, 1.2, and 15.2 restrict those land uses that have higher levels of noise production from being located near land uses that are more sensitive to noise. These policies also promote focusing those land uses with higher noise levels in areas that tend to produce more noise such as transit corridors. Noise Element Policies N 1.7, 2.2, 3.2, 3.5, and 4.4 require acoustical studies and reports to be prepared for proposed developments that may be affected by high noise levels as well as those considered noise-sensitive. Policy N 3.5 also requires that the acoustical analysis include recommendations for design mitigation. Future project-level analyses, in accordance with CEQA requirements, would be required to be conducted on a case-by-case basis as individual, future residential development projects allowed under the LVPA proceed. According to General Plan EIR No. 521, excessive (i.e., exceeding regulatory standards) exterior and interior noise in proposed noise-sensitive areas can be remediated by such mitigation strategies as relocating roadways, applying roadway coatings or reducing road speeds, building sound walls, providing buffer zones, retrofitting older homes with insulation or appropriate window treatments (i.e., double-paned windows, interior storm windows, etc.), or choosing development sites in quiet areas.

General Plan EIR No. 521 Mitigation Measure 4.13.2A would lessen noise impacts by restricting development of noise-sensitive uses if exterior and interior noise standards cannot be met. General Plan Mitigation Measure 4.13.2B would lessen noise impacts by requiring preparation of a site-specific noise analysis (“describing how the exterior and interior noise standards will be met”) for residential projects with a noise exposure greater than 65 dBA L_{dn} to ensure that homes are situated in appropriately quiet areas or are constructed with the necessary sound attenuation measures to reduce noise levels to appropriate levels. General Plan Mitigation Measure 4.13.2C would lessen impacts by also requiring new commercial and industrial development proposals include a noise study that analyzes site-specific noise impacts and provides mitigation appropriate for achieving the allowable noise levels. General Plan Mitigation Measure 4.13.2D would lessen noise impacts on schools by restricting their development within 2 miles of an airport. In addition, EIR No. 521 also included Mitigation Measures 4.13.3A, 4.13.3B, and 4.13.3C to address impacts from stationary noise sources. These measures would also apply to future development accommodated by LVPA. For new

development, it is anticipated that County standards could be met and substantial noise impacts could be avoided by incorporating such appropriate mitigation strategies, which would keep potential impacts to less than significant levels.

Determination: Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Construction can generate varying degrees of groundborne vibration, depending on the construction procedure and the construction equipment used. Operation of construction equipment generates vibrations that spread through the ground and diminish in amplitude with distance from the source. The effect on buildings located in the vicinity of the construction site often varies depending on soil type, ground strata, and construction characteristics of the receiver building(s). The results from vibration can range from no perceptible effects at the lowest vibration levels, to low rumbling sounds and perceptible vibration at moderate levels, to slight damage at the highest levels. Groundborne vibrations from construction activities rarely reach levels that damage structures.

The types of construction vibration impact include human annoyance and building damage. Human annoyance occurs when construction vibration rises significantly above the threshold of human perception for extended periods of time. Building damage can be cosmetic or structural. Ordinary buildings that are not particularly fragile would not experience any cosmetic damage (e.g., plaster cracks) at distances beyond 30 feet. This distance can vary substantially depending on the soil composition and underground geological layer between vibration source and receiver. In addition, not all buildings respond similarly to vibration generated by construction equipment. The vibration produced by construction equipment is illustrated in Table 12, Typical Vibration Levels for Construction Equipment.

Table 11: Typical Vibration Levels for Construction Equipment

Equipment	Approximate peak particle velocity at 25 feet (inches/second)	Approximate peak particle velocity at 50 feet (inches/second)
Large bulldozer	0.089	0.031
Loaded trucks	0.076	0.027
Small bulldozer	0.003	0.001
Jackhammer	0.035	0.012

Notes:

1. Federal Transit Administration, *Transit Noise and Vibration Impact Assessment Guidelines*, May 2006. Table 12-2.

2. Calculated using the following formula:

$$PPV_{equip} = PPV_{ref} \times (25/D)^{1.5}$$

where: *PPV (equip)* = the peak particle velocity in inch per second of the equipment adjusted for the distance

PPV (ref) = the reference vibration level in inch per second from Table 12-2 of the FTA *Transit Noise and Vibration Impact Assessment Guidelines*

D = the distance from the equipment to the receiver

Source: Federal Transit Administration, *Transit Noise and Vibration Impact Assessment Guidelines*, May 2006.

Future development accommodated by the LVPA would require construction activities that could cause temporary, short-term vibrations. These vibrations would be disruptive if located near sensitive receptors. As indicated in Table 12, construction-related temporary groundborne vibration levels would depend on the specific construction equipment used, the location of construction activities relative to sensitive receptors, and the types of operations or activities involved. Vibration generated by construction equipment spreads through the ground and diminishes in magnitude with increases in distance. The specific types of equipment to be used for construction of the future development accommodated by the LVPA are not known or foreseeable at this time. However, based on common construction practices, it can reasonably be assumed construction vibration would be generated from jackhammers, trucks, bulldozers, and similar equipment.

Compliance with General Plan policies and existing mitigation measures would ensure that new uses are not subject to excessive vibration impacts. Compliance with existing Riverside County ordinances and General Plan policies, as well as a General Plan EIR No. 521 Mitigation Measure 4.15.B-N1, would reduce the effects of construction-related groundborne vibration impacts on sensitive receptors. With implementation of General Plan Mitigation Measure 4.15.B-N1, impacts would be less than significant.

Determination: Impacts would 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
PALEONTOLOGICAL RESOURCES Would the project:				
28. Paleontological Resources				
a) Directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

a) Directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature?

Riverside County has been inventoried for geologic formations known to potentially contain paleontological resources. Lands with high, low or undetermined potential for finding paleontological resources have been mapped and are included in Figure OS-8 of the General Plan (as well as the County GIS database). The mapped paleontological sensitivity is used in the environmental assessment of development proposals and the determination of required impact mitigation. According to the *Riverside County Map My County* GIS database, the Project area predominantly contains areas of low paleontological sensitivity, as well as areas with unknown paleontological sensitivity. There is one mapped area of high sensitivity along the northern extent of the Project area (east of the lake) that supports both vacant land and existing development.

General Plan Policy OS 19.7 states that: Whenever existing information indicates that a site proposed for development has low paleontological sensitivity as shown on Figure OS-8, no direct mitigation is required unless a fossil is encountered during site development. Should a fossil be encountered, the County Geologist shall be notified, and a paleontologist shall be retained by the project proponent. The paleontologist shall document the extent and potential significance of the paleontological resources on the site and establish appropriate mitigation measures for further site development.

Furthermore, General Plan Policy OS 19.8 states that: Whenever existing information indicates that a site proposed for development has undetermined paleontological sensitivity as shown on Figure OS-8, a report shall be filed with the County Geologist documenting the extent and potential significance of the paleontological resources on site and identifying mitigation measures for the fossil and for impacts to significant paleontological resources prior to approval of that department.

Lastly, General Plan Policy 19.9 states that: Whenever paleontological resources are found, the County Geologist shall direct them to a facility within Riverside County for their curation, including the Western Science Center in the City of Hemet.

In addition to such County policies, there are a number of existing State and federal laws that regulate development impacts to paleontological resources, including those outlined under the California Public Resources Code Paleontological Resources Preservation Act.

Due to the limited known paleontological resources and unique geologic features within the Project area and required conformance with existing regulations intended for the protection of sensitive paleontological resources, impacts to paleontological resources would be less than significant.

Determination: Impacts would 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
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 checked="" type="checkbox"/>	<input 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(s): Riverside County GIS database, Riverside County General Plan Housing Element

a) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

The proposed Project represents a change in land use designations and does not involve entitlement or physical construction. Future development within the Project area could result in the elimination of existing buildings, including homes; however, this potential already exists with the adopted ELAP as all properties are designated for some form of future development or conservation. The intent of the Project is to allow for future development of residential uses, in combination with commercial and mixed-use development, to provide additional housing opportunities within the LVPA. As the Project would not directly remove any existing housing or displace a substantial number of existing people or housing, there would be no need to construct replacement housing. As such, impacts would be less than significant.

Determination: Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?

The physical construction of new housing is not proposed as a component of the Project, although the land use designations proposed by the Project would allow for the future construction of new housing, and thus, would create a demand for additional housing including affordable housing. However, the future development sequence that would occur following Project implementation would be based on market conditions and other future considerations. At such time, developers would be required to assess each proposed development and the site-specific environmental impacts associated with new housing through project-level CEQA analysis at such time that their design and specific locations are known. As such, impacts would be less than significant.

Determination: Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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)?

The proposed mixed-use and residential land use designations, as well as lands proposed for future commercial use, would result in the potential for increased population and employment opportunities in the Project area. While the physical construction of homes or businesses are not proposed as a

component of the Project, the proposed land use designations would allow for future construction of new residential and commercial development within the affected land area.

As discussed in Response 29(b) above, the future development sequence that would occur following Project implementation would be based on market conditions and other future considerations. At such time, developers would be required to assess each proposed development and the site-specific environmental impacts associated with population growth through project-level CEQA analysis at such time that their design and specific locations are known. While a limited growth potential would result with the proposed Project, a number of commercial uses would be removed in place of future mixed-use development. Similarly, portions of the Project area would be changed from residential land use to mixed-use land use and may therefore experience slightly increased development intensity.

Areas where mixed uses are proposed may increase density beyond existing development; however, the existing development in these areas is generally consistent with the proposed land use designation, and as such, impacts would be largely similar in nature and intensity. Due to the limited growth associated with the Project (a maximum 2.2 percent increase), the Project would result in a less than significant impact with regard to inducing substantial unplanned population growth.

Determination: Impacts would 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
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"/>

Source(s): Riverside County General Plan Safety Element; Ordinance No. 659 (Public Services Development Impact Fees for New Development); Ordinance No. 787 (Requirements for High-Occupancy Structures for Fire Protection)

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire services?

Implementation of the proposed Project may indirectly necessitate future provision of additional fire protection services. The Riverside County Fire Department (RCFD) provides fire protection and emergency medical services to the Project area and would continue to do so following Project implementation. Currently, the Project area is served by Riverside County Fire Station Number 11, located at 33020 Maiden Lane, Lake Elsinore, CA 92530. Any future development on the neighborhood sites would be subject to Riverside County Ordinance No. 659, which requires new development to

either pay fire protection Development Impact Fees (DIF) or provide new facilities in lieu of the fee as approved by the RCFD. The County of Riverside requires the payment of development impact fees prior to the final inspection by the Building and Safety Department for any residential dwelling. The construction of future fire protection facilities necessary for development accommodated through the LVPA would be subject to separate environmental analysis and CEQA review process.

Future development accommodated by the Project would also be subject to General Plan Policy LU 5.1, General Plan Policy S 5.1, and County Ordinance 787. Policy LU 5.1 prohibits new development from exceeding the ability to adequately provide supporting infrastructure and services, including fire protection services, and Policy S 5.1 requires proposed development to incorporate fire prevention features. County Ordinance No. 787 includes requirements for high-occupancy structures to further protect people and structures from fire risks, including requirements that buildings not impede emergency egress for fire safety personnel and that equipment and apparatus would not hinder evacuation from fire, including potential blockage of stairways or fire doors. Development would also be required to demonstrate compliance with any applicable California Building and Fire Codes, which are implemented to ensure new development meets minimum standards for access, fire flow, building ignition and fire resistance, fire protection systems and equipment, defensible space, and setback requirements. Adherence to the above-mentioned existing General Plan Policies and Ordinances, as well as existing State regulations, would ensure that potential physical impacts associated with the provision of fire protection services remain less than significant.

Determination: Impacts would 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
31. Sheriff Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan; Ordinance No. 659 (Public Services Development Impact Fees for New Development)

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for sheriff services?

The Project area is partially developed and is currently serviced by the Riverside County Sheriff's Department (RCSD) and would continue to be serviced by RCSD. Table 4, Projected Law Enforcement Generation Factors and Law Enforcement Needs, shows the criteria used by Riverside County EIR No. 521 to determine law enforcement personnel and equipment needs in unincorporated areas of Riverside County, along with the theoretical law enforcement needs under the proposed Project. The proposed land use changes would result in a potential population increase as future development occurs within the LVPA. This additional development accommodated through Project implementation would increase the demand for police protection services. As shown, the population increases that would occur through Project implementation would necessitate two additional sworn police officers beyond what has been anticipated for buildout of the affected area under the current land use designations.

Table 12: Projected Law Enforcement Generation Factors and Law Enforcement Needs

Personnel/Equipment	Generation Factor	Personnel/Equipment Needs – Proposed Project*
Sworn Officers	1.5 per 1,000 persons	2 sworn officers
Supervisors	1 per 7 officers	0 supervisors
Support Staff	1 per 7 officers	0 support staff
Patrol Vehicles	1 per 3 officers	0 patrol vehicles

* Numbers are rounded.
Source: County of Riverside 2015

The RCSD’s ability to support future growth is dependent upon the financial ability to hire additional deputies and provide equipment for staff. Accordingly, future development accommodated through the proposed Project would be subject to Riverside County Ordinance No. 659, which requires new development to pay the DIF used to fund public facilities, including law enforcement facilities and supplies. The costs associated with the hiring of additional officers would be funded through Riverside County Board of Supervisor decisions on the use of general fund monies (i.e., property and tax). Payment of these fees would help to offset any future impacts associated with the additional site development accommodated through the Project. In addition, implementation of General Plan EIR No. 521 would ensure that potential physical impacts associated with the provision of police protection services remain less than significant.

Determination: Impacts would 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
32. Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): School District correspondence, Riverside County GIS database

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for schools?

The proposed Project would indirectly increase the number of school-aged children required to attend public schools within the Lake Elsinore Unified School District (LEUSD). The LEUSD uses the generation rates shown in Table 5, School Enrollment Generation Factors and Projected Student Generation, to represent the number of students, or portion thereof, expected to attend district schools from each new dwelling unit.

Table 13: School Enrollment Generation Factors and Projected Student Generation

School Type	Generation Rate
Elementary School	0.1303

Middle School	0.0528
High School	0.0706

Source: LEUSD 2015

Pursuant to the Leroy F. Greene School Facilities Act (SB 50), future residential and commercial/industrial development accommodated through the proposed Project would be required to pay development impact fees to the LEUSD to fund school facilities. Pursuant to Government Code Section 65995, payment of these development impact fees as required by State law would provide full and complete mitigation to the Project's potential impacts relative to physical impacts associated with construction of school facilities. Any future development accommodated through the Project would be required to pay these fees prior to issuance of a building permit. Evidence that agreements have been executed shall be submitted to the Riverside County Building and Safety Department, or fees shall be paid with each building permit. Therefore, payment of these fees would ensure that potential physical impacts associated with the provision of schools would remain less than significant.

Determination: Impacts would 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
33. Libraries	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for libraries?

GPA 1156 replaced portions of the adopted ELAP to establish the LVPA .The proposed Project would implement several land use designation changes for a number of parcels within the project area. The proposed Project would not directly result in the construction of new library facilities; however, it is noted that future development accommodated by the LVPA may necessitate the provision of new libraries. The construction and operation of any future libraries necessary for the development accommodated through Project implementation would be subject to separate environmental analysis and CEQA review process, once it is determined that these actions are warranted and are subject to CEQA. In addition, any future development projects would be subject to measures found within General Plan EIR No 521.

Therefore, potential physical impacts associated with the provision of libraries would remain less than significant.

Determination: Impacts would 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
34. Health Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for health services?

GPA 1156 replaced portions of the adopted ELAP to establish the LVPA .The proposed Project would implement several land use designation changes for a number of parcels within the project area. The proposed Project would not directly result in the construction of new health services facilities; however, it is noted that future development accommodated by the LVPA may necessitate the provision of new health services facilities. The construction and operation of any future health services facilities

necessary for the development accommodated through Project implementation would be subject to separate environmental analysis and CEQA review process, once it is determined that these actions are warranted and are subject to CEQA. In addition, any future development projects would be subject to General Plan EIR Mitigation Measures 4.15.7A and 4.15.7B. Therefore, impacts regarding health services would be less than significant.

Determination: Impacts would 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County GIS database; Ordinance No. 659 (Establishing Development Impact Fees); Parks & Open Space Department Review

a) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

The proposed Project would establish land uses within the LVPA and would implement land use designation changes to a number of parcels within the LVPA. The Project does not directly involve the physical construction or expansion of recreational facilities; however, it is noted that future development accommodated through the LVPA may include recreational facilities or require the expansion of existing recreational facilities. The future acquisition of recreational facilities would be subject to a separate environmental review process once it is determined that the construction of such facilities is subject to CEQA. In addition, development would be subject to the relevant General Plan policies including Policy OS 20.5 which requires that development of recreation facilities occur concurrent with other development, and Policy OS 20.6 which requires new development to provide implementation strategies for the funding of both active and passive parks and recreational sites. Policies OS 20.5 and 20.6 provide both the timing and the financial means to provide active and passive recreational sites. Future development within the LVPA would be subject to these policies and other relevant recreational facility siting and design practices based on location and would be required to mitigate any potential adverse environmental impacts identified at that time. For these reasons, the Project would not result in significant adverse physical impacts associated with the construction or expansion of recreational facilities, and a less than significant impact would occur.

Determination: Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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?

New housing projects are required to provide specific levels of new recreational development (parks, recreational areas, etc.) and/or pay a specific amount of in-lieu fees which are then used to construct new or expanded facilities. Trail requirements and off-site improvement contributions are also handled similarly (through mandatory Conditions of Approval). Future development of residential uses proposed under the LVPA would be subject to Riverside County Ordinance No. 659 which requires new development to pay mitigation fees used to fund public facilities, including regional parks, community centers/parks, and regional multipurpose trails. Payment of the mitigation fees stipulated through Ordinance No. 659, along with adherence to General Plan Policies OS 20.5 and 20.6 described in Response 35(a) above, would aid in ensuring the Project's potential impacts to existing neighborhood and regional parks or other recreational facilities are less than significant. Further, the construction/development of any potential park and recreation facilities accommodated through Project implementation would be analyzed through a separate environmental review process, once it is determined that construction of new facilities is warranted and subject to CEQA. For these reasons, the Project would not directly 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. Impacts would be less than significant.

Determination: Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

c) Be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

The Project area is not currently located within a Community Service Area or a recreation and park district with a Community Parks and Recreation Plan, although the future development of such areas and/or plans are provided for in ELAP Policy 6.4, "Encourage the formation of a County Service Area (CSA) or Parks and Recreation District to develop adequate park services and facilities. Large-scale development is encouraged to include parks, recreational open space, plazas and other public spaces." Therefore, no impact would occur in this regard.

Determination: No impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

a) *Include the construction or expansion of a trail system?*

The Project does not directly involve the construction or expansion of a trail system; however, Project implementation would result in the potential for future development within the Project area, as well as the development of future roadway and trail infrastructure.

Lakeland Village Policy Area, Policy 6.3 Encourage the design of new streets and the significant upgrading of existing streets to provide all users with safe, convenient access through the community. Emphasis should be placed on providing dedicated, protected facilities for pedestrians and bicyclists, including a continuous network of sidewalks and pedestrian pathways; bicycle routes and lanes; multi-use trails and trailhead parking; traffic calming measures; and delineated street crossings where feasible.

Future development facilitated by Project implementation would be subject to Riverside County Ordinance No. 659 which requires new development to pay mitigation fees used to fund public facilities, including regional parks, community centers/parks, and regional multipurpose trails. Existing ordinances and development fees, along with the County's development review process, would ensure that future development facilitated through Project implementation would provide adequate trail facilities. The construction of proposed trail facilities would be subject to CEQA, and the developer would be required to conduct further environmental analysis to determine whether the construction of these trails would result in an environmental impact. Future trail construction/development would be subject to a separate environmental review process, as well as the above-mentioned Riverside County policies and ordinances, and potential significant environmental impacts identified would require appropriate mitigation at that time. For these reasons, impacts would be less than significant.

Determination: Impacts would 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
TRANSPORTATION Would the project:				
37. Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 Traffic Impact Analysis

a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?

A Traffic Impact Analysis (June 3, 2019) (TIA) was prepared for the proposed Project (Appendix 3). The TIA was prepared in accordance with the *County of Riverside Transportation Department Traffic Impact Analysis Preparation Guide* (April 2008), the California Department of Transportation (Caltrans) *Guide for the Preparation of Traffic Impact Studies* (December 2002), and consultation with County of Riverside staff during the scoping process.

It should be noted that Senate Bill 743 (SB 743) was adopted in September of 2013, requiring that agencies utilize Vehicle Miles Traveled (VMT) for CEQA analysis, instead of Level of Service (LOS). The provisions of SB 743 are required to be implemented statewide by July 1, 2020. The traffic analysis in this section relies on LOS to characterize impacts, as the County of Riverside has not adopted VMT significance thresholds. The proposed project; however, does not directly propose development. The refinements being proposed to the land uses within the LVPA include the addition of mixed use development and higher density development proximal to existing bus services. These proposed changes should allow for a reduction of vehicle trips as future development occurs through internal trip capture and proximity of future development to established transit stops. While a formal VMT analysis was not performed for the project, the project was designed in a manner that should reduce future VMT with the establishment of the MUA designations.

Study Area and Analysis Scenarios

The Project study area was defined in coordination with the County of Riverside, and the land use plan is envisioned to enhance mixed use areas, resulting in the majority of vehicle trips generated to remain local to the area (i.e., avoidance of residents having to travel long distances to access goods and services, etc.). Table 6 shows the intersections included in the study area, along with their respective jurisdictional locations.

Potential Project-related impacts to traffic and circulation have been evaluated for each of the following conditions:

- Existing (2019) Conditions
- Existing Plus Project (E+P) Conditions
- Horizon Year (2040) Without Project
- Horizon Year (2040) With Project

Table 14: Study Area Intersections

ID	Intersection Location	Jurisdiction
1	Riverside Drive (SR-74) & Collier Avenue (SR-74)	Caltrans, City of Lake Elsinore
2	Riverside Drive (SR-74) & Lakeshore Drive	Caltrans, City of Lake Elsinore
3	Riverside Drive (SR-74) & Lincoln Street	Caltrans, City of Lake Elsinore
4	Riverside Drive (SR-74) & Grand Avenue	Caltrans, City of Lake Elsinore
5	Central Street (SR-74) & I-15 NB Ramps	Caltrans, City of Lake Elsinore
6	Central Street (SR-74) & I-15 SB Ramps	Caltrans, City of Lake Elsinore
7	Central Street (SR-74) & Collier Avenue (SR-74)	Caltrans, City of Lake Elsinore
8	Ortega Highway (SR-74) & Grand Avenue	Caltrans, City of Lake Elsinore
9	Corydon Street & Mission Trail	City of Lake Elsinore, City of Wildomar
10	Corydon Street & Grand Avenue	Riverside County, City of Lake Elsinore, City of Wildomar
11	Central Street & Palomar Street	City of Wildomar
12	Central Street & Grand Avenue	City of Wildomar

Methodologies

Levels of Service (LOS)

Traffic operations of roadway facilities are described using the term "Level of Service" (LOS). LOS is a qualitative description of traffic flow based on several factors such as speed, travel time, delay, and freedom to maneuver. Six levels are typically defined ranging from LOS A, representing completely free-flow conditions, to LOS F, representing breakdown in flow resulting in stop-and-go conditions. LOS E represents operations at or near capacity, an unstable level where vehicles are operating with the minimum spacing for maintaining uniform flow.

Intersection Capacity Analysis

The definitions of LOS for interrupted traffic flow (flow restrained by the existence of traffic signals and other traffic control devices) differ slightly depending on the type of traffic control. The LOS is typically dependent on the quality of traffic flow at the intersections along a roadway. The Highway Capacity Manual (HCM) methodology expresses the LOS at an intersection in terms of delay time for the various intersection approaches, and uses different procedures depending on the type of intersection control.

The County of Riverside, City of Lake Elsinore, and City of Wildomar require signalized intersection operations analysis based on the methodology described in the HCM 6th Edition. Intersection LOS operations are based on an intersection's average control delay. Control delay includes initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. For signalized intersections, LOS is directly related to the average control delay per vehicle and is correlated to a LOS designation, as described in Table 7.

Table 15: Signalized Intersection Description of LOS

Description	Average Control Delay (Seconds), V/C ≤ 1.0	Level of Service, V/C ≤ 1.0	Level of Service, V/C > 1.0
Operations with very low delay occurring with favorable progression and/or short cycle length.	0 to 10.00	A	F
Operations with low delay occurring with good progression and/or short cycle lengths.	10.01 to 20.00	B	F
Operations with average delays resulting from fair progression and/or longer cycle lengths. Individual cycle failures begin to appear.	20.01 to 35.00	C	F
Operations with longer delays due to a combination of unfavorable progression, long cycle lengths, or high V/C ratios. Many vehicles stop and individual cycle failures are noticeable.	35.01 to 55.00	D	F
Operations with high delay values indicating poor progression, long cycle lengths, and high V/C ratios. Individual cycle failures are frequent occurrences. This is considered to be the limit of acceptable delay.	55.01 to 80.00	E	F
Operation with delays unacceptable to most drivers occurring due to over saturation, poor progression, or very long cycle lengths.	80.01 and up	F	F

Source: HCM 6th Edition, 2016

The County of Riverside, City of Lake Elsinore, and City of Wildomar require the operations of unsignalized intersections be evaluated using the methodology described in the HCM 6th Edition. The LOS rating is based on the weighted average control delay expressed in seconds per vehicle, as shown in Table 8.

Table 16: Unsignalized Intersection Description of LOS

Description	Average Control Delay (Seconds), V/C ≤ 1.0	Level of Service, V/C ≤ 1.0	Level of Service, V/C > 1.0
Little or no delays	0 to 10.00	A	F
Short traffic delays	10.01 to 20.00	B	F
Average traffic delays	20.01 to 35.00	C	F
Long traffic delays	35.01 to 55.00	D	F
Very long traffic delays	55.01 to 80.00	E	F
Extreme traffic delays with intersection capacity exceeded	80.01 and up	F	F

Source: HCM 6th Edition

Traffic Signal Warrant Analysis

The term "signal warrants" refers to the list of established criteria used by Caltrans and other public agencies to quantitatively justify or ascertain the potential need for installation of a traffic signal at an otherwise unsignalized intersection. This analysis uses the signal warrant criteria presented in the latest edition of the Caltrans *California Manual on Uniform Traffic Control Devices*. The signal warrant criteria for existing study area intersections are based upon several factors, including volume of vehicular and pedestrian traffic, frequency of accidents, and location of school areas.

It is important to note that a signal warrant defines the minimum condition under which the installation of a traffic signal might be warranted. Meeting this condition does not require that a traffic control signal be installed at a particular location, but rather, that other traffic factors and conditions be evaluated in order to determine whether the signal is truly justified. It should also be noted that signal warrants do

not necessarily correlate with LOS. An intersection may satisfy a signal warrant condition and operate at or above acceptable LOS or operate below acceptable LOS and not meet a signal warrant.

Traffic signal warrant analyses were performed for all unsignalized study area intersections as shown on Table 6. Specifically, there is one unsignalized intersection in the study area: Riverside Drive (SR-74) & Grand Avenue.

Minimum Levels of Service

The definition of an intersection deficiency has been obtained from each of the applicable surrounding jurisdictions.

County of Riverside, City of Lake Elsinore, and City of Wildomar

Riverside County General Plan Policy C 2.1 states that the County will maintain the following County-wide target LOS:

The following minimum target levels of service have been designated for the review of development proposals in the unincorporated areas of Riverside County with respect to transportation impacts on roadways designated in the Riverside County Circulation Plan which are currently County maintained, or are intended to be accepted into the County maintained roadway system:

- LOS C shall apply to all development proposals in any area of the Riverside County not located within the boundaries of an Area Plan, as well as those areas located within the following Area Plans: REMAP, Eastern Coachella Valley, Desert Center, Palo Verde Valley, and those non-Community Development areas of the Elsinore, Lake Mathews/Woodcrest, Mead Valley and Temescal Canyon Area Plans.
- LOS 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.
- LOS E may be allowed by the Board of Supervisors within designated areas where transit-oriented development and walkable communities are proposed.

Notwithstanding the forgoing minimum LOS targets, the Board of Supervisors may, on occasion by virtue of their discretionary powers, approve a project that fails to meet these LOS targets in order to balance congestion management considerations in relation to benefits, environmental impacts and costs, provided an Environmental Impact Report, or equivalent, has been completed to fully evaluate the impacts of such approval. Any such approval must incorporate all feasible mitigation measures, make specific findings to support the decision, and adopt a statement of overriding considerations.

For the purposes of this analysis, LOS D was assumed at all of the study area intersections.

Therefore, to determine whether the addition of Project traffic at a study intersection would result in a deficiency, the following were utilized:

- A deficiency occurs at study area intersections if the pre-Project condition is at or better than LOS D (i.e., acceptable LOS), and the addition of project trips causes the peak hour LOS of the study area intersection to operate at unacceptable LOS (i.e., LOS E or F).
- Per the County of Riverside traffic study guidelines, for intersections currently operating at unacceptable LOS (LOS E or F), a deficiency would occur if the Project contributes 50 or more peak hour trips to pre-project traffic conditions.

Caltrans endeavors to maintain a target LOS at the transition between LOS C and LOS D on State Highway System facilities; however, Caltrans acknowledges that this may not always be feasible and recommends that the lead agency consult with Caltrans to determine the appropriate target LOS. Consistent with the County of Riverside minimum LOS of LOS D, LOS D will be used as the target LOS for both arterial-to-freeway ramps.

To determine whether the addition of Project traffic to the SHS freeway segments would result in a deficiency, the following were utilized:

- The traffic study finds that the LOS of a freeway segment would degrade from LOS D or better to LOS E or LOS F.
- The traffic study finds that the Project would exacerbate an already deficient condition (i.e., contributing 50 or more peak hour trips). A segment that is operating at or near capacity is deemed to be deficient.

Existing Conditions

Intersection Operations Analysis

The intersection LOS analysis is based on the traffic volumes observed during the peak hour conditions using traffic count data collected in April 2019. The following peak hours were selected for analysis:

- Weekday AM Peak Hour (peak hour between 7:00 AM and 9:00 AM)
- Weekday PM Peak Hour (peak hour between 4:00 PM and 6:00 PM)

The weekday AM and weekday PM peak hour count data is representative of typical weekday peak hour traffic conditions in the study area. There were no observations made in the field that would indicate atypical traffic conditions on the count dates, such as construction activity or detour routes and near-by schools were in session and operating on normal schedules.

These raw turning volumes have been flow conserved between intersections with limited access, no access and where there are currently no uses generating traffic (e.g., between ramp-to-arterial intersections, etc.). The traffic counts collected in April 2019 include the following vehicle classifications: passenger cars; 2-axle trucks; 3-axle trucks; and 4 or more axle trucks.

To represent the impact large trucks, buses and recreational vehicles have on traffic flow, all trucks were converted into passenger car equivalents (PCEs). By their size alone, these vehicles occupy the same space as two or more passenger cars. In addition, the time it takes for them to accelerate and slow-down is also much longer than for passenger cars, and varies depending on the type of vehicle and number of axles. For the purpose of this analysis, a PCE factor of 1.5 was applied to 2-axle trucks, 2.0 for 3-axle trucks and 3.0 for 4+-axle trucks to estimate each turning movement. These factors are consistent with the values recommended for use in the San Bernardino County Congestion Management Program (CMP) and are in excess of the factor recommended for use in the County of Riverside Traffic Study Guidelines. Although the County of Riverside has a recommended PCE factor of 2.0, the San Bernardino County CMP PCE factors were utilized in an effort to conduct a more conservative analysis.

Existing weekday average daily traffic (ADT) volumes on arterial highways and AM and weekday PM peak hour intersection volumes (in PCE) throughout the study area are shown on Exhibit 5, Existing (2019) Traffic Volumes (in PCE). Existing peak hour intersection operations analysis results are summarized in Table 9, which indicates that the following study area intersection is currently operating at an unacceptable LOS during the AM and PM peak hours:

- Riverside Drive (SR-74) & Grand Avenue (#4) – LOS F AM peak hour; LOS E PM peak hour

Traffic Signal Warrants Analysis

Traffic signal warrants for Existing traffic conditions are based on existing peak hour intersection turning volumes. For existing traffic conditions, the intersection of Riverside Drive (SR-74) & Grand Avenue (#4) appears to warrant a traffic signal; refer to Table 9.

Table 17: Intersection Analysis for Existing (2019) Conditions

#	Intersection	Traffic Control ³	Intersection Approach Lanes ¹												Delay (secs) ¹		Level of Service		
			Northbound			Southbound			Eastbound			Westbound							
			L	T	R	L	T	R	L	T	R	L	T	R	L	T	R	AM	PM
1	Riverside Drive (SR-74) & Collier Avenue (SR-74)	TS	0	1	1>	0	1	0	1	1	1	1	1	1	0	17.9	23.7	B	C
2	Riverside Drive (SR-74) & Lakeshore Drive	TS	1	2	1	1	1	1	1	2	1	1	2	0	31.3	34.1	C	C	
3	Riverside Drive (SR-74) & Lincoln Street	TS	1	1	0	0	1	d	1	0	1	0	0	0	32.1	12.9	C	B	
4	Riverside Drive (SR-74) & Grand Avenue	CSS	1	1	0	0	1	d	1	0	d	0	0	0	62.2	47.4	F	E	
5	Central Street (SR-74) & I-15 NB Ramps	TS	1	3	0	0	3	1	0	0	0	1	1	1	14.6	13.5	B	B	
6	Central Street (SR-74) & I-15 SB Ramps	TS	0	2	1	2	2	0	1	1	1	0	0	0	15.4	20.9	B	C	
7	Central Street (SR-74) & Collier Avenue (SR-74)	TS	2	2	0	2	1	2>	2	2	1	1	2	2>	25.6	26.3	C	C	
8	Ortega Highway (SR-74) & Grand Avenue	TS	2	0	1>	0	0	0	0	1	2>	1	1	0	14.5	19.6	B	B	
9	Corydon Street & Mission Trail	TS	2	0	2>	0	0	0	0	2	1>	1	2	0	12.5	12.0	B	B	
10	Corydon Street & Grand Avenue	TS	0	1	0	1	1	0	1	1	0	1	1	0	16.2	18.4	B	B	
11	Central Street & Palomar Street	TS	1	2	0	1	1	1	1	1	1	1	1	1	23.3	18.4	C	B	
12	Central Street & Grand Avenue	TS	1	1	0	1	1	1	1	1	1	1	1	1	20.4	13.5	C	B	

BOLD = LOS does not meet the applicable jurisdictional requirements (i.e., unacceptable LOS).

¹ When a right turn is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes.

L = Left; T = Through; R = Right; d = Defacto Right Turn Lane; > = Right Turn Overlap

² Per the Highway Capacity Manual (HCM) 6th Edition, overall average intersection delay and level of service are shown for intersections with a traffic signal. For intersections with cross street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown. LOS calculated using Synchro (Version 10).

³ CSS = Cross-street Stop; TS = Traffic Signal

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Projected Future Traffic

Project Trip Generation

Trip generation rates (in PCE) used to estimate Project traffic and a summary of the Project's trip generation (in PCE) are shown in Table 10. Trip generation rates (in actual vehicles) used to estimate Project traffic and a summary of the Project's trip generation (in actual vehicles) are shown in Table 11. The trip generation rates are based upon data collected by the Institute of Transportation Engineers (ITE) in their published Trip Generation Manual, 10th Edition, 2017. The following land uses were utilized for the purposes of this analysis:

- General Light Industrial (ITE LU Code 110)
- Single Family Detached Residential (ITE LU Code 210)
- Shopping Center (ITE LU Code 820)

The proposed Project is estimated to generate a net total of 7,594 PCE trip-ends per day with 599 PCE AM peak hour trips and 817 PCE PM peak hour trips. In comparison, the proposed Project is estimated to generate a net total of 7,584 actual vehicle trip-ends per day with 599 actual vehicle AM peak hour trips and 815 actual vehicle PM peak hour trips.

Background Traffic

The adopted Southern California Association of Governments (SCAG) 2016 Regional Transportation Plan (RTP)/Sustainable Communities Strategy (SCS) (April 2016) growth forecasts for Riverside County identifies projected growth in population of 359,000 in 2012 to 499,200 in 2040, or a 39.05 percent increase over the 28-year period. The change in population equates to roughly a 1.18 percent growth rate, compounded annually. Similarly, growth over the same 28-year period in households is projected to increase by 45.06 percent, or 1.34 percent growth rate, compounded annually. Finally, growth in employment over the same 28-year period is projected to increase by 122.13 percent, or a 2.89 percent growth rate, compounded annually. Therefore, the annual growth rate of 2.0 percent, in conjunction with cumulative project traffic, would appear to be conservative and tend to overstate as opposed to understate future traffic growth.

Table 18: Project Trip Generation Summary (PCE)

Project Trip Generation Rates									
Land Use ¹	ITE LU Code	Units ²	AM Peak Hour Trips			PM Peak Hour Trips			Daily
			In	Out	Total	In	Out	Total	
General Light Industrial ^{3, 4}	110	TSF	0.616	0.084	0.700	0.082	0.548	0.630	4.960
Passenger Cars (61.2%)			0.377	0.051	0.428	0.050	0.336	0.386	3.038
2-Axle Trucks (6.1%) (PCE = 1.5)			0.057	0.008	0.065	0.008	0.051	0.059	0.458
3-Axle Trucks (12.7%) (PCE = 2.0)			0.156	0.022	0.178	0.020	0.140	0.160	1.262
4-Axle+ Trucks (19.9%) (PCE = 3.0)			0.369	0.051	0.420	0.048	0.327	0.375	2.961
Single-Family Detached Residential	210	DU	0.190	0.550	0.740	0.624	0.366	0.990	9.440
Shopping Center	820	TSF	0.583	0.357	0.940	1.829	1.981	3.810	37.750

Project Trip Generation												
Project	Quantity	Units ²	AM Peak Hour Trips			PM Peak Hour Trips			Daily			
			In	Out	Total	In	Out	Total				
General Light Industrial	3.795	TSF										
Passenger Cars:			1	0	1	0	1	1	12			
Truck Trips:												
2-axle:			0	0	0	0	0	0	2			
3-axle:			1	0	1	0	1	1	6			
4+-axle:			1	0	1	0	1	1	12			
			<i>-Net Truck Trips</i>			2	0	2	0	20		
Single-Family Detached Residential	829	DU	154	461	615	518	304	822	7,826			
Commercial Retail/Non-Residential	15.318	TSF	9	6	15	29	31	60	580			
			<i>Subtotal</i>			166	467	633	547	338	885	8,438
			<i>Internal Capture (10%)</i>			-17	-17	-34	-34	-34	-68	-844
			TOTAL NET TRIPS			149	450	599	513	304	817	7,594

¹ Trip Generation Source: Institute of Transportation Engineers (ITE), Trip Generation Manual, Tenth Edition (2017).

² TSF = thousand square feet; DU = Dwelling Units

³ Vehicle Mix Source: Institute of Transportation Engineers (ITE), Trip Generation Handbook, Third Edition (September 2017).

⁴ Truck mix per City of Fontana Truck Trip Generation Study for LU 110, August 2003. PCE rates are per SBCTA.

Table 19: Project Trip Generation Summary (Actual Vehicles)

Project Trip Generation Rates									
Land Use ¹	ITE LU Code	Units ²	AM Peak Hour Trips			PM Peak Hour Trips			Daily
			In	Out	Total	In	Out	Total	
General Light Industrial ^{3, 4}	110	TSF	0.616	0.084	0.700	0.082	0.548	0.630	4.960
Passenger Cars (61.2%)			0.377	0.051	0.429	0.050	0.336	0.386	3.038
2-Axle Trucks (6.1%)			0.038	0.005	0.043	0.005	0.034	0.039	0.305
3-Axle Trucks (12.7%)			0.078	0.011	0.089	0.010	0.070	0.080	0.631
4-Axle+ Trucks (19.9%)			0.123	0.017	0.139	0.016	0.109	0.125	0.987
Single-Family Detached Residential	210	DU	0.185	0.555	0.740	0.624	0.366	0.990	9.440
Shopping Center	820	TSF	0.583	0.357	0.940	1.829	1.981	3.810	37.750

Project Trip Generation												
Project	Quantity	Units ²	AM Peak Hour Trips			PM Peak Hour Trips			Daily			
			In	Out	Total	In	Out	Total				
General Light Industrial	3,795	TSF										
Passenger Cars:			1	0	1	0	1	1	12			
Truck Trips:												
2-axle:			0	0	0	0	0	0	2			
3-axle:			0	0	0	0	0	0	2			
4+-axle:			0	0	0	0	0	0	4			
			<i>-Net Truck Trips</i>			0	0	0	8			
Single-Family Detached Residential	829	DU	154	461	615	518	304	822	7,826			
Commercial Retail/Non-Residential	15,318	TSF	9	6	15	29	31	60	580			
			<i>Subtotal</i>			164	467	631	547	336	883	8,426
			<i>Internal Capture (10%)</i>			-16	-16	-32	-34	-34	-68	-842
			TOTAL NET TRIPS			148	451	599	513	302	815	7,584

¹ Trip Generation Source: Institute of Transportation Engineers (ITE), Trip Generation Manual, Tenth Edition (2017).

² TSF = thousand square feet; DU = Dwelling Units

³ Vehicle Mix Source: Institute of Transportation Engineers (ITE), Trip Generation Handbook, Third Edition (September 2017).

⁴ Truck mix per City of Fontana Truck Trip Generation Study for LU 110, August 2003. PCE rates are per SBCTA.

Existing Plus Project (E+P) Traffic Conditions

The lane configurations and traffic controls assumed to be in place for E+P conditions consist of the following:

- Project driveways and those facilities assumed to be constructed by future development projects facilitated 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).

For E+P conditions, all intersections are signalized or were anticipated to warrant a traffic signal in previous traffic conditions based on either peak hour or planning-level volume-based warrants.

E+P weekday ADT volumes on arterial highways and weekday AM and PM peak hour intersection volumes (in PCE) throughout the study area are shown on Exhibit 6, Existing Plus Project (E+P) Traffic Volumes (in PCE). E+P peak hour intersection operations analysis results are summarized in Table 12, which indicates that there are no additional study area intersections anticipated to operate at unacceptable LOS under E+P traffic conditions, consistent with existing traffic conditions. However, the intersection at Riverside Drive (SR-74) & Grand Avenue (#4) would continue to operate at a deficient LOS under E+P conditions and a significant impact would occur. Therefore, Mitigation Measure TR-2 requires future development projects accommodated by the Project to prepare a project-level Traffic Impact Analysis, which shall include an analysis of this intersection and potential impact fee payment towards improvements at this intersection, pursuant to the Traffic Impact Analysis for General Plan Amendment No. 1208. This measure would reduce impacts to a less than significant level. Table 13 shows the improvement in LOS with implementation of the recommended mitigation.

Table 20: Intersection Analysis for Existing Plus Project (E+P) Conditions

#	Intersection	Traffic Control ²	Existing (2019)				E+P			
			Delay (secs) ¹		Level of Service		Delay (secs) ¹		Level of Service	
			AM	PM	AM	PM	AM	PM	AM	PM
1	Riverside Dr. (SR-74) & Collier Ave. (SR-74)	TS	17.9	23.7	B	C	18.3	51.9	B	D
2	Riverside Dr. (SR-74) & Lakeshore Dr.	TS	31.3	34.1	C	C	35.9	54.7	D	D
3	Riverside Dr. (SR-74) & Lincoln St.	TS	32.1	12.9	C	B	43.2	17.7	D	B
4	Riverside Dr. (SR-74) & Grand Ave.	CSS	62.2	47.7	F	E	>100.0	90.8	F	F
5	Central St. (SR-74) & I-15 NB Ramps	TS	14.6	13.5	B	B	17.4	15.0	B	B
6	Central St. (SR-74) & I-15 SB Ramps	TS	15.4	20.9	B	C	15.6	22.9	B	C
7	Central St. (SR-74) & Collier Ave. (SR-74)	TS	25.6	26.3	C	C	28.1	28.0	C	C
8	Ortega Hwy (SR-74) & Grand Ave.	TS	14.5	19.6	B	B	16.1	43.7	B	D
9	Corydon St. & Mission Trail	TS	12.5	12.0	B	B	13.2	13.8	B	B
10	Corydon St. & Grand Ave.	TS	16.2	18.4	B	B	22.1	42.0	C	D
11	Central St. & Palomar St.	TS	23.3	18.4	C	B	23.5	18.7	C	B
12	Central St. & Grand Ave.	TS	20.4	13.5	C	B	21.5	13.9	C	B

BOLD = LOS does not meet the applicable jurisdictional requirements (i.e., unacceptable LOS).

¹ Per the Highway Capacity Manual (HCM) 6th Edition, overall average intersection delay and level of service are shown for intersections with a traffic signal. For intersections with cross street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown. LOS calculated using Synchro (Version 10).

² CSS = Cross-street Stop; TS = Traffic Signal

Table 21: Intersection Analysis for E+P Conditions With Improvements

#	Intersection	Traffic Control ³	Intersection Approach Lanes ¹								Delay (secs) ¹		Level of Service					
			Northbound			Southbound			Eastbound		Westbound		AM	PM	AM	PM		
			L	T	R	L	T	R	L	T	R	L					T	R
4	Riverside Dr. (SR-74) & Grand Ave. -Without Improvements -With Improvements	CSS TS	1	1	0	0	1	d	1	0	d	0	0	0	>100.0 45.0	90.8 39.3	F D	F D

BOLD = LOS does not meet the applicable jurisdictional requirements (i.e., unacceptable LOS).

¹ When a right turn is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes.

L = Left; T = Through; R = Right; d = Defacto Right Turn Lane; > = Right Turn Overlap

² Per the Highway Capacity Manual (HCM) 6th Edition, overall average intersection delay and level of service are shown for intersections with a traffic signal. For intersections with cross street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown. LOS calculated using Synchro (Version 10).

³ CSS = Cross-street Stop; TS = Traffic Signal; **TS** = Improvement

Horizon Year (2040) Traffic Conditions

The lane configurations and traffic controls assumed to be in place for Horizon Year conditions are consistent with the following improvement discussed below:

- Project driveways and those facilities assumed to be constructed by the Project to provide site access are also assumed to be in place for Horizon Year conditions (e.g., intersection and roadway improvements at the Project’s frontage and driveways). These include the Project site adjacent roadway of McAllister Parkway.
- Driveways and those facilities assumed to be constructed by cumulative developments to provide site access are also assumed to be in place for Horizon Year conditions only (e.g., intersection and roadway improvements along the cumulative development’s frontages and driveways).

For Horizon Year (2040) conditions, all intersections are signalized or were anticipated to warrant a traffic signal in previous traffic conditions based on either peak hour or planning-level volume-based warrants.

The weekday ADT, weekday AM and PM peak hour volumes which can be expected for Horizon Year Without Project traffic conditions are shown on Exhibit 7, Horizon Year 2040 Without Project Traffic Volumes (in PCE). The weekday ADT, weekday AM and PM peak hour volumes which can be expected for Horizon Year With Project traffic conditions are shown on Exhibit 8, Horizon Year 2040 With Project Traffic Volumes (in PCE). Horizon Year Without and With Project peak hour intersection operations analysis results are summarized in Table 14. As shown in Table 14, the following study area intersections are anticipated to experience unacceptable LOS during one or more peak hours for Horizon Year Without Project traffic conditions:

- Riverside Drive (SR-74) & Collier Avenue (SR-74) – LOS F AM and PM peak hours
- Riverside Drive (SR-74) & Lakeshore Drive – LOS F AM and PM peak hours
- Riverside Drive (SR-74) & Lincoln Street – LOS E AM peak hour only
- Riverside Drive (SR-74) & Grand Avenue – LOS F AM and PM peak hours
- Central Street (SR-74) & I-15 SB Ramps – LOS E PM peak hour only

- Ortega Highway (SR-74) & Grand Avenue – LOS E PM peak hour only
- Corydon Street & Grand Avenue – LOS F AM and PM peak hours

Also as shown in Table 14, the addition of Project traffic is not anticipated to cause any additional study area intersection to operate at an unacceptable LOS (i.e., LOS E or worse) in addition to those identified under Horizon Year Without Project conditions. However, a significant impact would still occur under the Horizon Year With Project conditions.

Therefore, Mitigation Measures TR-2 through TR-2 have been provided, which require that future development projects prepare a project-level Traffic Impact Analysis as warranted by the Riverside County Transportation Department Traffic Impact Analysis guidelines or as approved by the Director of Transportation, and that for those development projects that prepare a project-level Traffic Impact Analysis, the analysis shall include, but is not limited to, an analysis of intersections identified in the Traffic Impact Analysis for General Plan Amendment No. 1208. These measures would reduce impacts to a less than significant level. Table 15 shows the improvement in LOS with implementation of the recommended mitigation for each study area intersection for which mitigation is proposed.

Table 22: Intersection Analysis for Horizon Year (2040) Conditions

#	Intersection	Traffic Control ²	2040 Without Project				2040 With Project			
			Delay (secs) ¹		Level of Service		Delay (secs) ¹		Level of Service	
			AM	PM	AM	PM	AM	PM	AM	PM
1	Riverside Dr. (SR-74) & Collier Ave. (SR-74)	TS	129.9	>200.0	F	F	>200.0	>200.0	F	F
2	Riverside Dr. (SR-74) & Lakeshore Dr.	TS	94.9	100.3	F	F	99.2	135.4	F	F
3	Riverside Dr. (SR-74) & Lincoln St.	TS	68.9	26.1	E	C	114.0	58.7	F	E
4	Riverside Dr. (SR-74) & Grand Ave.	CSS	>100.0	>100.0	F	F	>100.0	>100.0	F	F
5	Central St. (SR-74) & I-15 NB Ramps	TS	50.0	16.7	D	B	52.9	19.1	D	B
6	Central St. (SR-74) & I-15 SB Ramps	TS	16.5	74.8	B	E	17.4	84.6	B	F
7	Central St. (SR-74) & Collier Ave. (SR-74)	TS	48.0	41.5	D	D	52.6	45.8	D	D
8	Ortega Hwy (SR-74) & Grand Ave.	TS	20.7	63.1	C	E	27.9	135.1	C	F
9	Corydon St. & Mission Trail	TS	13.8	12.9	B	B	14.7	15.0	B	B
10	Corydon St. & Grand Ave.	TS	131.2	199.8	F	F	180.6	>200.0	F	F
11	Central St. & Palomar St.	TS	49.2	36.8	D	D	50.1	38.8	D	D
12	Central St. & Grand Ave.	TS	24.0	14.2	C	B	26.3	14.5	C	B

BOLD = LOS does not meet the applicable jurisdictional requirements (i.e., unacceptable LOS).

¹ Per the Highway Capacity Manual (HCM) 6th Edition, overall average intersection delay and level of service are shown for intersections with a traffic signal. For intersections with cross street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown. LOS calculated using Synchro (Version 10).

² CSS = Cross-street Stop; TS = Traffic Signal

Table 23: Intersection Analysis for Horizon Year Conditions With Improvements

#	Intersection	Traffic Control ³	Intersection Approach Lanes ¹												Delay (secs) ¹			Level of Service	
			Northbound			Southbound			Eastbound			Westbound			AM	PM	AM	PM	
			L	T	R	L	T	R	L	T	R	L	T	R	L	T	R	AM	PM
1	Riverside Dr. (SR-74) & Collier Ave. (SR-74) -Without Improvements -With Improvements	TS	0	1	1>	0	1	0	1	1	1	1	1	1	0	>200.0	>200.0	F	F
		TS	1	2	1>	1	2	0	1	1	1	1	1	1	1	1	24.4	46.3	C
2	Riverside Dr. (SR-74) & Lakeshore Dr. -Without Improvements -With Improvements	TS	1	2	1	1	1	1	1	2	1	1	1	1	0	99.2	135.4	F	F
		TS	1	2	1>	1	2	1>	2	2	1	2	1	1	1	1	34.0	43.7	C
3	Riverside Dr. (SR-74) & Lincoln St. -Without Improvements -With Improvements	TS	1	1	0	0	1	d	1	0	1	0	0	0	0	114.0	58.7	F	E
		TS	1	2	0	0	2	1	1	0	1	0	0	0	0	29.7	14.6	C	B
4	Riverside Dr. (SR-74) & Grand Ave. -Without Improvements -With Improvements	CSS	1	1	0	0	1	d	1	0	d	0	0	0	0	>100.0	>100.0	F	F
		TS	1	2	0	0	2	1	1	0	d	1	0	d	0	29.4	37.8	C	D
6	Central St. (SR-74) & I-15 SB Ramps -Without Improvements -With Improvements	TS	0	2	1	2	2	0	1	1	1	1	1	0	0	17.4	84.6	B	F
		TS	0	3	1	2	3	0	2	3	0	1	1	1	0	23.5	50.7	C	D
8	Ortega Hwy. (SR-74) & Grand Ave. -Without Improvements -With Improvements	TS	2	0	1>	0	0	0	0	1	2>	1	1	0	0	27.9	135.1	C	F
		TS	2	0	1>	0	0	0	0	0	2	2>	1	2	0	13.6	28.7	B	C
10	Corydon St. & Grand Ave. -Without Improvements -With Improvements	TS	0	1	0	1	1	0	1	1	0	1	1	0	0	180.6	>200.0	F	F
		TS	0	1	0	1	1	1>	2	1	0	2	1	0	0	18.1	38.2	B	D

BOLD = LOS does not meet the applicable jurisdictional requirements (i.e., unacceptable LOS).

¹ When a right turn is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes.

L = Left; T = Through; R = Right; d = Defacto Right Turn Lane; > = Right Turn Overlap

² Per the Highway Capacity Manual (HCM) 6th Edition, overall average intersection delay and level of service are shown for intersections with a traffic signal. For intersections with cross street stop control, the delay and level of service for the worst individual movement (for movements sharing a single lane) are shown. LOS calculated using Synchro (Version 10).

³ CSS = Cross-street Stop; TS = Traffic Signal; TS = Improvement

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Bicycle and Pedestrian Facilities

Future development accommodated by the Project would increase rural, suburban and urban uses in the Project area, thus increasing the demand for alternative modes of transportation. The Riverside County General Plan provides multiple policies which are intended to promote the provision of alternative transportation facilities, provided below. Compliance with existing and proposed policies relative to future development that would be accommodated by the Project would be sufficient to ensure that this impact is less than significant.

- Policy C 1.2 addresses the need to provide a multi-modal transportation network that includes all modes of travel ranging from automobiles to pedestrians.
- Policy C 1.3 specifically addresses transit users by supporting the development of local and regional transit facilities. Additional transit patronage will also reduce vehicular travel, with a commensurate reduction in congestion.
- Policy C 4.1 relates to the provision of pedestrian facilities within developments.
- Policy C 4.2 limits barriers to pedestrian travel.
- Policy C 4.6 states that the County can require the development proposals provide pedestrian facilities as a condition of approval. Facilities for bicyclists are addresses in policies such as C 16.1, which direct the County of Riverside to implement the proposed Trail System.
- Policy C 16.2 requires that the County develop the supporting infrastructure for the trails system including parking, signage, maps, and other related items.
- Policy C 17.1 directly addresses proposed bicycle facilities to be developed in the County's Planning Area.
- ELAP Policy 6.3 places an emphasis on protecting bicycle and pedestrian facilities in the design of new and upgraded streets and multi-use trails.

Determination: Impacts would be less than significant with mitigation incorporated.

Mitigation:

- TR-1 Prior to project approval, ensure that all development projects adhere to General Plan Policy C 2.2 which requires that projects prepare a Traffic Impact Analysis as warranted by the Riverside County Transportation Department Traffic Impact Analysis guidelines or as approved by the Director of Transportation.
- TR-2 For those development projects that prepare a project-level Traffic Impact Analysis, the analysis shall include, but is not limited to, an analysis of the following intersections, pursuant to the Traffic Impact Analysis for General Plan Amendment No. 1208:
- Riverside Drive (SR-74) & Collier Avenue (SR-74) (study area intersection #1) – addition of a northbound left turn lane, a 2nd northbound through lane, a 2nd southbound through lane, a 2nd westbound left turn lane, and a westbound right turn lane.
 - Riverside Drive (SR-74) & Lakeshore Drive (study area intersection #2) – modify the traffic signal to implement overlap phasing on the northbound and southbound right turn lane, and the addition of a 2nd southbound through lane and a 2nd eastbound left turn lane.

- Riverside Drive (SR-74) & Lincoln Street (study area intersection #3) – addition of a 2nd northbound through lane, a 2nd southbound through lane, and a southbound right turn lane.
- Riverside Drive (SR-74) & Grand Avenue (study area intersection #4) – addition of a 2nd northbound through lane, a 2nd southbound through lane, and a southbound right turn lane.
- Central Street (SR-74) & I-15 SB Ramps (study area intersection #6) – addition of a 3rd northbound through lane and a 3rd southbound through lane.
- Ortega Highway (SR-74) & Grand Avenue (study area intersection #8) – addition of a 2nd eastbound through lane and a 2nd westbound through lane.
- Corydon Street & Grand Avenue (study area intersection #10) – modify the traffic signal to implement overlap phasing on the southbound right turn lane and the addition of a 2nd eastbound left turn lane.

Monitoring: Monitoring of TR-1 and TR-2 shall be conducted by the Riverside County Planning Department through the review of development applications within the LVPA.

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?

Refer to the discussion for Response 37(a), above. Traffic impacts regarding an applicable congestion management program would be reduced to a less than significant level with implementation of Mitigation Measures TR-1 through TR-2, above. No additional mitigation is required.

Determination: Impacts would be less than significant with mitigation.

Mitigation: Refer to Response 37(a) above.

Monitoring: Refer to Response 37(a) above.

c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

The land use designation changes proposed with the Project do not involve hazardous design features or incompatible uses. The Project does not propose the addition of any new design features within the LVPA. Future roadway improvements would be subject to review by the Riverside County Transportation Department. Riverside County Policy C 3.1 stipulates that Riverside County roadways be designed, constructed, and maintained as specified by the Riverside County Road Improvement Standards and Specifications. No impact would occur in this regard.

Determination: No impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

d) Cause an effect upon, or a need for new or altered maintenance of roads?

All future private internal roadways systems that may be facilitated by Project implementation would be required to be maintained by each project applicant/owner, and all future public roadways would be required to be maintained by the County or Caltrans, as applicable. No new roadways are proposed that would cause new areas of maintenance or altered forms of maintenance to occur. The additional traffic generated by future development that could occur with Project implementation would result in

additional incremental wear on the existing roads, potentially requiring additional routine maintenance of the affected roadways. Taxes and provisions of Riverside County Ordinance No. 659 which require payment of the DIF by future development applicants under the proposed Project would fund general County roadway maintenance. Therefore, a less than significant impact would occur.

Determination: Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

e) Cause an effect upon circulation during the project's construction?

The Project does not propose any physical construction of new roadways or the improvement of existing roadways. Construction of future development projects located within the Project area may cause an effect upon traffic circulation during construction of such projects. However, prior to construction, traffic control plans for each site-specific development would be submitted to the County Transportation Department for review and approval and would be utilized throughout the construction phases of all future development projects within the Project area. The traffic control plans would outline all measures and signage required to ensure future project construction will not result in a substantial effect on circulation, emergency access, public transit, bikeways, and pedestrian facilities along any affected roadways. Therefore, potential circulation impacts during future construction activities would be less than significant.

Determination: Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

f) Result in inadequate emergency access or access to nearby uses?

The land use designation changes proposed with the Project would not directly impact emergency access for the Project area, as the Project does not involve the construction of structures or land uses that would impair the area's existing emergency access network. Any future development accommodated through Project implementation would be required to provide adequate emergency access through project-level compliance with several existing laws, regulations, policies, and design standards. For example, Riverside County Policy C 3.24 requires the County to provide efficient street networks in order to ensure adequate emergency access. As such, the nature of the proposed Project, in conjunction with the existing regulatory framework pertaining to emergency access, would ensure that impacts to emergency access are less than significant.

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

Source(s): Riverside County General Plan

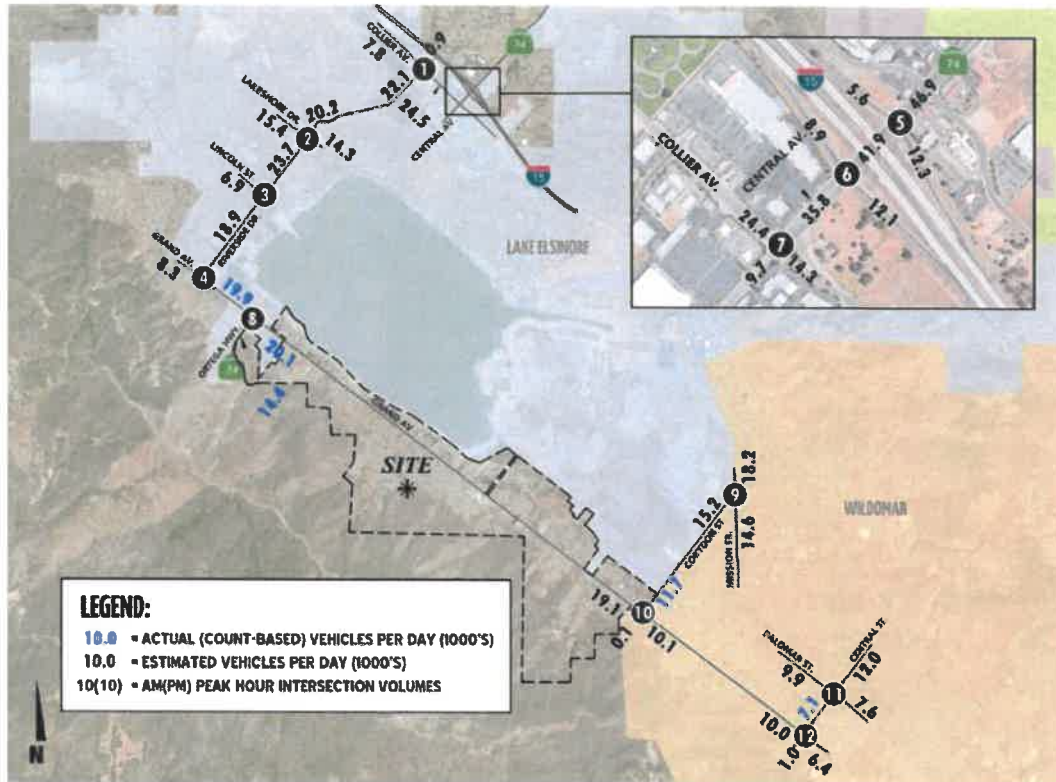
a) Include the construction or expansion of a bike system or bike lanes?

As discussed in Response 37(a) above, the Project does not directly involve the construction or expansion of a bike system or bike lanes; however, Project implementation includes the potential for development within the Project area, as well as the development of future roadway and bike lane infrastructure. Future development projects under the proposed Project would be required to comply with all County standards and guidelines, including any provisions for bicycle lanes. Therefore, less than significant impacts would occur.

Determination: Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.



LEGEND:
 10.0 = ACTUAL (COUNT-BASED) VEHICLES PER DAY (1000'S)
 10.0 = ESTIMATED VEHICLES PER DAY (1000'S)
 10(10) = AM(PM) PEAK HOUR INTERSECTION VOLUMES

<p>1 Riverside Dr. (SR-74) & Collier Av. (SR74)</p> <p>4(10) 1(22) 16(25) 60(251) 614(858)</p> <p>6(9) 72(190) 57(140)</p> <p>97(09) 8(4) 872(836)</p>	<p>2 Riverside Dr. (SR-74) & Lakeshore Dr.</p> <p>139(280) 488(561) 26(36) 20(33) 171(321) 208(287)</p> <p>290(218) 299(289) 141(149)</p> <p>129(125) 566(682) 328(319)</p>	<p>3 Riverside Dr. (SR-74) & Lincoln St.</p> <p>64(212) 68(886)</p> <p>408(257) 297(90)</p> <p>158(59) 686(85)</p>	<p>4 Riverside Dr. (SR-74) & Grand Av.</p> <p>162(126) 632(503)</p> <p>72(63) 360(195)</p> <p>202(358) 609(841)</p>	<p>5 Central St. (SR-74) & I-15 NB Ramps</p> <p>548(391) 1597(425)</p> <p>475(636) 3(1) 486(465)</p> <p>82(114) 982(1737)</p>	<p>6 Central St. (SR-74) & I-15 SB Ramps</p> <p>181(314) 673(316)</p> <p>355(636) 1(4) 195(156)</p> <p>709(1236) 545(508)</p>
<p>7 Central St. (SR-74) & Collier Av. (SR74)</p> <p>642(736) 290(184) 513(306) 342(496) 53(146) 28(75)</p> <p>845(903) 73(196) 18(52)</p> <p>31(155) 125(288) 37(86)</p>	<p>8 Ortega Hwy. (SR-74) & Grand Av.</p> <p>621(465) 305(65)</p> <p>590(596) 471(105)</p> <p>109(751) 63(548)</p>	<p>9 Corydon St. & Mission Tr.</p> <p>371(417) 250(243)</p> <p>320(367) 364(398)</p> <p>458(452) 263(271)</p>	<p>10 Corydon St. & Grand Av.</p> <p>368(368) 0(1) 67(44)</p> <p>55(28) 335(331) 1(2)</p> <p>350(496) 506(496) 0(0)</p> <p>0(1) 2(0) 3(1)</p>	<p>11 Central St. & Palomar St.</p> <p>149(213) 259(307) 63(73)</p> <p>83(61) 278(266) 56(64)</p> <p>204(126) 274(182) 167(66)</p> <p>113(41) 357(300) 56(32)</p>	<p>12 Central St. & Grand Av.</p> <p>140(193) 31(182) 217(156) 200(47) 303(185) 14(16)</p> <p>243(251) 328(259) 10(3)</p> <p>9(4) 50(24) 22(0)</p>

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Michael Baker INTERNATIONAL

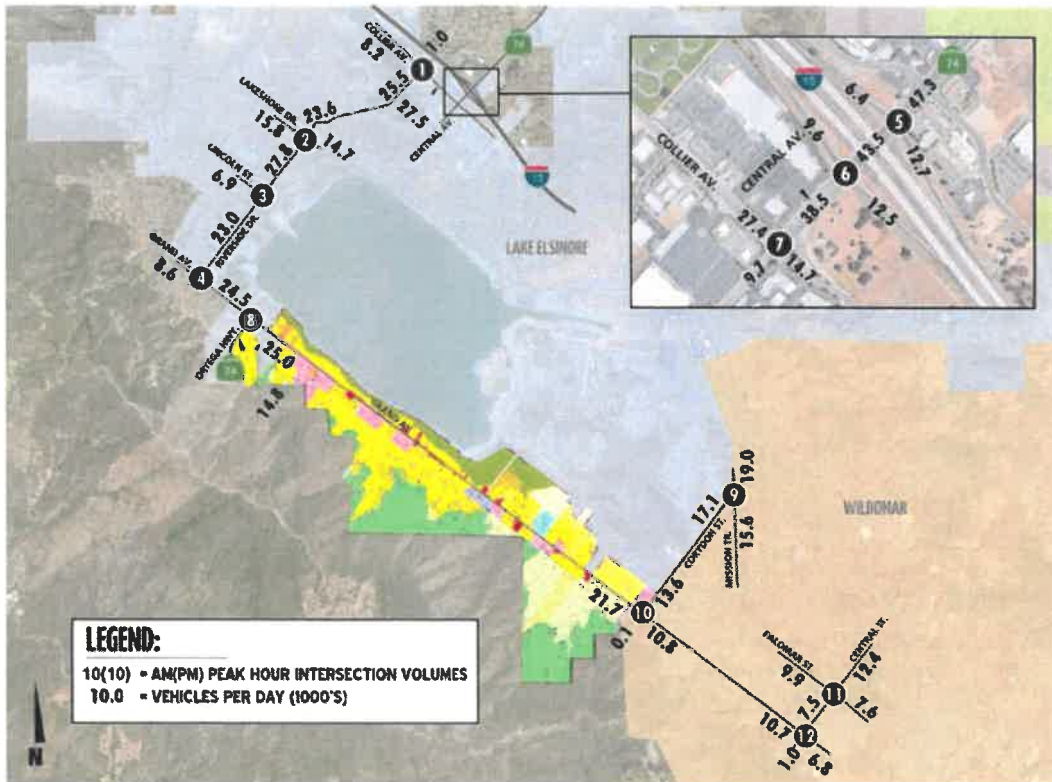
Not to Scale

Source: Urban Crossroads Traffic Impact Analysis

LAKELAND VILLAGE
 INITIAL STUDY
 Existing (2019) Traffic
 Volumes (in PCE)

Exhibit 5

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LEGEND:
 10(10) = AM/PM PEAK HOUR INTERSECTION VOLUMES
 10.0 = VEHICLES PER DAY (1000'S)

1 Riverside Dr. (SR-74) & Collier Av. (SR74) 	2 Riverside Dr. (SR-74) & Lakeshore Dr. 	3 Riverside Dr. (SR-74) & Lincoln St. 	4 Riverside Dr. (SR-74) & Grand Av. 	5 Central St. (SR-74) & I-15 NB Ramps 	6 Central St. (SR-74) & HIS SB Ramps
7 Central St. (SR-74) & Collier Av. (SR74) 	8 Ortega Hwy. (SR-74) & Grand Av. 	9 Corydon St. & Mission Tr. 	10 Corydon St. & Grand Av. 	11 Central St. & Palomar St. 	12 Central St. & Grand Av.

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LAKELAND VILLAGE
 INITIAL STUDY
 Existing Plus Project
 (E&P) Traffic



Michael Baker
 INTERNATIONAL

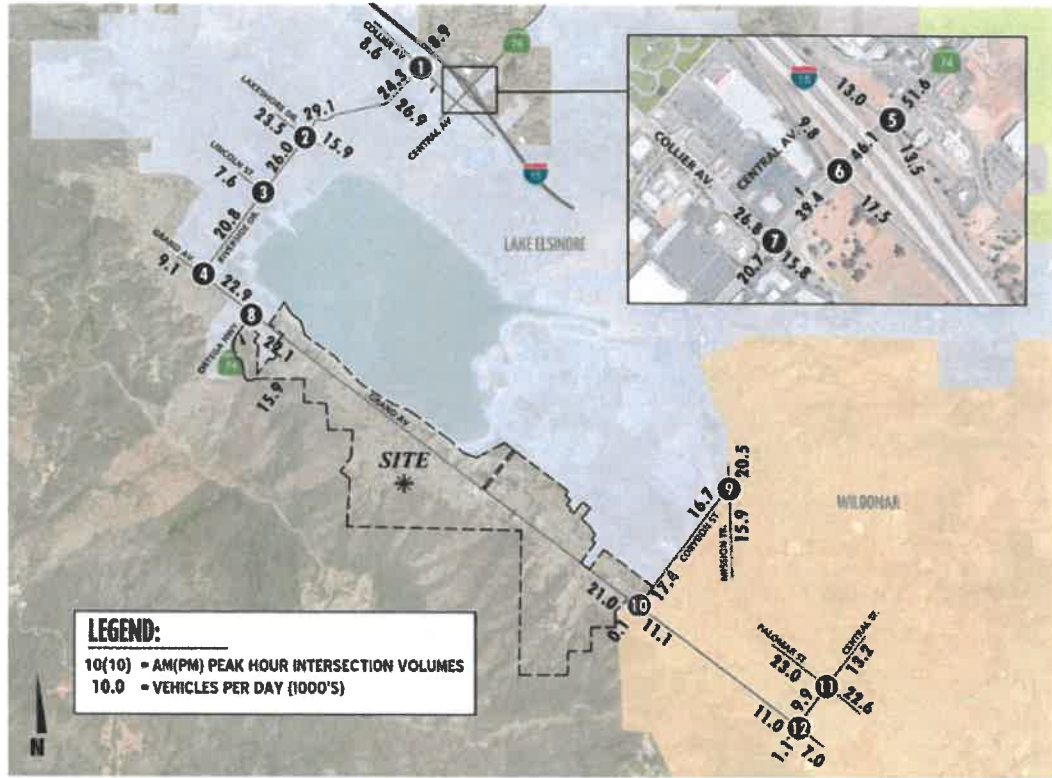


Not to Scale

Source: Urban Crossroads Traffic Impact Analysis

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1/17/2019, 11:11 AM, Michael Baker International, Horizon Year 2040, Without Project Traffic, Traffic Impact AP



LEGEND:
 10(10) = AM(PM) PEAK HOUR INTERSECTION VOLUMES
 10.0 = VEHICLES PER DAY (1000'S)

<p>1 Riverside Dr. (SR-74) & Collier Av. (SR74)</p> <p>84(97) → 302(627) → 35(222) → 59(272) → 411(622) →</p> <p>34(111) ← 76(205) ← 106(149) ←</p> <p>53(228) ← 614(235) ← 338(650) ←</p>	<p>2 Riverside Dr. (SR-74) & Lakeshore Dr.</p> <p>309(608) → 626(855) → 48(64) → 32(55) → 260(506) → 228(318) →</p> <p>600(449) ← 455(467) ← 162(206) ←</p> <p>491(150) ← 868(885) ← 371(349) ←</p>	<p>3 Riverside Dr. (SR-74) & Lincoln St.</p> <p>88(204) → 75(970) →</p> <p>496(345) ← 322(134) ←</p> <p>213(78) ← 990(995) ←</p>	<p>4 Riverside Dr. (SR-74) & Grand Av.</p> <p>177(138) → 666(835) →</p> <p>79(70) ← 389(335) ←</p> <p>345(412) ← 904(950) ←</p>	<p>5 Central St. (SR-74) & I-15 NB Ramps</p> <p>808(413) → 171(354) → 514(712) → 8(1) → 666(835) → 797(730) →</p> <p>286(178) ← 1075(237) ←</p>	<p>6 Central St. (SR-74) & I-15 SB Ramps</p> <p>1794(1655) → 714(623) →</p> <p>337(1220) ← 1(18) ← 205(615) ←</p> <p>994(1390) ← 772(622) ←</p>
<p>7 Central St. (SR-74) & Collier Av. (SR74)</p> <p>422(528) → 555(664) → 576(736) → 539(609) → 95(156) → 42(172) →</p> <p>646(610) ← 77(210) ← 17(66) ←</p> <p>51(177) ← 634(586) ← 103(141) ←</p>	<p>8 Ortega Hwy. (SR-74) & Grand Av.</p> <p>926(689) → 332(70) →</p> <p>774(1016) ← 497(116) ←</p> <p>224(817) ← 69(600) ←</p>	<p>9 Corydon St. & Mission Tr.</p> <p>395(586) → 266(263) →</p> <p>466(535) ← 391(431) ←</p> <p>495(494) ← 278(293) ←</p>	<p>10 Corydon St. & Grand Av.</p> <p>617(798) → 0(1) → 109(44) → 59(29) → 363(360) → 1(2) →</p> <p>779(943) ← 550(539) ← 0(0) ← 0(1) ← 1(0) ← 3(1) ←</p>	<p>11 Central St. & Palomar St.</p> <p>198(307) → 284(387) → 725(157) → 143(173) → 653(667) → 84(70) →</p> <p>222(207) ← 610(393) ← 183(72) ←</p> <p>123(44) ← 389(370) ← 73(35) ←</p>	<p>12 Central St. & Grand Av.</p> <p>157(212) → 23(42) → 234(62) → 218(73) → 328(204) →</p> <p>265(276) ← 354(265) ← 11(3) ←</p> <p>10(0) ← 58(35) ← 29(5) ←</p>



Michael Baker INTERNATIONAL

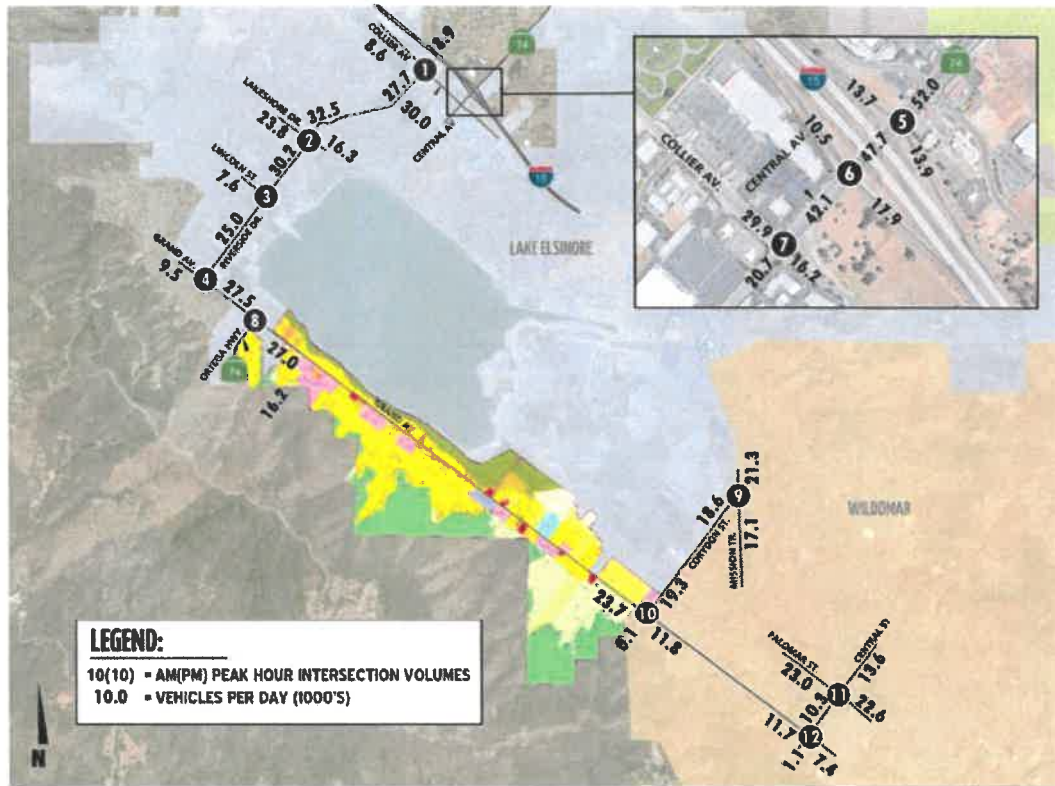
Not to Scale

Source: Urban Crossroads Traffic Impact Analysis

LAKELAND VILLAGE
 INITIAL STUDY
 Horizon Year 2040
 Without Project Traffic

Exhibit 7

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LEGEND:
 10(10) = AM(PM) PEAK HOUR INTERSECTION VOLUMES
 10.0 = VEHICLES PER DAY (1000'S)

<p>1 Riverside Dr. (SR-74) & Collier Av. (SR74)</p> <p>← 84(97) ← 502(627) ← 67(32) ← 35(222) ← 59(272) ← 472(827)</p> <p>34(111) ← 115(241) 76(205) ← 614(235) 114(175) ← 716(778)</p>	<p>2 Riverside Dr. (SR-74) & Lakeshore Dr.</p> <p>← 309(608) ← 685(1086) ← 43(64) ← 32(55) ← 260(506) ← 234(344)</p> <p>600(449) ← 170(232) 455(467) 170(232)</p>	<p>3 Riverside Dr. (SR-74) & Lincoln St.</p> <p>← 88(304) ← 843(1252)</p> <p>496(345) ← 213(78) 322(134) ← 235(1166)</p>	<p>4 Riverside Dr. (SR-74) & Grand Av.</p> <p>← 177(138) ← 752(1117)</p> <p>79(70) ← 367(427) 397(361) ← 149(1117)</p>	<p>5 Central St. (SR-74) & I-15 NB Ramps</p> <p>← 908(413) ← 1719(1973)</p> <p>← 514(712) ← 8(1) ← 812(781)</p> <p>245(289) ← 107(287)</p>	<p>6 Central St. (SR-74) & I-15 SB Ramps</p> <p>← 1817(1732) ← 714(623)</p> <p>337(1220) ← 1105(1406) 1(10) ← 818(621) 236(718)</p>
<p>7 Central St. (SR-74) & Collier Av. (SR74)</p> <p>← 476(808) ← 555(864) ← 576(736)</p> <p>← 539(609) ← 63(182) ← 42(172)</p> <p>802(716) ← 51(171) 99(225) ← 634(556) 17(66) ← 103(141)</p>	<p>8 Ortega Hwy. (SR-74) & Grand Av.</p> <p>← 1193(871) ← 354(85)</p> <p>866(1324) ← 224(817) 497(1116) ← 77(656)</p>	<p>9 Corydon St. & Mission Tr.</p> <p>← 395(586) ← 289(340)</p> <p>466(535) ← 540(524) 406(482) ← 345(339)</p>	<p>10 Corydon St. & Grand Av.</p> <p>← 635(826) ← 0(1) ← 109(4)</p> <p>890(1019) ← 0(1) 595(569) ← 1(0) 0(0) ← 3(1)</p> <p>59(29) ← 378(411) 1(2)</p>	<p>11 Central St. & Palomar St.</p> <p>← 193(307) ← 282(383) ← 125(157)</p> <p>← 143(173) ← 853(667) ← 84(70)</p> <p>222(207) ← 125(44) 610(393) ← 411(345) 183(72) ← 73(35)</p>	<p>12 Central St. & Grand Av.</p> <p>← 160(238) ← 231(42) ← 234(62)</p> <p>287(201) ← 10(0) 376(300) ← 55(35) 11(3) ← 29(8)</p> <p>218(73) ← 336(230) ← 14(24)</p>

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LAKELAND VILLAGE
 INITIAL STUDY
 Horizon Year 2040
 With Project Traffic



Michael Baker
 INTERNATIONAL



Not to Scale

Source: Urban Crossroads Traffic Impact Analysis

Exhibit 8

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
39. Tribal Cultural Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? (In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): County Archaeologist, AB52 Tribal Consultation

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)?

According to Chapter 4.6, Cultural Resources and Paleontological Resources, of the Lake Elsinore General Plan, tribal villages were located in diverse ecological zones typically located along valley bottoms, streams, or coastal strands near mountain ranges. Each village area contained many named places associated with food products, raw materials, or sacred beings, and each place was owned by an individual, family, the chief, or by the group collectively (Bean and Shipek 1978). The village of Paiahche is ethnographically documented immediately north of the Lake by Kroeber (1925); however consultation with the Pechanga Tribe shows that the village was located northwest of the Lake and that the correct spelling is Páayaxchi. This name also refers to the Lake itself. The area around and including the Elsinore hot springs was known to the Luiseño as iténgvu Wumówmu (meaning “hot springs”). The hot springs also figure prominently into Luiseño oral tradition. The location, iténgvu Wumówmu, is named in a song about the death of Wuyóot, a religious leader who led the people in their migration from the north (Du Bois 1908; Harrington 1978 in Grenda et al. 1997). Several additional Luiseño place names are within the Lake Elsinore area and sphere of influence including We’éeva, Pfi’iv, Qawiimay, Páayaxchi Nivé’wuna, Anóomay and others, reflecting this diverse and well-utilized region.

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. Based on the June 21, 2017 list provided by NAHC, project notices were sent on July 13, 2017 to twenty-eight Native American Tribal representatives. SB 18 consultations were requested by the Pechanga and Soboba Bands; the Viejas Band of Kumeyaay Indians did not request additional consultation. No other responses were received.

In compliance with Assembly Bill 52 (AB 52), notices regarding the proposed Project were mailed to all requesting tribes on June 19, 2017. Consultations were requested by the Pechanga Band, the Rincon

Band, the Soboba Band, and the Morongo Band. No response was received from the Quechan, Ramona, or the Colorado River Indian Tribes. The Pala Band deferred to Tribes within closer proximity to the Project area.

Consultation with the Morongo Band of Mission Indians was conducted on November 7, 2018, which requested that consultation be required for any implementing projects. The Tribe had no further comments or concerns regarding the Project.

Consultation with the Pechanga Band was conducted on July 12, 2017. During this meeting, the Pechanga Band informed the County that the area was part of a Traditional Cultural Property (Lake Elsinore) and that the Lake was also a Tribal Cultural Resource. Pechanga requested that language be included in this Tribal Cultural Resource section that speaks to the significance of the area (included in the paragraph below). In addition, they requested that consultation be required for any implementing projects. A follow-up telephone conversation was held with Pechanga on January 11, 2017, confirming that the Tribe had no further comments or concerns regarding the Project.

Consultation with the Rincon Band was conducted on July 18, 2017, at which time the Rincon Band provided information regarding a trail that passed through this region and that Lake Elsinore is associated with Wiyot and the Tribes' creation story. The Tribe had no concerns with the Project but cautioned that when ground-disturbing implementing projects are submitted, further consultation would likely be requested. Consultation was concluded with Rincon on November 2, 2017.

Consultation with Soboba was conducted on November 22, 2017. The tribe requested the GIS data for the Project area and the data was provided to them. The Tribe had no further comments or concerns regarding the Project.

All future discretionary projects within the proposed Project area would be required to undergo County review prior to development. Through continued consultation with local Tribal governments, and conformance with existing regulations, and implementation of General Plan EIR Mitigation Measures 4.7.1B and 4.9.B-N1. Therefore, impacts would be less than significant.

Determination: Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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).

Refer to Response 39(a) above. Less than significant impacts would occur.

Determination: Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with	Less Than Significant Impact	No Impact
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	Mitigation Incorporated			
UTILITIES AND SERVICE SYSTEMS Would the project:				
40. Water				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems, whereby the construction or relocation would cause significant environmental effects?	<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): Water Company; EVMWD Wastewater Master Plan; Ordinance No. 348 (Section 18.2.B, Pre-Application Review); Ordinance No. 592 (Standards for Sewer Use, Construction, and Industrial Wastewater Discharges); Ordinance No. 659 (Utilities and Service Systems Development Impact Fees for New Development); Ordinance No. 859 (Installation of Water-Efficient Landscapes for New Development)

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?

Future development accommodated by the proposed Project would obtain water and wastewater service through EVMWD. EVMWD's *Wastewater Master Plan* provides recommended generation factors based on land use designation to determine future demand for wastewater facilities. The generation factor for mixed use land uses is 1,400 gallons per day per acre. As the Project would result in a total MUA of 183 acres, future buildout of the Project area as proposed is expected to generate approximately 256,200 gallons of wastewater per day (gpd).

The 2008 EVMWD *Wastewater Master Plan* includes detailed descriptions of all facilities operated by EVMWD for the purpose of collecting and treating wastewater. For its description of the Regional Water Reclamation Facility, the *Wastewater Master Plan* states that the existing average flow and peak flow capacities of the Regional Water Reclamation Facility are 8 mgd. The Regional Water Reclamation Facility currently processes approximately 6 mgd and has a remaining capacity of 2 mgd. As the proposed Project would result in a wastewater demand of 194,600 gpd, and the stated current treatment capacity of the Regional Water Reclamation Facility is 8 mgd, future anticipated buildout of the proposed Project area as proposed would increase the average wastewater flow at the Regional Water Reclamation Facility by two percent. This percent increase would be adequately served by the existing rated capacity of the Regional Water Reclamation Facility.

Furthermore, the adequacy of water and wastewater facilities to serve specific development proposals will be determined through the County's development review process where any necessary infrastructure improvements would be required as conditions of approval. Additionally, future development accommodated through the Project would be required to uphold Ordinance No. 659, which mitigates growth impacts in Riverside County by ensuring that development impact fees are collected and expended to provide necessary facilities (including water and wastewater facilities), commensurate with ongoing levels of development. Future development would also be subject to Ordinance No. 592, which sets various standards for sewer use, construction, and industrial wastewater discharges to protect both water quality and the infrastructure conveying and treating wastewater. This ordinance establishes construction requirements for sewers, laterals, house connections, and other sewerage facilities, and prohibits the discharge to any public sewer (which directly or indirectly connects to the County's sewerage system) any wastes that may have an adverse or harmful effect on sewers,

maintenance personnel, wastewater treatment plant personnel or equipment, treatment plant effluent quality, or public or private property, or which may otherwise endanger the public or the local environment or create a public nuisance. As a result, this ordinance serves to protect water supplies, water and wastewater facilities, and water quality for both surface water and groundwater.

As existing water, wastewater treatment, and storm drain facilities would have adequate capacity to serve anticipated future development of the Project area, and all future discretionary development would be subject to the various Riverside County Ordinances detailed above, impacts related to the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems would be less than significant. Hydrology and stormwater management is further discussed in Section 23 – Hydrology and Water Quality.

Determination: Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?

Future development accommodated by the proposed Project would obtain water service through EVMWD. EVMWD obtains the majority of its potable water supplies via Western Municipal Water District and Eastern Municipal Water District, which are Metropolitan Water District participants. EVMWD's water supply portfolio includes Metropolitan Water District imported supplies and local surface water from Canyon Lake. EVMWD also has access to groundwater from the Elsinore Basin, Coldwater Basin, San Bernardino Bunker Hill Basin, Rialto-Colton Basin, and Riverside-North Basin. Almost all of the groundwater production for potable use occurs in the Elsinore Basin. Through EVMWD-run recharge programs, the amount of annual groundwater pumping is nearly equal to the natural recharge; as such, the California Department of Water Resources does not identify the Elsinore Basin as being in a state of overdraft. Future buildout of the Project area as proposed has the potential to increase water service demand and supplies.

Riverside County water agencies generally operate using a "will serve" capacity by planning and constructing infrastructure and hiring staff based on demand projections for their service areas. The County's pre-application review procedure (required per Section 18.2.B, Pre-Application Review, of Ordinance 348) and development review process include a determination regarding the availability of water and sewer service. Therefore, the availability of adequate water service, including water supplies, would be confirmed by EVMWD prior to the approval of any future development accommodated through Project implementation.

Currently, according to the EVMWD 2015 Urban Water Management Plan (UWMP), EVMWD has an annual supply of 41,991 acre-feet per year (AFY) of potable water supply projected for 2020. EVMWD anticipates a demand of approximately 47,400 AFY for 2035¹². As identified in the UWMP, EVMWD anticipates development of additional residential and commercial development over the coming years. EVMWD plans to expand the water service system from a supply of 41,991 AFY in 2020 to 57,639 AFY by 2035. Table 16, Future Water Demand Projections, shows the anticipated future development in the Project area, along with a projection of future water demand calculated using the EVMWD Standard Design Requirements, Potable Water Requirements. As proposed, future buildout of the Project area would require a total of approximately 11,363 AFY of water, which is well within the projected future demand included in the UWMP. Furthermore, a large majority of this use is already in service due to

¹² EVMWD 2015 Urban Water Management Plan, Section 6, System Supplies, Table 6-14, Water Supplies – Projected Potable Water Supplies, and Section 7, Water Supply Reliability Assessment, Table 7-6, Normal Year (Potable System Only) Water Supply and Demand Comparison.

existing development within the Project area. As such, actual additional demand associated with future buildout of the Project area would be well below the 11,363 AFY total calculated.

The proposed 11,363 AFY demand would be below the 2035 57,639 AFY projected capacity, and as reduced by the existing demand in the Project area, would be within the anticipated capacity of the EVMWD service system. Further, in order to fund future infrastructure improvements associated with new developments, EVMWD would require the payment of development impact fees, as well as monthly payment for water supply. These funding sources would allow for the development of new water service infrastructure as future development occurs within the Project area.

Table 24: Future Water Demand Projections

Land Use	Acres	DU	Average Daily Demand ¹		Total Water Use
Estate Density Residential (RC-EDR)	340.74	276	500	DU	138,000.00
Very Low Density Residential (RC-VLDR)	77.38	-	500	DU	-
Low Density Residential (RC-LDR)	35.75	-	500	DU	-
Rural Residential (RR)	1.92	13	500	DU	6,500.00
Rural Mountainous (RM)	606.81	230	500	DU	115,000.00
Estate Density Residential (EDR)	58.91	2	500	DU	1,000.00
Low Density Residential (LDR)	159.62	143	500	DU	71,500.00
Medium Density Residential (MDR) ⁸	824.71	2,118	500	DU	1,059,000.00
Medium-High Density Residential (MHDR)	27.42	18	500	DU	900.00
High Density Residential (HDR)	10.45	25	400	DU	10,000.00
Commercial Retail ² (CR)	259.75	27,477	3,000	Acre	779,250.00
Light Industrial (LI)	22.04	9,819	100	1,000 SF	96,006.24
Public Facilities (PF)	29.92	2,947	4,000	Acre	119,680.00
Mixed Use Area (MUA)	183.40	9,451	120	1,000 SF	7,988,904.00
Total Gallons per Day					<u>10,385,740.24</u>
Total Acre-Feet per Day					<u>31.87</u>
Total Acre-feet per Year					<u>11,362.55</u>

Notes:

All demand factors are based on the EVMWD Design Standards, Section 2.02 Potable Water Requirements.

Compliance with County and State-required water management and conservation regulations would assist in reducing the amount of water supplies required by future development. For example, General Plan Policy OS 2.2 encourages the installation of water-conserving systems, such as dry wells and graywater systems, in new developments. The County's pre-application review procedure (as stipulated by Ordinance 348, Section 18.2.B, Pre-Application Review) and development review process would ensure consistency with these County General Plan policies. Ordinance No. 859 requires new development projects to install water-efficient landscapes, thus limiting water applications and minimizing water runoff and water erosion in landscaped areas. In addition, General Plan EIR Mitigation Measures 4.17.1C and 4.17.1D require new development to implement water conservation features.

Compliance with Riverside County Ordinance No. 859, County and EVMWD review, conformance with the EVMWD Urban Water Management Plan, as well as the incorporation of feasible water conservation-related Mitigation Measures, would ensure potential impacts on water supply are less than significant.

Determination: Impacts would 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
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"/>

Source(s): Department of Environmental Health Review; Ordinance No. 592 (Standards for Sewer Use, Construction, and Industrial Wastewater Discharges); Ordinance No. 659 (Utilities and Service Systems Development Impact Fees for New Development)

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?

As discussed in Response 40(a) above, the potential increase in demand that would result under future development accommodated by the Project would be adequately served by the existing rated capacity of the Regional Water Reclamation Facility and it is therefore not anticipated that the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities would be required with buildout of the Project area as proposed. Impacts in this regard would be less than significant. However, the adequacy of wastewater facilities to serve specific development proposals would be determined through the County's development review process where necessary infrastructure improvements would be required as conditions of approval.

Additionally, future development accommodated by the Project would be required to uphold Ordinance No. 659, which mitigates growth impacts in Riverside County by ensuring that development impact fees are collected and expended to provide necessary facilities (including wastewater facilities), commensurate with ongoing levels of development. Future development would also be subject to Ordinance No. 592, which sets various standards for sewer use, construction, and industrial wastewater discharges to protect both water quality and the infrastructure conveying and treating wastewater. In addition, General Plan EIR Mitigation Measure 4.19.E-N1 prohibits the use of conventional septic tanks within any designated Zone A of an EPA wellhead protection area, if any such areas are located within the GPA No. 1208 area.

In consideration of the above, impacts relative to the construction or expansion of new wastewater treatment facilities, including septic systems, would be less than significant.

Determination: Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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?

Wastewater treatment for the LVPA would continue to be provided through EVMWD. As described previously, wastewater flows are currently treated at EVMWD's Regional Waste Water Treatment Plant (WWTP) under regulations enforced by the Santa Ana River Regional Water Quality Control Board and will continue to be treated by these facilities. The MUA land uses proposed under the Project would generate wastewater and raw sewage from the Project area; however, the amount of sewage would not exceed the permitted capacity of the Regional WWTP. Further, future development accommodated by Project implementation would be required to pay a one-time sewer connection fee as well as ongoing user fees, which are used in part to accommodate the cost of any necessary wastewater treatment facility upgrades. Future development within the Project area would also be required to pay a "fair share" fee for any required off-site upgrades as determined by EVMWD. Refer to Response 40(a) above. A less than significant impact would occur in this regard.

Determination: Impacts would 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
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; CalRecycle website

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?

Future development accommodated by the proposed Project would generate solid waste that would be disposed of in the El Sobrante Landfill. According to the CalRecycle website, the El Sobrante Landfill has a remaining capacity of 50.1 million tons. For comparison, Riverside County EIR No. 521 Table

4.17-N (Theoretical Solid Waste Generation for Existing and Build out Condition) uses the following solid waste generation factors by land use type:

- Residential: 0.41 tons per dwelling unit per year
- Commercial: 2.4 tons per 1,000 square feet
- Industrial: 10.8 tons per 1,000 square feet

Using these solid waste generation factors, the following total amounts of solid waste generation is estimated for each component of the proposed Project:

- Residential: approximately 1,308 tons of solid waste annually (3,190 units X 0.41)
- Commercial: approximately 66 tons of solid waste annually (27,477/1,000 square feet X 2.4)
- Industrial: approximately 147 tons of solid waste annually (13,614/1,000 square feet X 10.8)

As such, future construction and operation activities accommodated through Project implementation would not produce a significant excess of solid waste outside of the capacity identified Riverside County No. 521. Solid waste disposal needs may also be accommodated at other landfill sites in the County. As part of its long-range planning and management activities, the Riverside County Department of Waste Resources (RCDWR) ensures that, at any given time, the County has a minimum of 15 years of capacity for future landfill disposal. This 15-year disposal capacity projection is prepared yearly as part of the annual reporting requirements for the Countywide Integrated Waste Management Plan. The most recent 15-year projection submitted to the State Integrated Waste Management Board indicates that no additional capacity is needed to dispose of countywide waste through 2024, with a remaining disposal capacity of 28,561,626 tons in the year 2024.

Future development anticipated with the proposed Project would also be subject to the RCDWR *Design Guidelines for Refuse and Recyclables Collection and Loading Areas*, as well as standard-practice Conditions of Approval, including the issuance of a clearance letter by RCDWR. The clearance letter outlines project-specific requirements to ensure that individual project developers provide adequate areas for collecting and loading recyclable materials, such as “paper products, glass and green wastes.” No building permits would be issued unless/until RCWDR verifies compliance with the clearance letter conditions. Furthermore, all future development involving commercial uses generating more than 4 yards per week of solid waste and multi-family complexes with five units or more would be required to have a recycling program in place consistent with the mandatory commercial and multi-family recycling requirements of Assembly Bill 341. These requirements would apply to all future development activities in the Project area and would reduce the demand on landfills serving the community.

In addition, future development would be subject to solid waste-related General Plan EIR Mitigation Measures 4.15.3B (requirement to achieve and maintain a 50% reduction in solid waste disposal through source reduction, reuse, recycling and composting), 4.15.3E (requirement for all future commercial, industrial and multifamily residential development to provide adequate areas for the collection and loading of recyclable materials), and 4.15.3F (requirement for all development projects to coordinate with appropriate [Riverside] County departments and/or agencies to ensure that there is adequate waste disposal capacity to meet the waste disposal requirements of the project).

Accordingly, future development accommodated by the Project would not adversely impact existing landfill capacity and would be fully compliant with all federal, State, and local requirements for solid waste diversion and recycling. In addition, General Plan EIR Mitigation Measures 4.15.3B, 4.15.3E, and 4.15.3F would further reduce potential impacts relative to solid waste. Impacts with regard to solid waste would be less than significant.

Determination: Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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)?

Future development accommodated by Project implementation would be required to comply with all federal, State, and local regulations regarding solid waste disposal. For example, development would be required to demonstrate compliance with the 2013 (or most recent) Green Building Code, which implements design and construction measures that act to reduce construction-related waste through material conservation measures and other efficiency measures. Future development accommodated by the Project would also be required to comply with the California Integrated Waste Management Act (AB 939). The California Integrated Waste Management Act requires each city and county to prepare, adopt, and submit to CalRecycle a source reduction and recycling element (SSRE) that demonstrates how the jurisdiction will meet the Integrated Waste Management Act’s mandated diversion goals. Each jurisdiction’s SRRE must include specific components, as defined in Public Resources Code Sections 41003 and 41303. Compliance with the 2013 (or most recent) Green Building Code and AB 939, as well as implementation of the solid waste-related General Plan EIR Mitigation would ensure that construction and operational impacts regarding solid waste disposal are less than significant.

Determination: Impacts would 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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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 Area Utility Companies

a) Would the project impact the following facilities (electricity, natural gas, communications systems, street lighting, maintenance of public facilities including roads, or other governmental services) 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?

The Project does not propose site-specific development; however, its implementation would allow future development which may impact electricity, natural gas, communications systems, street lighting, maintenance of public facilities including roads, and/or other governmental services. The adequacy of utilities to serve specific development proposals would be determined through the County's development review process where any necessary infrastructure improvements would be required as conditions of approval. Applicants associated with future development in the Project area would be required to coordinate with individual utility service providers. In addition, project-specific utility impacts would be evaluated through the CEQA process and mitigation measures and/or conditions of approval would be identified as required. Therefore, impacts regarding utilities associated with Project implementation would be less than significant.

Determination: Impacts would 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
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; Ordinance No. 695 (Abatement of Hazardous Vegetation); Ordinance No. 787 (Adoption of the 2016 California Fire Code)

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

The *Riverside County Fire Department Fire Protection and Emergency Medical Services Strategic Master Plan* includes a plan for facility, service, and equipment needs, as well as evacuation routes and access routes for emergency routes. Implementation of the proposed Project would have potential to indirectly result in future population increases within the Project area. County development standards require roadways and property access consistent with the type and intensity of land use. As such, new development would be required to include additional transportation and road improvements as needed to ensure adequate emergency access. Therefore, impacts would be less than significant.

Determination: Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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?

According to the *Riverside County Map My County* GIS database, portions of the Project area directly border undeveloped hillsides and contain areas of Very High fire hazard risk. While the proposed Project would allow future development adjacent to and within Very High fire hazards zones, the County of Riverside Building and Safety Department has developed a number of protocols and regulations in order to protect development and reduce fire hazard impacts within these areas.

These regulations include Riverside County Ordinance No. 787, which adopts the Uniform Fire Code that requires future development to adhere to standards developed to reduce loss of life and property due to fire risk, and Riverside County Ordinance No. 695, which requires the abatement of hazardous vegetation. As noted in Response 44(a) above, the *Riverside County Fire Department Fire Protection and Emergency Medical Services Strategic Plan* also provides facility, service, and equipment planning in order to reduce potential loss due to fire risk. All future discretionary development applications are sent to the County Fire Department for review and comment on each individual development's site-specific project design and to make recommendations on fire safety and emergency access. Each site-specific project design would be modified as needed prior to approval to ensure compliance with Fire Department requirements to ensure that future development would not exacerbate wildfire risks due to slope, prevailing winds, or other factors, and thereby, would not expose future occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. Therefore, impacts would be less than significant.

Determination: Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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?

Refer to Response 44(b) above. All discretionary applications for future development in the Project area would be sent to the County Fire Department for review and comment on each individual development's site-specific project design and to make recommendations on fire safety and emergency access. Each site-specific project design would be modified as needed prior to approval to ensure compliance with Fire Department requirements to ensure that future development would not require the installation or maintenance of associated infrastructure that may exacerbate fire risk or result in temporary or ongoing impacts to the environment. Therefore, impacts would be less than significant.

Determination: Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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?

Refer to Response 44(b) above. All applications for future development under the Project would be sent to the County Fire Department for review and comment on each individual development's site-specific project design and to make recommendations on fire safety and emergency access. Each site-specific project design would be modified as needed prior to approval to ensure compliance with Fire Department requirements.

Additionally, compliance with General Plan Policy LU 12.1, described below, would apply the following policies to areas where development is allowed and that contain natural slopes, canyons, or other significant elevation changes, regardless of land use designation:

- a. Require that hillside development minimize alteration of the natural landforms and natural vegetation.
- b. Allow development clustering to retain slopes in natural open space whenever possible.
- c. Require that areas with slope be developed in a manner to minimize the hazards from erosion and slope failures.
- d. Restrict development on visually significant ridgelines, canyon edges and hilltops through sensitive siting and appropriate landscaping to ensure development is visually unobtrusive.
- e. Require hillside adaptive construction techniques, such as post and beam construction, and special foundations for development when the need is identified in a soils and geology report which has been accepted by the County of Riverside.
- f. In areas at risk of flooding, limit grading, cut, and fill to the amount necessary to provide stable areas for structural foundations, street rights-of-way, parking facilities, and other intended uses.

In addition, future development in the Project area would be required to implement General Plan EIR Mitigation Measures related to flood risk. Specifically, implementation of Mitigation Measures 4.9.1A, 4.9.1B, 4.9.1C, 4.9.1D, 4.9.2A, 4.9.2B, 4.9.2C, and 4.9.2D would ensure that future development projects in the Project area would not expose people or structures to significant flood risks including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes.

Therefore, impacts would be less than significant.

Determination: Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

e) Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?

As discussed in Response 44(b) above, portions of the Project area directly border undeveloped hillsides and contain areas of Very High fire hazard risk. However, while the proposed Project would

allow future development adjacent to and within Very High fire hazards zones, the County of Riverside Building and Safety Department has developed a number of protocols and regulations in order to protect development and reduce fire hazard impacts within these areas. Compliance with Riverside County Ordinance No. 787 and No. 695 would reduce potentially significant impact related to exposure of people or structures to risk of loss, injury or death involving wildland fires to a less than significant level.

All discretionary development applications are sent to the County Fire Department for review and comment on each individual development's site-specific project design and to make recommendations on fire safety and emergency access. As needed, future project designs would be modified prior to approval to ensure compliance with Fire Department requirements which ensures that impacts related to risk of loss, injury, or death due to wildland fire are less than significant.

Determination: Impacts would 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
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source(s): Staff Review

The proposed Project does not propose any physical development within the LVPA or Project Area as a whole and would therefore not directly degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major proceeds of California history or prehistory. Potential impacts to wildlife from future development within the Project area would be reduced to less than significant through implementation of the proposed mitigation measures; refer to the Biological Resources section of this IS/MND. Additionally, potential impacts from future development within the Project area on California prehistoric and historic resources would be mitigated to less than significant through the mitigation provided in the Cultural Resources section of this IS/MND. Similarly, potential impacts from future development on Tribal Cultural resources would be reduced to less than significant via mitigation identified in the Tribal Cultural Resources section of this IS/MND. Future discretionary development projects within the Project area would be subject to site-specific County review relevant to CEQA to ensure that impacts to biological and cultural/tribal resources are reduced to less than significant or to the extent feasible. As such, potential impacts as noted above

would be mitigated through the implementation of standard County-approved measures and the recommended mitigation measures identified in the impact discussions above.

Determination: Impacts would be less than significant with mitigation incorporated.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
46. Have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source(s): Staff Review

The General Plan provides policy guidance for projects across the County and provides a framework for future development. The General Plan can be amended up to four times annually, and these amendments can change major facets of the General Plan. All General Plan amendments are subject to the CEQA process and must undergo the CEQA analysis. As such, a cumulative analysis of the Project in relation to other General Plan amendments ensures that the potential for cumulatively considerable impacts in the Project area is analyzed and mitigated where appropriate. The General Plan was recently updated, including GPA No. 960 adopted in December of 2015, and GPA No. 1156 adopted in April of 2017. As such, the current General Plan, which was used as the basis for GPA No. 1208, incorporates the most recent major amendments to the General Plan.

Due to the extended timeline over which the proposed Project would be implemented, and due to the fact that the Project does not propose any physical development, at this time, a site-specific cumulative analysis is not warranted. GPA No. 1208, along with this IS/MND, serves as a review of the communitywide impacts associated with development of the proposed Project.

Cumulative Impact Analysis

Aesthetics

Implementation of the proposed Project would not contribute to cumulative visual resource or aesthetic impacts. Future development that would occur under the Project would be required to include design measures to reduce aesthetic impacts. Future development resulting with implementation of the proposed Project and other discretionary projects are required to comply with County ordinances related to light pollution, impacts to viewsheds, as well as other potential aesthetic impacts as described in the Aesthetics section of this IS/MND. Furthermore, the County’s permit application process would ensure that future development in the Project area is in compliance with the County’s zoning and design standards and guidelines which regulate building design, mass, bulk, height, color, and compatibility with surrounding uses. Thus, the proposed Project would have a less than cumulatively considerable impact relative to aesthetics.

Agricultural Resources

The proposed Project would not directly result in potential impacts to agricultural resources. As such, implementation of the proposed Project would not result in any impacts to agricultural or forestry resources and would therefore not contribute to a cumulatively considerable impact to these resources.

Air Quality

The SCAQMD's approach for assessing cumulative impacts is based on the Air Quality Management Plan forecasts of attainment of ambient air quality standards in accordance with the requirements of the federal and California Clean Air Acts. In other words, the SCAQMD considers projects that are consistent with the AQMP, which is intended to bring the basin into attainment for all criteria pollutants, to also have less than significant cumulative impacts. As noted in the Air Quality section of this IS/MND, future development that would be accommodated by the Project is subject to the requirements set forth by SCAQMD. As such, the Project would have a less than cumulatively considerable impact on air quality.

Biological Resources

The proposed Project, as well as other future General Plan amendments, are subject to the requirements of the MSHCP. Potential impacts to biological resources have been analyzed within the Biological Resources section of this IS/MND. Through the MSHCP, future development resulting from the implementation of GPA No. 1208 or other General Plan amendments will be subject to the requirements of the MSHCP. With implementation of existing regulatory programs, in conjunction with the mitigation provided in the Biological Resources section, the Project would have less than cumulatively considerable impacts.

Cultural Resources

Future development within the Project area would have the potential to contribute to a cumulative increase in impacts to cultural and/or paleontological resources due to future disturbance as development occurs. However, existing regulations and implementation of mitigation measures provided in the Cultural Resources section of this IS/MND would ensure that the potential impacts associated with future development within the Project area are less than significant. Thus, the Project would have a less than cumulatively considerable impact.

Energy

As discussed in the "Energy" section of this IS/MND, implementation of future development under the proposed Project would comply with applicable County, State, and federal energy conservation measures. Foreseeable future implementing projects that may result subsequent to approval of the Project would include construction and operational phases, which would result in increased energy consumption; however, the increased demand from the Project is expected to be adequately served by the existing electrical and natural gas facilities. The increase in demand from the Project would be an insignificant percent increase when compared to the overall demand of the service areas associated with electrical and natural gas facilities. In addition, mitigation measures are provided in the "Energy" section of this IS/MND that would reduce potentially significant energy impacts. Therefore, the Project would have a less than cumulatively considerable impact relative to energy.

Geology and Soils

Project-related impacts on geology and soils associated with future development that could be accommodated in the Project area would occur on a site-specific level. The proposed Project would not directly contribute to seismic hazards or soil erosion and no physical development within the Project area would directly result with Project implementation. Implementation of the proposed mitigation measures provided in the Geology and Soils section of this IS/MND would result in decreased exposure

to the risks associated with seismic activity. Therefore, the Project is anticipated to have less than significant cumulative impact relative to geology and soils in the region.

Greenhouse Gas Emissions

The greenhouse gas analysis provided in the Greenhouse Gas Emissions section of this IS/MND analyzed the proposed Project's cumulative contribution to global climate change and determined that the Project would not create a cumulatively considerable environmental impact resulting from greenhouse gas emissions.

Hazards and Hazardous Materials

The proposed Project is not expected to utilize or contribute to hazards associated with the accidental release of hazardous materials. Furthermore, compliance with federal, State, and local regulations would ensure that cumulative hazard conditions associated with Project implementation are less than cumulatively considerable.

Hydrology and Water Quality

Water quality measures that are required by the Regional Water Quality Control Board, through SWPPP compliance, as well as other site-specific regulations would protect the quality of water discharged from future development projects proposed within the Project area during construction and operation activities. In addition, mitigation measures are provided in the Hydrology and Water Quality section of this IS/MND to reduce potentially significant impacts relative to water quality. Therefore, the Project would have a less than cumulatively considerable impact in this regard. Similarly, existing regulations related to flooding and hydrology would regulate potential impacts to hydrology. Therefore, the Project would have a less than significant cumulatively considerable impact related to hydrology and water quality.

Land Use and Planning

The proposed Project includes revisions to the County's adopted General Plan to allow for future development of the LVPA. The proposed changes associated with the Project have been reviewed in comparison to existing General Plan policies and text to ensure consistency. Further, as noted above, the Project includes mitigation measures to ensure compliance with MSHCP requirements. Therefore, the Project would have a less than cumulatively considerable impact related to land use and planning.

Mineral Resources

The proposed Project would have no impact related to mineral resources and would therefore not contribute to any cumulative impacts to such resources.

Noise

As discussed in the "Noise" section of this IS/MND, future development within the Project area would be required to comply with all applicable noise standards and would have less than significant direct impacts related to noise. Foreseeable future implementing projects that may result subsequent to approve of the Project would include construction phases, which could result in some noise disturbance; however, these impacts would be temporary and would be restricted to daytime hours. In addition, mitigation measures are provided in the "Noise" section of this IS/MND that would reduce potentially significant noise impacts. Therefore, the Project would have a less than cumulatively considerable impact relative to noise.

Population and Housing

As proposed, the Project would not directly displace any existing housing or people requiring the construction of new housing elsewhere. Further, the Project allows for the potential future development of new housing units on currently vacant or underdeveloped parcels. Therefore, the Project would have a less than cumulatively considerable impact relative to population and housing.

Public Services and Recreation

Implementation of the proposed Project may increase the demand for public services such as fire and police protection and recreational facilities over an extended period of time. However, as a standard condition of approval, a project applicant would be required to pay the appropriate development impact fees, as needed, to fund the construction or expansion of such services or facilities, at the time when future development is proposed. Development of any future public and/or recreational facilities would be subject to CEQA review prior to approval that would identify and address any resulting impacts. Therefore, the Project would have a less than cumulatively considerable impact relative to public services and recreation.

Transportation

The Project would allow for future establishment of mixed-use development within the LVPA which would allow for internal trip capture, as well as other potential trip reduction measures. Further, the Project would allow for development of compact (multi-family) development as well as alternative transportation opportunities. As such, cumulatively, the Project would allow for more efficient use of lands within the Project area and would not have a regional cumulative impact within the County. In addition, mitigation measures provided in the Transportation section of this IS/MND would reduce potentially significant transportation impacts associated with Project implementation. Further, mitigation proposed would require future development within the Project area to prepare a project-specific traffic study to evaluate potential impacts and identify mitigation measures as appropriate to reduce impacts to the extent feasible. As such, the Project's contribution to cumulative traffic conditions would be less than cumulatively considerable with mitigation incorporated.

Utilities and Service Systems

Implementation of the proposed Project would have the potential to indirectly increase demand for public utilities and service systems over time. Further, as specifically identified in the Utilities and Service Systems section of this IS/MND, Project implementation would not exceed capacities associated with water, solid waste, and wastewater service. However, as a standard condition of approval, future project applicants would be required to pay the appropriate development impact fees, as needed, to fund the expansion of such services at the time when development is proposed. Therefore, the Project would have less than cumulatively considerable impacts on utilities and service systems.

Wildfire

As discussed in the Wildfire section of this IS/MND, while the proposed Project would allow future development to occur adjacent to and within Very High fire hazards zones, the County of Riverside Building and Safety Department has developed a number of protocols and regulations in order to protect development and reduce fire hazard impacts within these areas. These regulations include Riverside County Ordinance No. 787 which adopts the Uniform Fire Code that requires future development to adhere to standards developed to reduce loss of life and property due to fire risk, and Riverside County Ordinance No. 695, which requires the abatement of hazardous vegetation.

The *Riverside County Fire Department Fire Protection and Emergency Medical Services Strategic Plan* also provides facility, service, and equipment planning in order to reduce potential loss due to fire risk. All future discretionary development applications would be sent to the County Fire Department for review and comment on a site-specific basis and to allow for recommendations on fire safety and

emergency access. Each site-specific project design would be modified, as needed, prior to approval to ensure compliance with Fire Department requirements to ensure that future development anticipated by the Project would not exacerbate wildfire risks. Therefore, the Project would have a less than cumulatively considerable impact relative to wildfire.

Determination: Impacts would be less than significant with mitigation incorporated. The Project does not have impacts which are individually limited, but cumulatively considerable.

	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(s): Staff Review

The proposed Project would not result in environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly, following implementation of recommended mitigation measures prescribed above. All potential long-term impacts would be reduced to less than significant levels through implementation of required mitigation measures, as described in the impact discussions above.

Determination: The proposed Project would not result in environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly. Impacts would be less than significant with mitigation incorporated.

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: General Plan EIR No. 521N/A

Location Where Earlier Analyses, if used, are available for review: <https://planning.rctlma.org/General-Plan-Zoning/General-Plan/Riverside-County-General-Plan-2015/General-Plan-Amendment-No960-EIR-No521-CAP-February-2015>

Location: N/A

V. 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.

Appendix 1
Buildout Projection Methodology

Lakeland Village
Initial Study

Memorandum

To: Robert Flores (Riverside County Planning Department)
From: Peter Minegar (Project Manager)
Project: Lakeland Village Phase II/III (GPA No. 1208)
Date: January 8, 2019
Subject: Development Projections Methodology

Michael Baker International (MBI), as directed by County Staff, has undertaken a review of the existing development in the Lakeland Village Policy Area, and developed a development projection methodology to be utilized for the Lakeland Village Policy Area CEQA analysis. This memorandum outlines the assumptions utilized to calculate future development in the Policy Area, and provides a detailed outline of the steps to project future development in the Policy Area.

1. Existing Conditions:

In order to identify the number of existing units within the Lakeland Village Policy Area, MBI utilized the County Assessor's data and sorted the parcel specific data by General Plan Land Use Designation. For residential land uses, MBI then utilized the "Units" field to quantify the number of dwelling units in each land use category. For non-residential land uses, MBI used the "Area" field to quantify the existing square-footage.

2. Proposed (20-Year Development Potential):

In order to project future development for the Policy Area, MBI utilized a number of methods to understand potential future development based on past growth within the Policy Area. MBI is proposing that future development be projected based on a 20-year development timeline (2019-2039).

- a. **Review of Permit Data:** To understand the development activity within the Policy Area, MBI reviewed the Planning Department permit data in the Policy Area for the last 10 years (2007-2017). This time period included the Great Recession, as well as the recovery period. This review found that there was a limited amount of permit activity in the policy area that resulted in the development of new dwelling units or non-residential structures. The majority of permit activity was related to modifications to existing buildings and other minor development activities (such as construction of a free-standing garage, mobile home renovations/additions, wireless facilities, and other misc. permits). While this review was not ultimately utilized to

develop the development projections, this review did provide confirmation of the limited development that has occurred within the Policy Area.

- b. **Review of Assessor's Data:** Since the review of the permit data did not provide sufficient data to determine a historic level of growth, MBI utilized the Assessor's data to develop growth rates for each land use type. MBI reviewed the development that has occurred in the past 20 years (from 1998-2017) based on the Assessor's Parcel Data. MBI used the Assessor's data to calculate the growth rate for each land use category for the past 20 years. MBI found that a 20-year review of development includes a number of development cycles, including times of large real estate growth, economic recession, and economic recovery. As such, MBI believes that the review of 20-years of development will serve as an accurate indicator of future growth in Lakeland Village. For each land use type (Residential, Non-Residential, and Mixed Use) MBI has outlined the assumptions utilized to project development below.
 - i. **Residential Development:** To calculate future residential development, MBI applied the 20-year growth rates from the Assessor's data to the existing development for each of the residential land uses to calculate anticipated buildout for the next 20 years. To ensure that the anticipated development calculations provide a conservative estimate of future growth, a buffer of 10% has been added to the 20-Year Development Potential calculations.
 - ii. **Non-Residential Development:** To calculate future non-residential development, MBI took the existing non-residential square-footage for each land use and assumed that the existing development quantity will grow by 35% over the next 20 years. There was limited non-residential growth in the past 20-years, and as such MBI had a data set that was too limited to determine a growth rate. To project non-residential growth, MBI utilized a future growth rate of 35% for non-residential development which was based on the cumulative growth rate for residential land uses. This assumed growth rate is above the historic non-residential development growth rate, and as such represents a conservative growth rate for the policy area. To ensure that the anticipated calculations provide conservative projection for future development, a buffer of 10% has been added to the 20-Year Development Potential calculations.
 - iii. **Mixed Use Development:** Since the Mixed Use Areas (MUA) are a new land use in the Policy Area, there is not a development history for these land uses. To forecast future growth for these areas, MBI utilized the highest development rate for residential and non-residential development. For residential growth, MBI assumed the level of development associated with Medium Density Residential, which is the land use generating the highest number of dwelling units and Commercial Retail, which has the largest square-footage of all non-residential land uses in the Policy Area.

3. MBI has developed a growth projection table that outlines the calculated growth projections for each of the General Plan Land Uses in the Lakeland Village Policy Area. The projection

table, which is included as Attachment 1 of this memorandum, includes existing development, growth rate, buffer, projected growth, and projected 20-year buildout. The projections were developed utilizing the methodology outlined in the sections above.

MBI will outline the above-listed methodology in detail in the CEQA Project Description, as well as how these estimates will be used to assist in evaluating whether additional CEQA analysis is required for future projects. In the event that unforeseen development or infrastructure constraints change during the 20-year projection period that exceed the CEQA assumptions, further CEQA analysis will may be required.

Attachments:

Attachment 1: Lakeland Village Growth Projections

Existing Dwelling Units (Residential)	Existing Square Feet (Non-Residential)	Historic 20-Year Growth Rate (1998-2017)	Projected 20-Year Growth (Dwelling Units)	Projected 20-Year Growth (Non-Residential SF)	Buffer (10%)	Additional Dwelling Units	Additional Non-Residential SF	Anticipated Year Residential Development Capable
192		18%	34		3	38		
7		75%	5		1	6		
224		21%	47		5	52		
-		0%	0		-	-		
-		0%	0		-	-		
-		0%	0		-	-		
2		0%	0		-	-		
113		24%	27		3	30		
1,766		18%	320		32	352		
18		0%	0		-	-		
25		0%	0		-	-		
		N/A			-	-		
	19,818	35%		6,963	696		7,659	
	9,819	35%		3,450	345		3,795	
	2,947	35%		1,035	104		1,139	
14						352		
2,361	9,085					829	7,659	
							20,251	

Change in DU's 829
Change in Non-Residential SF 20,251

Notes: Column totals are rounded

Appendix 2
Proposed LVPA Neighborhoods Policies

Lakeland Village
Initial Study

Lakeland Village Policy Area (LVPA) Elsinore Area Plan

*(This will replace the existing policy area section)
(Any existing LVPA policy that is not within this section will be deleted)
(Policy ELAP 7.19 – 7.27 will be renumbered to 7.1 – 7.9, respectively)*

Overlays and Policy Areas Subsection

Lakeland Village Policy Area

The Lakeland Village Policy Area (“LVPA”) is located on the westerly side of the water body that is Lake Elsinore and is nestled against the easterly side of Cleveland Ridge, along the eastern flank of the Santa Ana and Elsinore Mountains. The Lakeland Village Policy Area consists of approximately 2,626 acres, which includes a large portion of the unincorporated community of Lakeland Village, generally bounded by State Route 74, or the Ortega Highway, and the City of Lake Elsinore limits on the northerly end and Corydon Road and the City of Wildomar on the southerly end. Grand Avenue runs the length of the community and is the only roadway access to the area from the north and the south. Existing uses in the community are primarily single-family residential with pockets of commercial uses scattered along Grand Avenue. Properties east of Grand Avenue generally extend to the edge of the lake, which may be part of a Special Flood Hazard Area due to the significant water level fluctuations of Lake Elsinore. Properties on the westerly side of Grand Avenue extend up to the base of the hills and may include areas with steep slopes.

LVPA Policies:

- ELAP 6.1 Land within the Special Flood Hazard Areas should be developed in accordance with all applicable local, state and federal flood control ordinances and regulations, including the *Lake Village Master Drainage Plan*, and may include passive recreational uses.
- ELAP 6.2 In addition to Specific Plan and Mixed-Use zoning classifications, commercial zoning classifications that implements the intent of the land use designation or provide for a community serving use(s) may be utilized for any Mixed-Use Area (MUA) General Land Use Designation within the Lakeland Village Policy Area (LVPA)..
- ELAP 6.3 Encourage the design of new streets and the significant upgrading of existing streets to provide all users with safe, convenient access through the community. Emphasis should be placed on providing dedicated, protected facilities for pedestrians and bicyclists, including a continuous network of sidewalks and pedestrian pathways; bicycle routes and lanes; multi-use trails and trailhead parking; traffic calming measures; and delineated street crossings where feasible.
- ELAP 6.4 Encourage the formation of a County Service Area (CSA) or Parks and Recreation District to develop adequate park services and facilities. Large-scale

development is encouraged to include parks, recreational open space, plazas and other public spaces.

- ELAP 6.5 Development should provide for continuous collector roadways, especially along Union and Brightman Avenues between Blanche Drive and Turner Street, in order to provide for parallel travel with Grand Avenue and should provide for street connections to Grand via Blanche Drive and Turner Street, which should also be developed as collector roadways.
- ELAP 6.6 Encourage the clustering of development and consolidation of parcels, whenever feasible. (AI 25, AI 59-61)
- ELAP 6.7 Development of parcels not designated Rural Mountainous with steep slopes should cluster buildings in areas with lesser slope and should comply with hillside design policy in the Land Use Element. Residential densities of any parcel with slopes greater than 35 percent should be one (1) dwelling unit per twenty (20) acres.
- ELAP 6.8 Building envelopes and locations should be visually compatible with the surrounding uses.
- ELAP 6.9 The community's history and character should be incorporated into all streetscapes and development.

LVPA Neighborhoods

The Lakeland Village Policy Area includes eight neighborhoods, known as "LVPA Neighborhood," located along Grand Avenue, seven of which have been designated, partly or in whole, with the General Plan Land Use Designation of Mixed-Use Area (MUA or MUAs) and one that has an existing General Plan Land Use Designation of Light Industrial that will remain. The LVPA Neighborhoods include mixed use and other complimentary land uses that encourage a combination of business, office, retail, commercial use, community facilities and residential uses that are physically and functionally integrated. The intent of the LVPA Neighborhoods is to designate areas where a blend of uses can be developed. Mixed use development provides the following community benefits:

- Greater housing variety and density, more affordable housing, life-cycle housing (e.g. starter homes to larger family homes to senior housing), workforce housing, veterans housing, etc.;
- Reduced distances between housing, workplaces, retail businesses and other amenities and destinations;
- Better access to fresh, healthy foods (as food and retail and farmers markets can be accessed on foot or through bike or transit);
- More compact development, land use synergy (e.g. residents provide customers for retail which provide amenities for residents);
- Stronger neighborhood character and sense of place;
- Walkable, bicycle-friendly environments with increased accessibility via transit resulting in reduced transportation costs;

- Encourage the assembly of small parcels into larger project areas that can be developed for mixed residential and commercial development without the requirement for general plan amendments, helping to revitalize the area, encourage new balanced economic development, and provide for new local infrastructure improvements; and,
- Encourage commercial development to be near intersections and clustered as opposed to strip or piecemeal development spread along the Grand Avenue corridor.

In addition to the general policies provided above, specific policies that apply within the LVPA Neighborhoods are described below:

LVPA Neighborhood Policies

The following policies apply to all Neighborhoods in the Lakeland Village Policy Area, unless specified differently within any policy.

- ELAP 6.10 New development in MUAs are encouraged to vary in residential densities, which may include ranges from 2 to 20 dwelling units per acre, and provide diversity in land uses.
- ELAP 6.11 The density of residential development should complement the adjacent existing uses, generally transitioning from higher densities closer to Grand Avenue and commercial use development, to lower densities around the Mixed Use Area's edges that correspond with the residential densities located in the surrounding areas.
- ELAP 6.12 Areas with a MUA land use designation are intended to allow a mixture of compatible land uses including residential, administrative and professional offices, retail and service uses, public and quasi-public uses, and entertainment and recreational.
- ELAP 6.13 New development within Neighborhoods should promote livable neighborhoods that provide housing, goods and services, open space, and multi-model transportation options within close proximity.
- ELAP 6.14 New non-residential development in the Neighborhoods 1 and 8 is encouraged to include uses that serve the needs of visitors and travelers, as well as residents of the area. Development in these neighborhoods should be designed to create a sense of arrival to Lakeland Village.
- ELAP 6.15 New non-residential development in the Neighborhoods 2 through 7 is encouraged to include uses that primarily serve the needs of residents living near the site or elsewhere in the community.
- ELAP 6.16 Neighborhoods are encouraged to include uses that serve the recreational needs of residents and visitors with such activities as hiking, mountain biking, boating, water sports, paragliding, skydiving, and other recreational uses due to the proximity of natural resources.

- ELAP 6.17 Development may include live-work spaces within the MUAs where appropriate.
- ELAP 6.18 New development within Neighborhood should be compatible with adjacent uses.
- ELAP 6.19 New development within Neighborhoods are encouraged to utilize distinctive architecture, edge and entry treatment, landscape, streetscaping, signage and other elements to perpetuate or establish a unique identity of the area.
- ELAP 6.20 Commercial uses, where applicable, should be oriented towards Grand Avenue and away from residential areas located outside of the Neighborhood, as feasible. Residential uses, where feasible and appropriate, should be used as a transitional buffer between the nonresidential and mixed uses within the Neighborhood and the lower density residential uses beyond.
- ELAP 6.21 Multi-story buildings are encouraged within commercial and mixed use areas with transitions down to two- or one-story buildings adjacent to residential neighborhoods, as appropriate.
- ELAP 6.22 Encourage the incorporation of variety of different types of wall textures and colors, architectural elements, landscaping and other features that provide for attractive and inviting facades for public view from surrounding uses and streets.
- ELAP 6.23 Ground floor commercial and facades are encouraged on the first floor of buildings facing the adjoining sidewalks and pedestrian spaces.
- ELAP 6.24 Encourage screening of off-street parking by locating it safely behind or within structures, or otherwise screening it from the public right-of-way, and the design of parking facilities with limited vehicle access points to optimize pedestrian safety, where feasible.
- ELAP 6.25 Street trees, signage, landscaping, street furniture, public art, and other aesthetic elements should be used to enhance the appearance and identity of the Neighborhoods.
- ELAP 6.26 Encourage the use or installation of underground utilities.
- ELAP 6.27 Encourage coordination with local transit authorities to expand transit access along Grand Avenue and provide stops at, or close in proximity to each Neighborhood.
- ELAP 6.28 At least ten percent of the gross area of each Neighborhood should be reserved for common, integrated open space that provides opportunities for passive and active recreation.

Descriptions of LVPA Neighborhoods

Below are descriptions of each of the eight LVPA Neighborhoods, which may include neighborhood-specific policies, which only applies to that neighborhood.

Neighborhood 1

Neighborhood 1 is located and adjacent to the southwest side of Grand Avenue, generally northwest of Magnolia Street and southeast of the City of Lake Elsinore boundary, and consists of approximately 74 acres, as shown on *Exhibit 3A*. This neighborhood is predominately designated Mixed-Use Areas but includes some High Density Residential (HDR) and Very High Density Residential (VHDR) land use designations.

Neighborhood 1 is largely vacant with some existing commercial establishments on the northwestern end, abutting Grand Avenue, and a community center, which may be considered the focal point of this developing neighborhood due to its prominence in the area. Additionally, the neighborhood includes two existing multi-family residential complexes, located adjacent to the community center. There are three existing bus stops along Grand Avenue adjacent or in close proximity to this neighborhood.

This neighborhood presents opportunity for visitor- or commuter-serving commercial establishments, civic and community facilities, and supporting residential components that may provide a live, work, and play space that promotes active transportation, which includes use of transit from one of the nearby bus stops.

Policy

ELAP 6.29 New development within Neighborhood 1 should cluster public, commercial, and residential uses that support this neighborhood’s emerging identity as the civic center in the community.

Neighborhood 2

Neighborhood 2 abuts and is located southwest of Grand Avenue, generally northwest of Adelfa Street and southeast of Evergreen Street, and includes approximately 32 acres, as shown on *Exhibit 3B*. This neighborhood is entirely designated as Mixed-Use Area.

This neighborhood is predominantly vacant with a small existing commercial center and one existing residential home in the center and southeastern portion. Neighborhood 2 includes a vast amount of large, contiguous vacant parcels of land covering most of this neighborhood.

This neighborhood presents an attractive opportunity for new development and would be a great opportunity for a well-balanced vertical or horizontal mix use area, with a diverse blend of commercial and residential uses clustered together. Such uses should include community-serving uses that serve this neighborhood’s residents, as well as the Lakeland Village community, and recreation-serving uses that meet the recreational needs of visitors that come to Lakeland Village to enjoy its natural assets. In order to balance this area, residential uses are encouraged to include higher-density residential development and “Live-Work” units, which reduces the vehicle miles travelled within the community, amongst a wide variety of residential products.

Neighborhood 3

Neighborhood 3 abuts and is located southwest of Grand Avenue, north of Blackwell Boulevard and south of Deeble Entrance Street, and includes 24 acres, as shown on *Exhibit 3B*. The neighborhood is predominantly a Mixed-Use Area land use designation, with a limited area of Commercial Retail (CR) in-between the neighborhood.

Neighborhood 3 is largely vacant, with Riverside County Fire Department Station 11 located along Grand Avenue in between Maiden Lane and Lillian Ave, as well as a residence located adjacent to the fire station. Neighborhood 3 is characterized by multiple large, vacant parcels in the northern portion of the neighborhood, with smaller parcels to the south.

Thus, this neighborhood presents an opportunity for vertical or horizontal mixed use development, particularly on the larger vacant parcels. This neighborhood should foster a diverse mix of commercial and residential uses that can serve the neighborhood as well as the community. In order to balance this area, residential uses are encouraged to include higher-density residential development and “Live-Work” units, which reduces the vehicle miles travelled within the community, amongst a wide variety of residential products.

Neighborhood 4

Neighborhood 4 is located southwest of Grand Avenue, generally north of Vail Street and south of Turner Street, and consists of approximately 23 acres, as shown on *Exhibit 3C*. This neighborhood is entirely designated as Light Industrial.

This neighborhood contains a mix of existing non-residential uses, predominantly industrial establishments with limited commercial facilities. The Neighborhood contains a number of larger lots, as well as many parcels that currently have a limited lot coverage.

This neighborhood presents a unique opportunity to allow for the continuance of existing industrial uses, while a providing long-range goal of converting into a mixed-use area that would mirror Neighborhood 5.

Policy

- ELAP 6.30 Legally existing industrial uses may remain in accordance with Ordinance No. 348 and applicable approved land use permits with no further extensions to the life of the permit. Unpermitted and new industrial uses will need to go through the appropriate land use review process including placing a life on the land use permit for no longer than five (5) years or until the Neighborhood’s General Plan Land Use designation is changed to MUA, whichever comes last, in order to meet the long-range mixed use intent of all LVPA Neighborhoods.

Neighborhood 5

Neighborhood 5 abuts and is located southwest of Grand Avenue, generally north of Ginger Lane and South of Kathryn Way, and includes approximately 13 acres, as shown on *Exhibit 3C*. This Neighborhood is entirely designated a Mixed-Use Area.

This neighborhood is predominantly vacant, with minimal existing residential homes, as well as a limited number of industrial and commercial facilities. Neighborhood 5 includes a large amounts of vacant land, and is dominated by large parcels with minimal existing lot coverage.

This neighborhood presents an opportunity to establish a commercial center in this part of the policy area. The surrounding residences, as well as the industrial uses to the north, present opportunities for supporting uses as well as neighborhood serving uses. The commercial center should include uses that benefit and serve this neighborhood's residents, as well as the overall Lakeland Village community.

Neighborhood 6

Neighborhood 6 abuts and is located southwest of Grand Avenue generally north of Zinck Way and south of Pamela Road, and consists of approximately 16 acres, as shown on *Exhibit 3D*. The neighborhood designated as Mixed-Use Area.

This neighborhood includes a number of existing single-family residential homes, with large parcels in the northern portion of the neighborhood. The neighborhood is generally underdeveloped, with large areas of vacant land, abutting the hillsides to the southwest. The neighborhood is across Grand Avenue from the Lakeland Village Middle School, and surrounded by other residential uses in all directions.

This neighborhood is prime for development and presents great opportunity for a well-balanced vertical or horizontal mix use area, with a diverse blend of commercial and residential uses clustered together. Such uses should include community-serving uses that serve this neighborhood's residents, students and faculty of the adjacent school, as well as the surrounding residential developments.

Neighborhood 7

Neighborhood 7 abuts and is located northeast of Grand Avenue, generally north of Stoneman Street and south of Morrison Plane, and consists of approximately 7 acres, as shown on *Exhibit 3D*. The neighborhood is designated entirely Mixed-Use Area.

This neighborhood is vacant and is made up of four larger parcels. The neighborhood is surrounded by residential development, and is in close proximity to the Lakeland Village Middle School, as well as Neighborhood 6.

This neighborhood presents an opportunity for residential development, potentially with a higher density than the surrounding uses. This neighborhood could also include a blend of commercial and residential uses clustered together that serve this neighborhood's, students and faculty of the adjacent school, as well as the surrounding residential developments.

Neighborhood 8

Neighborhood 8 abuts and is located northeast of Grand Avenue, generally north of Corydon Street and south of Gill Lane, and consists of approximately 19 acres, as shown on *Exhibit 3E*. This neighborhood is predominantly a Mixed-Use Area with a Commercial Retail (CR) area located at the intersection of Corydon Road Grand Avenue.

This neighborhood is predominantly vacant, with existing development generally confined to the southeast corner of the neighborhood. Existing development includes an existing commercial center, as

well as single family residences located in the southwest portion of the site, adjacent to the commercial center, and along Gill Lane. The neighborhood contains a number of larger parcels that are vacant.

This neighborhood is a key local resource for residents who visit the existing commercial use. This neighborhood presents opportunity for visitor- or commuter-serving commercial establishments, and supporting residential components that may provide a live, work, and play space. Some of the community services that would benefit the neighborhood include additional retail, eating establishments, professional offices, dry cleaners, and a beauty salon that would meet the need of various residents in this neighborhood.

DRAFT

Appendix 3
Traffic Impact Analysis

Lakeland Village
Initial Study



Lakeland Village Community Plan (GPA No. 1208)

TRAFFIC IMPACT ANALYSIS

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LIST OF ABBREVIATED TERMS

(1)	Reference
ADT	Average Daily Traffic
CA MUTCD	California Manual on Uniform Traffic Control Devices
Caltrans	California Department of Transportation
CEQA	California Environmental Quality Act
CMP	Congestion Management Program
DIF	Development Impact Fee
E+P	Existing Plus Project
HCM	Highway Capacity Manual
ITE	Institute of Transportation Engineers
LOS	Level of Service
NCHRP	National Cooperative Highway Research Program
PCE	Passenger Car Equivalent
PHF	Peak Hour Factor
Project	Lakeland Village Community Plan (GPA No. 1208)
RivTAM	Riverside County Transportation Analysis Model
RTP	Regional Transportation Plan
SCAG	Southern California Association of Governments
SCS	Sustainable Communities Strategy
SHS	State Highway System
TIA	Traffic Impact Analysis
TIF	Traffic Infrastructure Fee
TUMF	Transportation Uniform Mitigation Fee
WRCOG	Western Riverside Council of Governments

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1 INTRODUCTION

This report presents the results of the traffic impact analysis (TIA) for the proposed Lakeland Village Community Plan (GPA No. 1208) development (“Project”), which is located along Grand Avenue in the County of Riverside as shown on Exhibit 1-1.

The purpose of this TIA is to evaluate the potential circulation system deficiencies that may result from the development of the proposed Project and recommend improvements to achieve acceptable circulation system operational conditions. This TIA has been prepared in accordance with the *County of Riverside Transportation Department Traffic Impact Analysis Preparation Guide* (April 2008), the California Department of Transportation (Caltrans) *Guide for the Preparation of Traffic Impact Studies* (December 2002), and consultation with County of Riverside staff during the scoping process. (1) (2) The approved Project Traffic Study Scoping agreement is provided in Appendix 1.1 of this TIA.

1.1 PROJECT OVERVIEW

The Project is proposed to consist of the land use designations and acreage included in GPA No. 960 and GPA No. 1156, with an additional 829 dwelling units, 7,659 square feet (sf) of commercial retail, 3,795 sf of light industrial use, 7,659 sf of non-residential use, and 1,139 square feet of public facilities. The Project is proposed to have access onto Grand Avenue. Regional access to the Project site will be provided by the SR-74 Highway and the I-15 Freeway.

Trips generated by the Project’s proposed land uses have been estimated based on trip generation rates collected by the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition, 2017. (3) The proposed Project is estimated to generate a net total of 7,594 PCE trip-ends per day with 599 PCE AM peak hour trips and 817 PCE PM peak hour trips. The assumptions and methods used to estimate the Project’s trip generation characteristics are discussed in greater detail in Section 4.1 *Project Trip Generation* of this report.

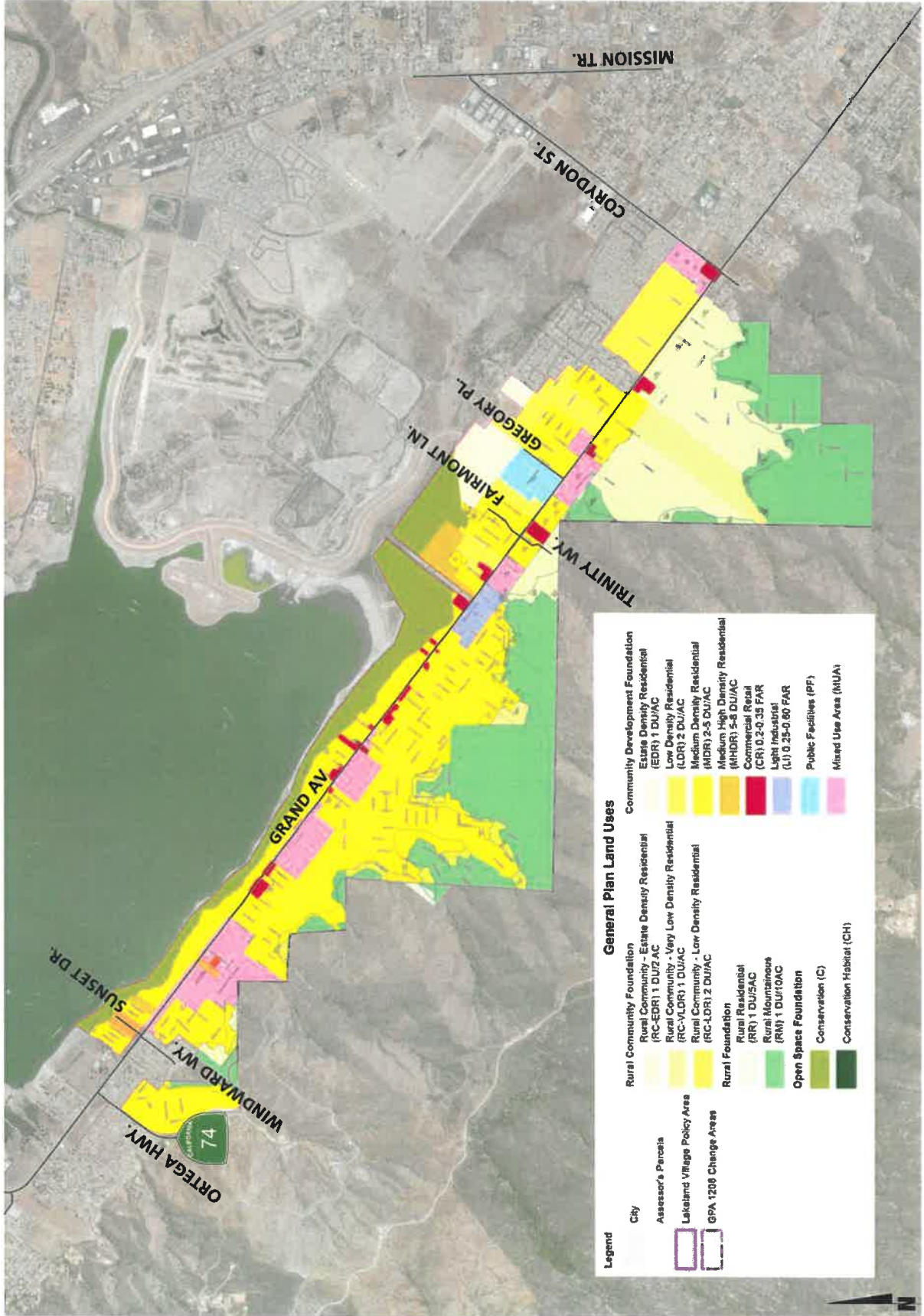
1.2 ANALYSIS SCENARIOS

For the purposes of this traffic study, potential impacts to traffic and circulation have been evaluated for each of the following conditions:

- Existing (2019) Conditions
- Existing plus Project (E+P) Conditions
- Horizon Year (2040) Without Project
- Horizon Year (2040) With Project

All study area intersections will be evaluated using the Highway Capacity Manual (HCM) 6th Edition analysis methodology.

EXHIBIT 1-1: PRELIMINARY LAND USE PLAN



1.2.1 EXISTING CONDITIONS

Existing physical conditions have been disclosed to represent the baseline traffic conditions as they existed at the time this report was prepared.

1.2.2 E+P CONDITIONS

The E+P analysis determines circulation system deficiencies that would occur on the existing roadway system in the scenario of the Project being placed upon Existing conditions.

1.2.3 HORIZON YEAR (2040) CONDITIONS

Traffic projections for Horizon Year with Project conditions were derived from the Riverside County Transportation Analysis Model (RivTAM) using accepted procedures for model forecast refinement and smoothing. The Horizon Year conditions analysis will be utilized to determine if improvements funded through regional transportation mitigation fee programs, such as the Transportation Uniform Mitigation Fee (TUMF), County of Riverside Development Impact Fee (DIF) programs, or other approved funding mechanism (e.g., City of Lake Elsinore TIF, City of Wildomar DIF, etc.) can accommodate the long-range cumulative traffic at the target Level of Service (LOS) identified in the County of Riverside (lead agency) General Plan. (4) Other improvements needed beyond the “funded” improvements (such as localized improvements to non-TUMF, non-TIF, or non-DIF facilities) are identified as such. Each of these regional transportation fee programs are discussed in more detail in Section 7 *Local and Regional Funding Mechanisms*.

1.3 STUDY AREA

1.3.1 INTERSECTIONS

The Project study area was defined in coordination with the County of Riverside. The study area represents key intersections determined through consultation with the County of Riverside staff. Exhibit 1-2 and Table 1-1 presents the study area and intersection analysis locations.

In consultation with County Planning Department staff, the land use plan is envisioned to enhance mixed use area resulting in trips generated to remain local to the area.

To ensure that this TIA satisfies the needs of the County of Riverside, Urban Crossroads, Inc. prepared a Project specific traffic study scoping agreement for review by County staff prior to the preparation of this TIA. The agreement provides an outline of the study area, trip generation, trip distribution, and analysis methodology. The agreement approved by the County of Riverside is included in Appendix 1.1.

TABLE 1-1: INTERSECTION ANALYSIS LOCATIONS

ID	Intersection Location	Jurisdiction
1	Riverside Dr. (SR-74) & Collier Av. (SR-74)	Caltrans, City of Lake Elsinore
2	Riverside Dr. (SR-74) & Lakeshore Dr.	Caltrans, City of Lake Elsinore
3	Riverside Dr. (SR-74) & Lincoln St.	Caltrans, City of Lake Elsinore
4	Riverside Dr. (SR-74) & Grand Av.	Caltrans, City of Lake Elsinore
5	Central St. (SR-74) & I-15 NB Ramps	Caltrans, Riverside County, City of Lake Elsinore
6	Central St. (SR-74) & I-15 SB Ramps	Caltrans, City of Lake Elsinore
7	Central St. (SR-74) & Collier Av. (SR-74)	Caltrans, City of Lake Elsinore
8	Ortega Hwy. (SR-74) & Grand Av.	Caltrans, City of Lake Elsinore
9	Corydon St. & Mission Tr.	City of Lake Elsinore, City of Wildomar
10	Corydon St. & Grand Av.	Riverside County, City of Lake Elsinore, City of Wildomar
11	Central St. & Palomar St.	City of Wildomar
12	Central St. & Grand Av.	City of Wildomar

1.4 ANALYSIS FINDINGS

This section provides a summary of the analysis results for Existing (2019), E+P, and Horizon Year (2040) Without Project and Horizon Year (2040) With Project.

Existing (2019) Conditions

Intersection Operations Analysis

The summary of LOS results for Existing (2019) traffic conditions are presented in Exhibit 1-3. As shown, the following study area intersection is currently operating at an unacceptable LOS during the one or more peak hours:

- Riverside Dr. (SR-74) & Grand Av. (#4) – LOS F AM peak hour; LOS E PM peak hour

Existing Plus Project (E+P) Conditions

Intersection Operations Analysis

As shown on Exhibit 1-3 and consistent with Existing (2019) traffic conditions, there are no additional study area intersections anticipated to operate at unacceptable LOS under E+P traffic conditions.

Mitigation Measures

The following additional improvements are recommended to improve each impacted intersection's LOS back to acceptable LOS, where the Project is recommended to contribute a fair share in order to reduce the cumulative impacts to less than significant levels:

Mitigation Measure 1.1 – Riverside Dr. (SR-74) & Grand Av. (#4)

- Contribute fair share towards installing a traffic signal.

EXHIBIT 1-2: LOCATION MAP

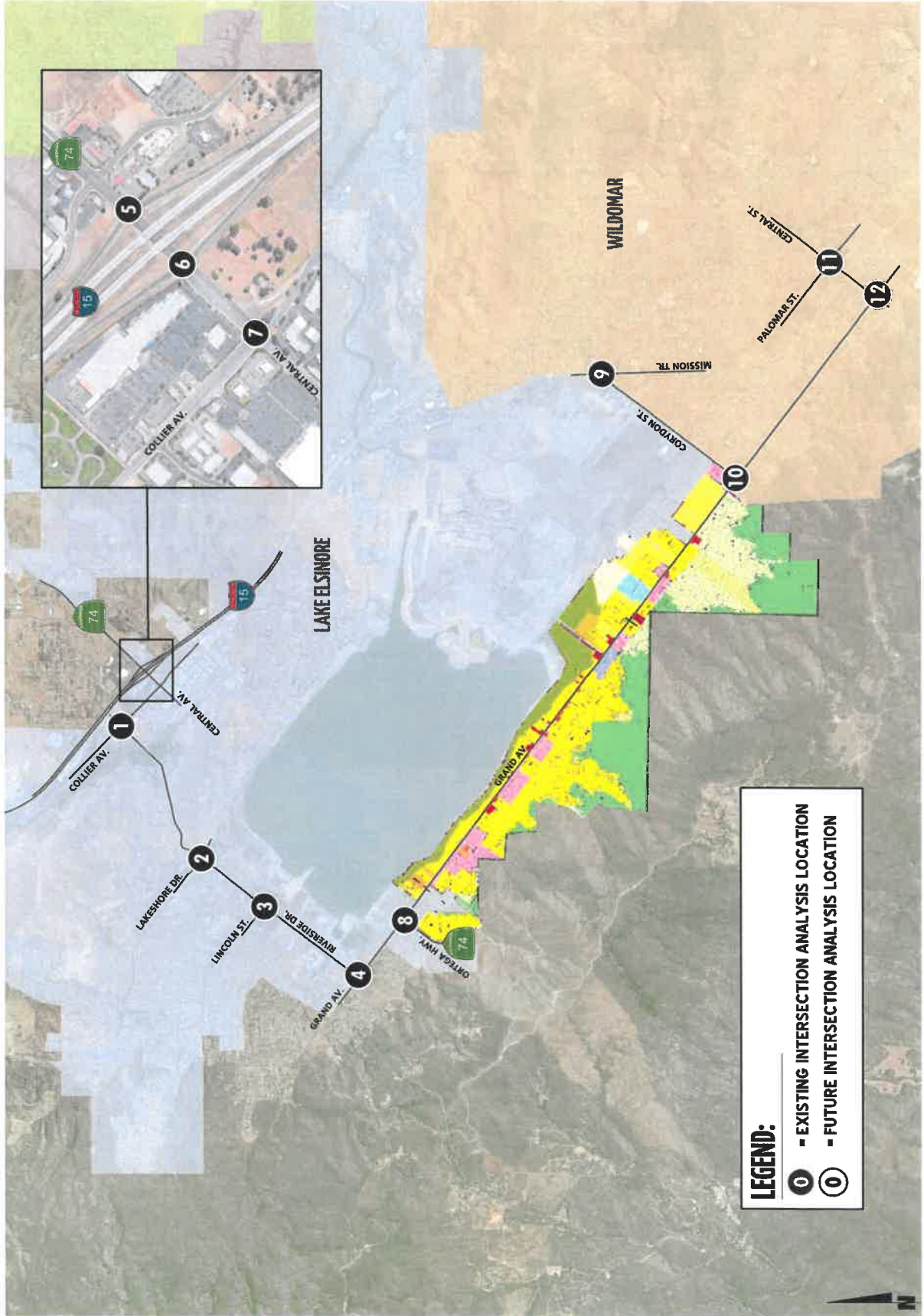


EXHIBIT 1-3: SUMMARY OF DEFICIENT INTERSECTIONS BY ANALYSIS SCENARIO

#	Intersection	Existing (2019)	E+P	Horizon Year (2040) Without Project	Horizon Year (2040) With Project
1	Riverside Dr. (SR-74) & Collier Av. (SR-74)				
2	Riverside Dr. (SR-74) & Lakeshore Dr.				
3	Riverside Dr. (SR-74) & Lincoln St.				
4	Riverside Dr. (SR-74) & Grand Av.				
5	Central St. (SR-74) & I-15 NB Ramps				
6	Central St. (SR-74) & I-15 SB Ramps				
7	Central St. (SR-74) & Collier Av. (SR-74)				
8	Ortega Hwy. (SR-74) & Grand Av.				
9	Corydon St. & Mission Tr.				
10	Corydon St. & Grand Av.				
11	Central St. & Palomar St.				
12	Central St. & Grand Av.				

LEGEND:

- = AM PEAK HOUR
- = PM PEAK HOUR
- = LOS A-D
- = LOS E
- = LOS F

Horizon Year (2040) Conditions

Intersection Operations Analysis

As shown on Exhibit 1-3, there are seven study area intersection that are anticipated to operate at an unacceptable LOS during one or both peak hours for Horizon Year (2040) traffic conditions.

Mitigation Measures

The following additional improvements are recommended to improve each impacted intersection's LOS back to acceptable LOS, where the Project is recommended to contribute a fair share in order to reduce the cumulative impacts to less than significant levels:

Mitigation Measure 2.1 – Riverside Dr. (SR-74) & Collier Av. (SR-74) (#1)

- Contribute fair share towards the addition of a northbound left turn lane, a 2nd northbound through lane, a 2nd southbound through lane, a 2nd westbound left turn lane, and a westbound right turn lane.

Mitigation Measure 3.1 – Riverside Dr. (SR-74) & Lakeshore Dr. (#2)

- Contribute fair share towards modifying the traffic signal to implement overlap phasing on the northbound and southbound right turn lane, and the addition of a 2nd southbound through lane and a 2nd eastbound left turn lane.

Mitigation Measure 4.1 – Riverside Dr. (SR-74) & Lincoln St. (#3)

- Contribute fair share towards the addition of a 2nd northbound through lane, a 2nd southbound through lane, and a southbound right turn lane.

Mitigation Measure 1.2 – Riverside Dr. (SR-74) & Grand Av. (#4)

- Same improvement identified previously by Mitigation Measure 1.1; and
- Contribute fair share towards the addition of a 2nd northbound through lane, a 2nd southbound through lane, and a southbound right turn lane.

Mitigation Measure 5.1 – Central St. (SR-74) & I-15 SB Ramps (#6)

- Contribute fair share towards the addition of a 3rd northbound through lane and a 3rd southbound through lane.

Mitigation Measure 6.1 – Ortega Hwy. (SR-74) & Grand Av. (#8)

- Contribute fair share towards the addition of a 2nd eastbound through lane and a 2nd westbound through lane.

Mitigation Measure 7.1 – Corydon St. & Grand Av. (#10)

- Contribute fair share towards modifying the traffic signal to implement overlap phasing on the southbound right turn lane and the addition of a 2nd eastbound left turn lane.

1.5 CIRCULATION SYSTEM DEFICIENCIES AND RECOMMENDED IMPROVEMENTS

1.5.1 RECOMMENDED IMPROVEMENTS TO ADDRESS DEFICIENCIES AT INTERSECTIONS

A summary of the operationally deficient study area intersections and recommended improvements required to achieve acceptable circulation system performance are described in detail within Section 3 *Existing Conditions*, Section 5 *E+P Traffic Analysis*, and Section 6 *Horizon Year (2040) Traffic Analysis* of this report.

A summary of off-site improvements needed to address intersection operational deficiencies for each analysis scenario is included in Table 1-2 and Exhibit 1-4. These recommended improvements are consistent with or less than the geometrics assumed in the County of Riverside, City of Lake Elsinore, and City of Wildomar General Plan Circulation Elements. For improvements that do not appear to be in the TUMF, TIF, or DIF, a fair share financial contribution based on the Project's fair share impact may be imposed in order to mitigate the Project's share of impacts in lieu of construction. These fees (both to the County of Riverside, TUMF, and as determined, to surrounding agencies as fair-share contributions) are collected as part of a funding mechanism aimed at ensuring that regional highways and arterial expansions keep pace with the projected vehicle trip increases. Additional information related to these various fee programs are contained in Section 7 *Local and Regional Funding Mechanisms* of this report.

Table 1-2

Summary of Improvements by Analysis Scenario

#	Intersection Location	Jurisdiction	E+P	2040 With Project	Improvements in TUMF/TIF/DIF ¹	Fair Share % ²
1	Riverside Dr. (SR-74) & Collier Av. (SR-74)	Caltrans, City of Lake Elsinore	- None	- NB left turn lane - 2nd NB through lane - SB left turn lane - 2nd SB through lane - 2nd WB left turn lane - WB right turn lane	Yes Yes Yes Yes No No	30.85%
2	Riverside Dr. (SR-74) & Lakeshore Dr.	Caltrans, City of Lake Elsinore	- None	- 2nd EB left turn lane - Right turn overlap for the north and south legs	No No	21.75%
3	Riverside Dr. (SR-74) & Lincoln St.	Caltrans, City of Lake Elsinore	- None	- 2nd NB through lane - 2nd SB through lane - SB right turn lane	Yes Yes Yes	40.09%
4	Riverside Dr. (SR-74) & Grand Av.	Caltrans, City of Lake Elsinore	- Install a traffic signal	- Same - 2nd NB through lane - 2nd SB through lane - SB right turn lane	Yes Yes Yes Yes	45.97%
6	Central St. (SR-74) & I-15 SB Ramps	Caltrans, City of Lake Elsinore	- None	- 3rd NB through lane - 3rd SB through lane	Yes Yes	18.40%
8	Ortega Hwy. (SR-74) & Grand Av.	Caltrans, City of Lake Elsinore	- None	- 2nd EB through lane - 2nd WB through lane	Yes Yes	40.66%
10	Corydon St. & Grand Av.	Riverside County, City of Lake Elsinore, City of Wildomar	- None	- 2nd EB left turn lane - Right turn overlap for the north leg	No No	23.44%

¹ Improvements included in WRCOG TUMF, County DIF, City of Lake Elsinore TIF, or City of Wildomar DIF.

² Program improvements constructed by the Project may be eligible for fee credit, at discretion of County. See Table 7-1 for Fair Share Calculations.

EXHIBIT 1-4 (1of2): SUMMARY OF INTERSECTION LANE CONFIGURATION BY ANALYSIS SCENARIO

	1	2	3	4	5	6
	Riverside Dr. (SR-74) & Collier Av. (SR74)	Riverside Dr. (SR-74) & Lakeshore Dr.	Riverside Dr. (SR-74) & Lincoln St.	Riverside Dr. (SR-74) & Grand Av.	Central St. (SR-74) & I-15 NB Ramps	Central St. (SR-74) & I-15 SB Ramps
Existing						
E+P With Improvements	No Improvement Required	No Improvement Required	No Improvement Required	No Improvement Required	No Improvement Required	No Improvement Required
Horizon Year (2040) With Improvements						

LEGEND:

- TRAFFIC SIGNAL
- NEW TRAFFIC SIGNAL
- EXISTING LANE
- LANE IMPROVEMENT
- DEFACTO RIGHT TURN
- RIGHT TURN OVERLAP EXISTING
- RIGHT TURN OVERLAP IMPROVEMENT



EXHIBIT 1-4 (20F2): SUMMARY OF INTERSECTION LANE CONFIGURATION BY ANALYSIS SCENARIO

	7	8	9	10	11	12
	Central St. (SR-74) & Collier Av. (SR74)	Ortega Hwy. (SR-74) & Grand Av.	Corydon St. & Mission Tr.	Corydon St. & Grand Av.	Central St. & Palomar St.	Central St. & Grand Av.
Existing						
E+P With Improvements	No Improvement Required	No Improvement Required	No Improvement Required	No Improvement Required	No Improvement Required	No Improvement Required
Horizon Year (2040) With Improvements	No Improvement Required	No Improvement Required	No Improvement Required	No Improvement Required	No Improvement Required	No Improvement Required

Existing

E+P With Improvements

Horizon Year (2040) With Improvements

LEGEND:

- TRAFFIC SIGNAL
- EXISTING LANE
- LANE IMPROVEMENT
- RIGHT TURN OVERLAP EXISTING
- RIGHT TURN OVERLAP IMPROVEMENT



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2 METHODOLOGIES

This section documents the methodologies and assumptions used to perform this traffic assessment.

2.1 LEVEL OF SERVICE

Traffic operations of roadway facilities are described using the term "Level of Service" (LOS). LOS is a qualitative description of traffic flow based on several factors such as speed, travel time, delay, and freedom to maneuver. Six levels are typically defined ranging from LOS A, representing completely free-flow conditions, to LOS F, representing breakdown in flow resulting in stop-and-go conditions. LOS E represents operations at or near capacity, an unstable level where vehicles are operating with the minimum spacing for maintaining uniform flow.

2.2 INTERSECTION CAPACITY ANALYSIS

The definitions of LOS for interrupted traffic flow (flow restrained by the existence of traffic signals and other traffic control devices) differ slightly depending on the type of traffic control. The LOS is typically dependent on the quality of traffic flow at the intersections along a roadway. The Highway Capacity Manual (HCM) methodology expresses the LOS at an intersection in terms of delay time for the various intersection approaches. (7) The HCM uses different procedures depending on the type of intersection control.

2.2.1 SIGNALIZED INTERSECTIONS

County of Riverside, City of Lake Elsinore, and City of Wildomar

The County of Riverside, City of Lake Elsinore, and City of Wildomar require signalized intersection operations analysis based on the methodology described in the HCM 6th Edition. (7) Intersection LOS operations are based on an intersection's average control delay. Control delay includes initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. For signalized intersections LOS is directly related to the average control delay per vehicle and is correlated to a LOS designation as described in Table 2-1.

California Department of Transportation (Caltrans)

Per the Caltrans Guide for the Preparation of Traffic Impact Studies, the traffic modeling and signal timing optimization software package Synchro (Version 10) has been utilized to analyze signalized intersections under Caltrans' jurisdiction, which include interchange to arterial ramps (i.e. I-15 Freeway ramps at Central Avenue). (2) Synchro is a macroscopic traffic software program that is based on the signalized intersection capacity analysis as specified in the HCM. Macroscopic level models represent traffic in terms of aggregate measures for each movement at the study intersections.

TABLE 2-1: SIGNALIZED INTERSECTION DESCRIPTION OF LOS

Description	Average Control Delay (Seconds), V/C ≤ 1.0	Level of Service, V/C ≤ 1.0	Level of Service, V/C > 1.0
Operations with very low delay occurring with favorable progression and/or short cycle length.	0 to 10.00	A	F
Operations with low delay occurring with good progression and/or short cycle lengths.	10.01 to 20.00	B	F
Operations with average delays resulting from fair progression and/or longer cycle lengths. Individual cycle failures begin to appear.	20.01 to 35.00	C	F
Operations with longer delays due to a combination of unfavorable progression, long cycle lengths, or high V/C ratios. Many vehicles stop and individual cycle failures are noticeable.	35.01 to 55.00	D	F
Operations with high delay values indicating poor progression, long cycle lengths, and high V/C ratios. Individual cycle failures are frequent occurrences. This is considered to be the limit of acceptable delay.	55.01 to 80.00	E	F
Operation with delays unacceptable to most drivers occurring due to over saturation, poor progression, or very long cycle lengths	80.01 and up	F	F

Source: HCM 6th Edition

Equations are used to determine measures of effectiveness such as delay and queue length. The level of service and capacity analysis performed by Synchro takes into consideration optimization and coordination of signalized intersections within a network. Signal timing for the freeway arterial-to-ramp intersections have been obtained from Caltrans District 8 and were utilized for the purposes of this analysis. All signalized study area intersections with the County of Riverside, City of Lake Elsinore, and City of Wildomar have also utilized the Synchro software.

The peak hour traffic volumes have been adjusted using a peak hour factor (PHF) to reflect peak 15 minute volumes. Common practice for LOS analysis is to use a peak 15-minute rate of flow. However, flow rates are typically expressed in vehicles per hour. The PHF is the relationship between the peak 15-minute flow rate and the full hourly volume (e.g. $PHF = [Hourly Volume] / [4 \times Peak\ 15\text{-minute\ Flow\ Rate}]$). The use of a 15-minute PHF produces a more detailed analysis as compared to analyzing vehicles per hour. Existing PHFs have been used for all analysis scenarios. Per Chapter 4 of the HCM 6th Edition, PHF values over 0.95 often are indicative of high traffic volumes with capacity constraints on peak hour flows while lower PHF values are indicative of greater variability of flow during the peak hour. (7)

2.2.2 UNSIGNALIZED INTERSECTIONS

The County of Riverside, City of Lake Elsinore, and City of Wildomar require the operations of unsignalized intersections be evaluated using the methodology described in the HCM 6th Edition. (7) The LOS rating is based on the weighted average control delay expressed in seconds per vehicle (see Table 2-2).

TABLE 2-2: UNSIGNALIZED INTERSECTION DESCRIPTION OF LOS

Description	Average Control Delay Per Vehicle (Seconds)	Level of Service, V/C ≤ 1.0	Level of Service, V/C > 1.0
Little or no delays.	0 to 10.00	A	F
Short traffic delays.	10.01 to 15.00	B	F
Average traffic delays.	15.01 to 25.00	C	F
Long traffic delays.	25.01 to 35.00	D	F
Very long traffic delays.	35.01 to 50.00	E	F
Extreme traffic delays with intersection capacity exceeded.	> 50.00	F	F

Source: HCM 6th Edition

At two-way or side-street stop-controlled intersections, LOS is calculated for each controlled movement and for the left turn movement from the major street, as well as for the intersection as a whole. For approaches composed of a single lane, the delay is computed as the average of all movements in that lane. For all-way stop controlled intersections, LOS is computed for the intersection as a whole.

2.4 TRAFFIC SIGNAL WARRANT ANALYSIS METHODOLOGY

The term "signal warrants" refers to the list of established criteria used by the California Department of Transportation (Caltrans) and other public agencies to quantitatively justify or ascertain the potential need for installation of a traffic signal at an otherwise unsignalized intersection. This TIA uses the signal warrant criteria presented in the latest edition of the Caltrans California Manual on Uniform Traffic Control Devices (CA MUTCD). (8)

The signal warrant criteria for Existing study area intersections are based upon several factors, including volume of vehicular and pedestrian traffic, frequency of accidents, and location of school areas. The CA MUTCD indicates that the installation of a traffic signal should be considered if one or more of the signal warrants are met. (8) Specifically, this TIA utilizes the Peak Hour Volume-based Warrant 3 as the appropriate representative traffic signal warrant analysis for existing traffic conditions. Warrant 3 is appropriate to use for this TIA because it provides specialized warrant criteria for intersections with rural characteristics (e.g. located in communities with populations of less than 10,000 persons or with adjacent major streets operating above 40 miles per hour). For the purposes of this study, the speed limit was the basis for determining whether Urban or Rural warrants were used for a given intersection.

Future unsignalized intersections, that currently do not exist, have been assessed regarding the potential need for new traffic signals based on future average daily traffic (ADT) volumes, using the Caltrans planning level ADT-based signal warrant analysis worksheets.

Traffic signal warrant analyses were performed for all unsignalized study area intersections as shown on Table 2-3:

TABLE 2-3: UNSIGNALIZED INTERSECTION LOCATIONS

ID	Intersection Location
4	Riverside Dr. (SR-74) & Grand Av.

The Existing conditions traffic signal warrant analysis is presented in the subsequent section, Section 3 *Existing Conditions* of this report. The traffic signal warrant analysis for future conditions is presented in Section 5 *E+P Traffic Analysis* and Section 6 *Horizon Year (2040) Traffic Analysis* of this report.

It is important to note that a signal warrant defines the minimum condition under which the installation of a traffic signal might be warranted. Meeting this condition does not require that a traffic control signal be installed at a particular location, but rather, that other traffic factors and conditions be evaluated in order to determine whether the signal is truly justified. It should also be noted that signal warrants do not necessarily correlate with LOS. An intersection may satisfy a signal warrant condition and operate at or above acceptable LOS or operate below acceptable LOS and not meet a signal warrant.

2.5 MINIMUM LEVEL OF SERVICE (LOS)

The definition of an intersection deficiency has been obtained from each of the applicable surrounding jurisdictions.

2.5.1 COUNTY OF RIVERSIDE, CITY OF LAKE ELSINORE, AND CITY OF WILDOMAR

Riverside County General Plan Policy C 2.1 states that the County will maintain the following County-wide target LOS:

The following minimum target levels of service have been designated for the review of development proposals in the unincorporated areas of Riverside County with respect to transportation impacts on roadways designated in the Riverside County Circulation Plan which are currently County maintained, or are intended to be accepted into the County maintained roadway system:

- *LOS C shall apply to all development proposals in any area of the Riverside County not located within the boundaries of an Area Plan, as well as those areas located within the following Area Plans: REMAP, Eastern Coachella Valley, Desert Center, Palo Verde Valley, and those non-Community Development areas of the Elsinore, Lake Mathews/Woodcrest, Mead Valley and Temescal Canyon Area Plans.*
- *LOS 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.

- *LOS E may be allowed by the Board of Supervisors within designated areas where transit-oriented development and walkable communities are proposed.*

Notwithstanding the forgoing minimum LOS targets, the Board of Supervisors may, on occasion by virtue of their discretionary powers, approve a project that fails to meet these LOS targets in order to balance congestion management considerations in relation to benefits, environmental impacts and costs, provided an Environmental Impact Report, or equivalent, has been completed to fully evaluate the impacts of such approval. Any such approval must incorporate all feasible mitigation measures, make specific findings to support the decision, and adopt a statement of overriding considerations.

For the purposes of this analysis, LOS D has been assumed at all of the study area intersections.

2.5.2 CALTRANS

Caltrans endeavors to maintain a target LOS at the transition between LOS C and LOS D on SHS facilities, however, Caltrans acknowledges that this may not always be feasible and recommends that the lead agency consult with Caltrans to determine the appropriate target LOS. Consistent with the County of Riverside minimum LOS of LOS D, LOS D will be used as the target LOS for both arterial-to-freeway ramps.

2.6 DEFICIENCY CRITERIA

This section outlines the methodology used in this analysis related to identifying circulation system deficiencies.

2.6.1 INTERSECTIONS

County of Riverside, City of Lake Elsinore, and City of Wildomar

To determine whether the addition of project traffic at a study intersection would result in a deficiency, the following will be utilized:

- A deficiency occurs at study area intersections if the pre-Project condition is at or better than LOS D (i.e., acceptable LOS), and the addition of project trips causes the peak hour LOS of the study area intersection to operate at unacceptable LOS (i.e., LOS E or F).
- Per the County of Riverside traffic study guidelines, for intersections currently operating at unacceptable LOS (LOS E or F), a deficiency would occur if the Project contributes 50 or more peak hour trips to pre-project traffic conditions.

2.6.2 CALTRANS FACILITIES

To determine whether the addition of project traffic to the SHS freeway segments would result in a deficiency, the following will be utilized:

- The traffic study finds that the LOS of a segment will degrade from D or better to E or F.

- The traffic study finds that the project will exacerbate an already deficient condition (i.e., contributing 50 or more peak hour trips). A segment that is operating at or near capacity is deemed to be deficient.

2.7 PROJECT FAIR SHARE CALCULATION METHODOLOGY

In cases where this TIA identifies that the Project would contribute additional traffic volumes to cumulative traffic deficiencies, Project fair share costs of improvements necessary to address deficiencies have been identified. The Project's fair share cost of improvements is determined based on the following equation, which is the ratio of Project traffic to new traffic, and new traffic is total future traffic less existing baseline traffic:

$$\text{Project Fair Share \%} = \text{Project Traffic} / (\text{2040 With Project Total Traffic} - \text{Existing Traffic})$$

The Project fair share contribution calculations are presented in Section 7 *Local and Regional Funding Mechanisms* of this TIA.

3 EXISTING CONDITIONS

This section provides a summary of the existing circulation network, the County of Riverside General Plan Circulation Network, the City of Lake Elsinore General Plan Circulation Network, City of Wildomar General Plan Circulation Network, and a review of existing peak hour intersection operations, and traffic signal warrant analyses.

3.1 EXISTING CIRCULATION NETWORK

Pursuant to the agreement with County of Riverside staff (Appendix 1.1), the study area includes a total of 12 existing intersections as shown previously on Exhibit 1-2. Exhibit 3-1 illustrates the study area intersections located near the proposed Project and identifies the number of through traffic lanes for existing roadways and intersection traffic controls.

3.2 GENERAL PLAN CIRCULATION ELEMENT

3.2.1 COUNTY OF RIVERSIDE

Exhibit 3-2 shows the adopted County of Riverside General Plan Circulation Element, and Exhibit 3-3 illustrates the adopted County of Riverside General Plan roadway cross-sections.

3.2.2 CITY OF LAKE ELSINORE

Exhibit 3-4 shows the City of Lake Elsinore General Plan Circulation Element, and Exhibit 3-5 illustrates the City of Lake Elsinore General Plan roadway cross-sections.

3.2.3 CITY OF WILDOMAR

Exhibit 3-6 shows the City of Wildomar General Plan Circulation Element, and Exhibit 3-7 illustrates the City of Wildomar General Plan roadway cross-sections.

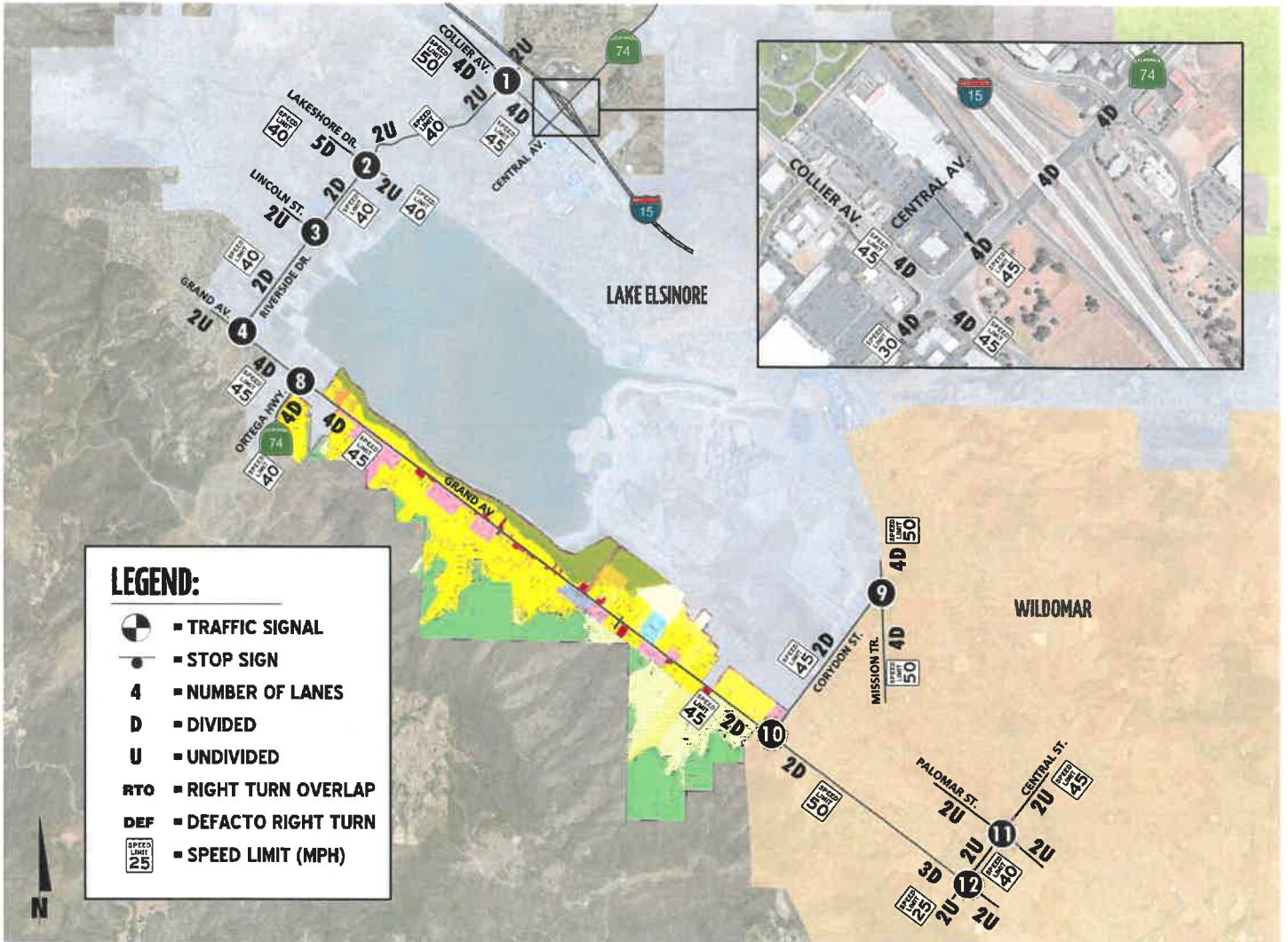
3.3 EXISTING TRAFFIC COUNTS

The intersection LOS analysis is based on the traffic volumes observed during the peak hour conditions using traffic count data collected in April 2019. The following peak hours were selected for analysis:

- Weekday AM Peak Hour (peak hour between 7:00 AM and 9:00 AM)
- Weekday PM Peak Hour (peak hour between 4:00 PM and 6:00 PM)

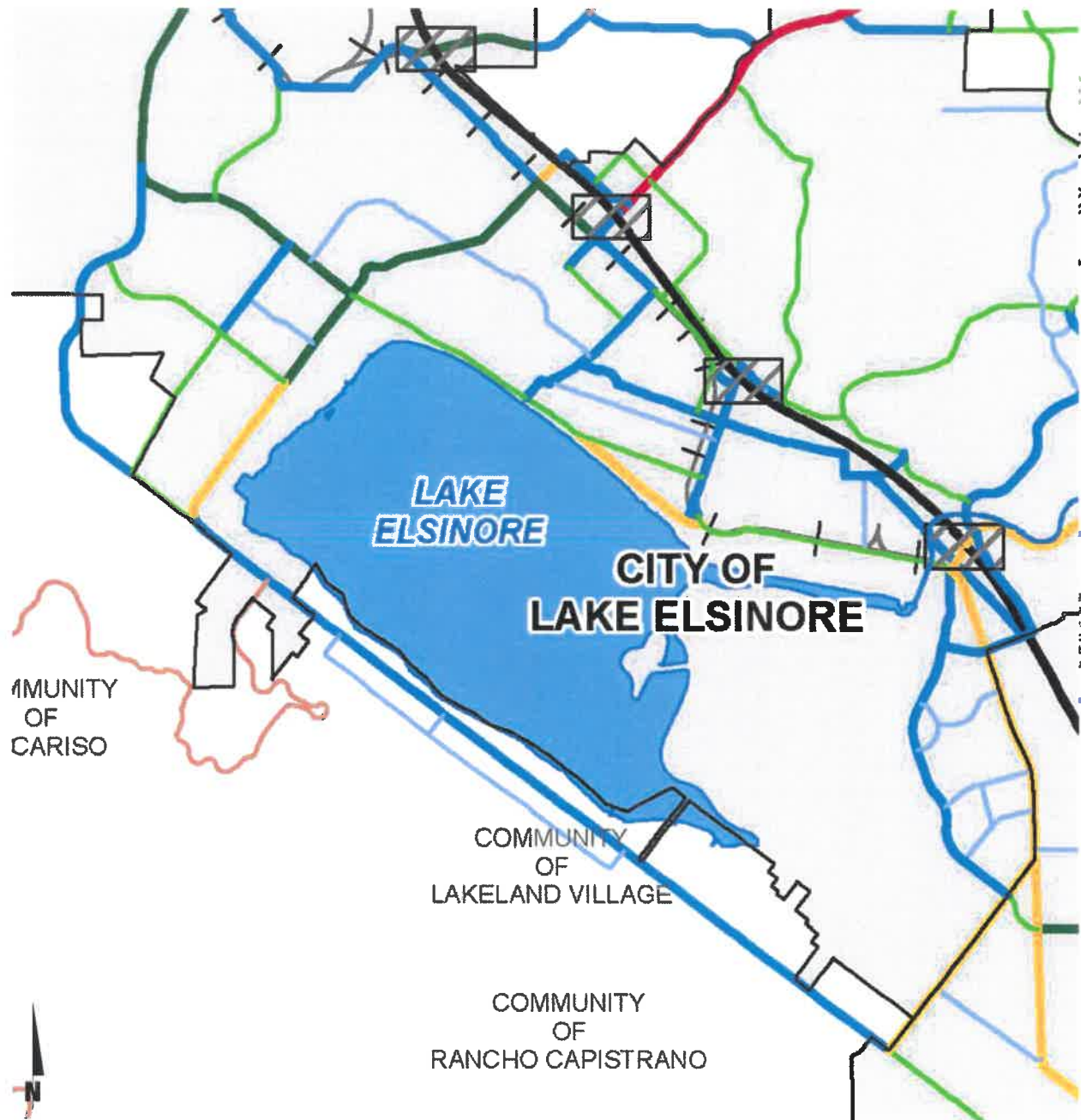
The weekday AM and weekday PM peak hour count data is representative of typical weekday peak hour traffic conditions in the study area. There were no observations made in the field that would indicate atypical traffic conditions on the count dates, such as construction activity or detour routes and near-by schools were in session and operating on normal schedules. The raw manual peak hour turning movement traffic count data sheets are included in Appendix 3.1.

EXHIBIT 3-1: EXISTING NUMBER OF THROUGH LANES AND INTERSECTION CONTROLS



<p>1 Riverside Dr. (SR-74) & Collier Av. (SR74)</p>	<p>2 Riverside Dr. (SR-74) & Lakeshore Dr.</p>	<p>3 Riverside Dr. (SR-74) & Lincoln St.</p>	<p>4 Riverside Dr. (SR-74) & Grand Av.</p>	<p>5 Central St. (SR-74) & I-15 NB Ramps</p>	<p>6 Central St. (SR-74) & I-15 SB Ramps</p>
<p>7 Central St. (SR-74) & Collier Av. (SR74)</p>	<p>8 Ortega Hwy. (SR-74) & Grand Av.</p>	<p>9 Corydon St. & Mission Tr.</p>	<p>10 Corydon St. & Grand Av.</p>	<p>11 Central St. & Palomar St.</p>	<p>12 Central St. & Grand Av.</p>

EXHIBIT 3-2: COUNTY OF RIVERSIDE GENERAL PLAN CIRCULATION ELEMENT

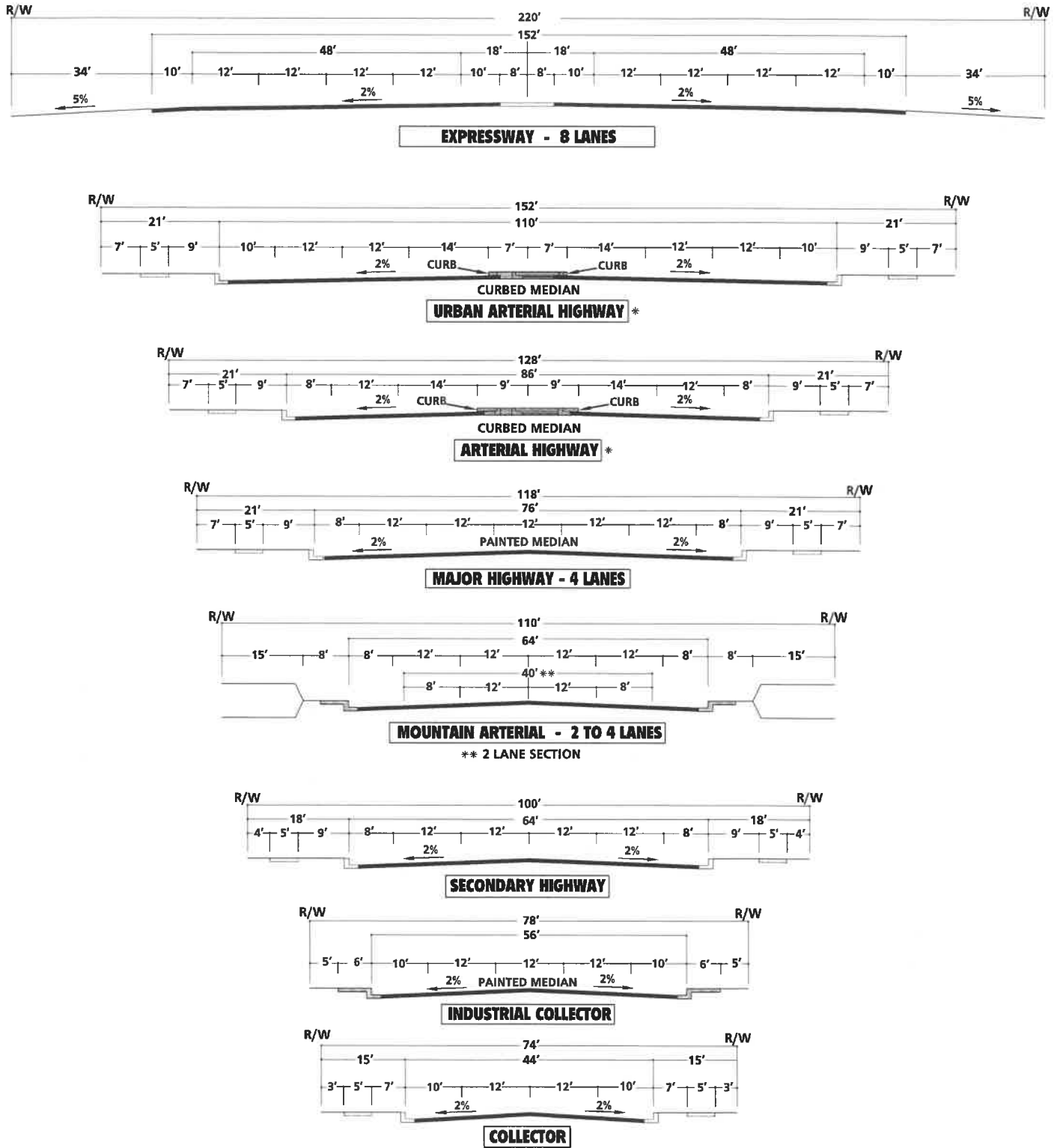


LEGEND:

- | | | |
|------------------------------|-------------------------|------------------------------|
| Freeway | Cajalco Romona Corridor | Highways |
| Expressway (220' ROW) | Existing Interchange | Area Plan Boundary |
| Urban Arterial (152' ROW) | Proposed Interchange | March Joint Powers Authority |
| Arterial (128' ROW) | Rail | City Boundary |
| Major (118' ROW) | | Waterbodies |
| Mountain Arterial (110' ROW) | | |
| Secondary (100' ROW) | | |
| Collector (74' ROW) | | |

Data Source: Riverside County Transportation

EXHIBIT 3-3: COUNTY OF RIVERSIDE GENERAL PLAN ROADWAY CROSS-SECTIONS

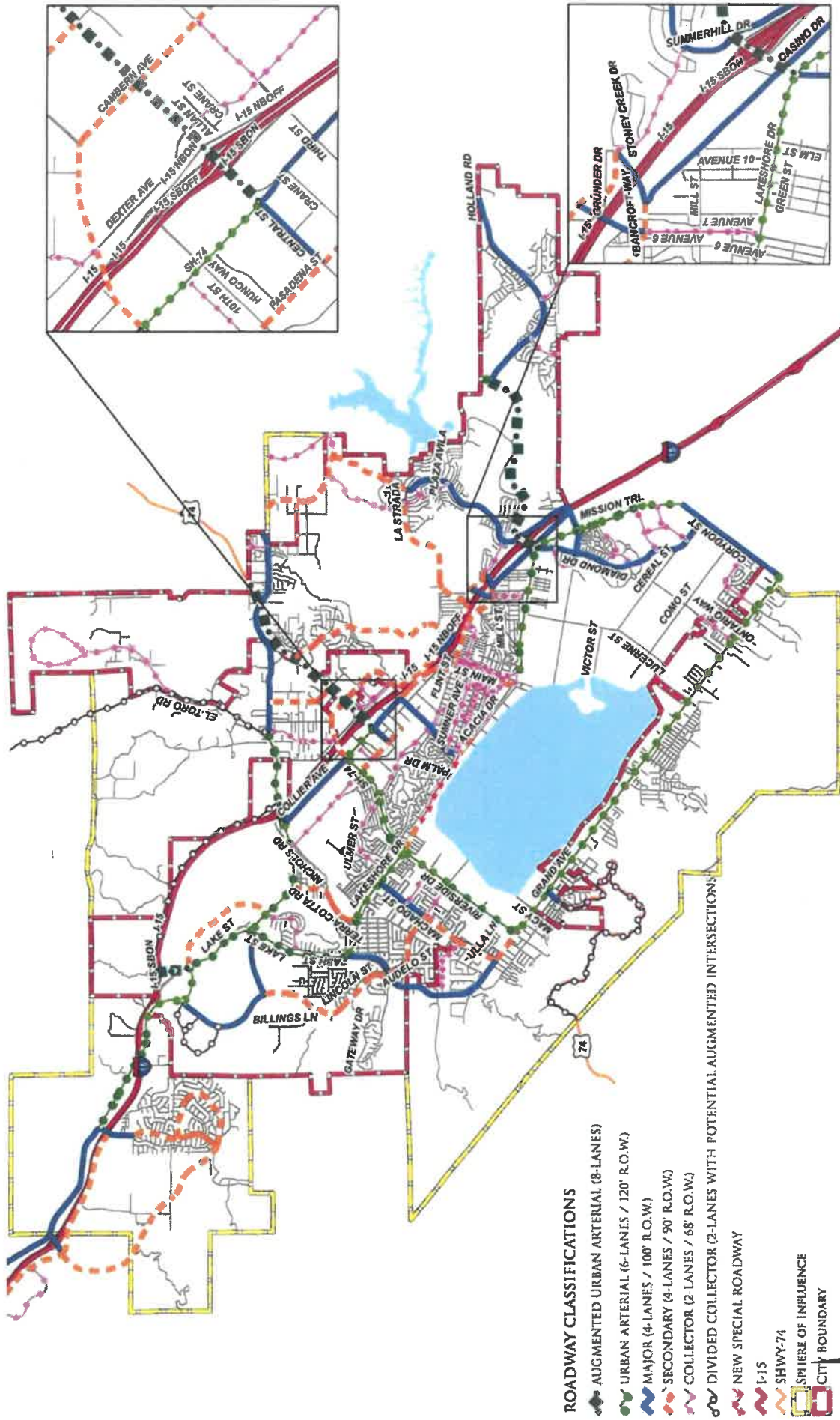


* IMPROVEMENTS MAY BE RECONFIGURED TO ACCOMMODATE EXCLUSIVE TRANSIT LANES OR ALTERNATIVE LANE ARRANGEMENTS ADDITIONAL RIGHT OF WAY MAY BE REQUIRED AT INTERSECTIONS TO ACCOMMODATE ULTIMATE IMPROVEMENTS FOR STATE HIGHWAYS SHALL CONFORM TO CALTRANS DESIGN STANDARDS.

NOT TO SCALE

SOURCE: COUNTY OF RIVERSIDE

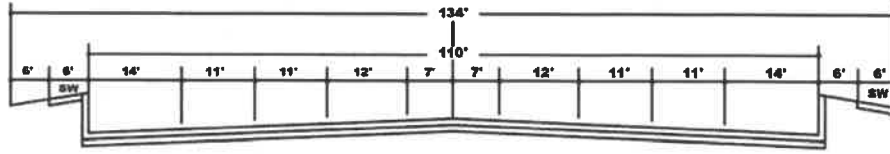
EXHIBIT 3-4: CITY OF LAKE ELSINORE GENERAL PLAN CIRCULATION ELEMENT



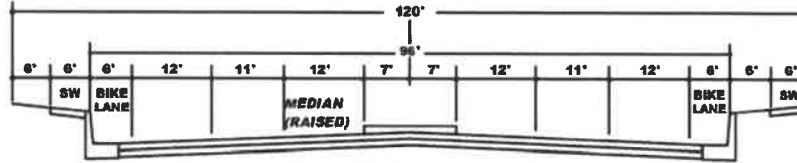
SOURCE: CITY OF LAKE ELSINORE GENERAL PLAN (ADOPTED 12-13-2011)



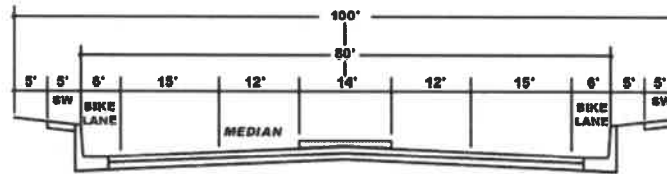
EXHIBIT 3-5: CITY OF LAKE ELSINORE GENERAL PLAN ROADWAY CROSS-SECTIONS



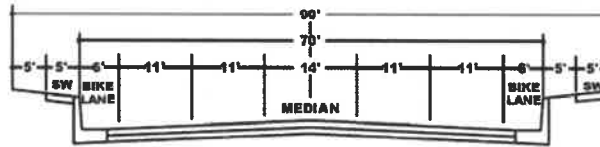
AUGMENTED URBAN ARTERIAL - STATE HIGHWAY
(6-LANE)



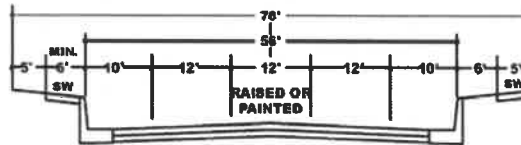
URBAN ARTERIAL HIGHWAY
(6-LANE)



MAJOR HIGHWAY
(4-LANE)

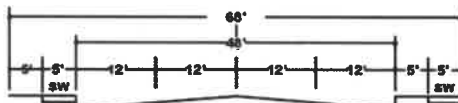


SECONDARY HIGHWAY
(4-LANE)

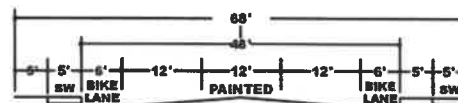


DIVIDED COLLECTOR
(2-LANE)

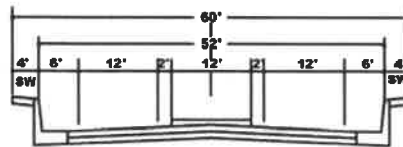
BIKES USE SHOULDER



COLLECTOR HIGHWAY
(4-LANE)



COLLECTOR HIGHWAY
(2-LANE)



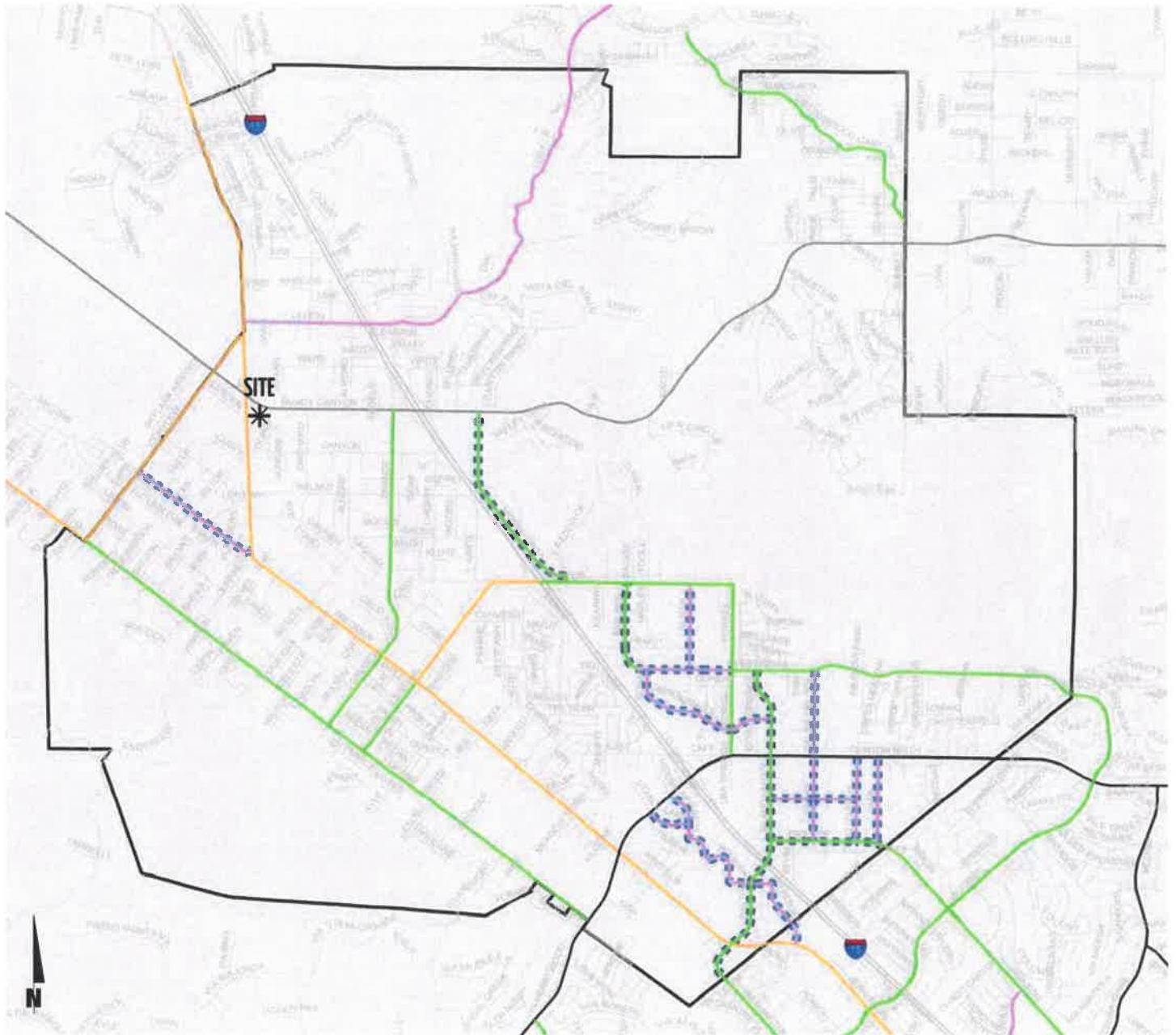
NEW SPECIAL ROADWAY
(2-LANE)
(PROPOSED FOR LAKESHORE DRIVE IN THE COUNTRY CLUB HEIGHT DISTRICT)

SHOULDER/BIKE LANE

* BIKE LANES ARE NOT MANDATORY UNLESS SHOWN ON THE BIKEWAY CIRCULATION ELEMENT PLAN
PRECISE SIDEWALK LOCATION SUBJECT TO CITY ENGINEER APPROVAL
NOTE: CHECK THE DISTRICT PLAN OF YOUR AREA FOR ANY REQUIRED SPECIAL ROADWAY CROSS-SECTION,
ESPECIALLY THE LAKE EDGE AND COUNTRY CLUB HEIGHTS DISTRICT PLANS.
STRIPPING OF COLLECTOR HIGHWAY AS DIRECTED BY CITY ENGINEER.

SOURCE: CITY OF LAKE ELSINORE GENERAL PLAN (ADOPTED 12-13-2011)

EXHIBIT 3-6: CITY OF WILDOMAR GENERAL PLAN CIRCULATION AND INFRASTRUCTURE ELEMENT

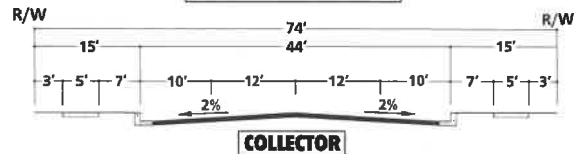
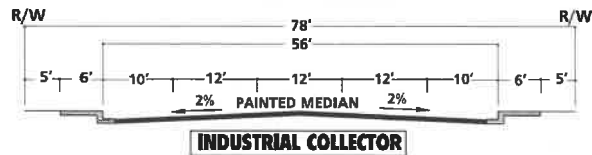
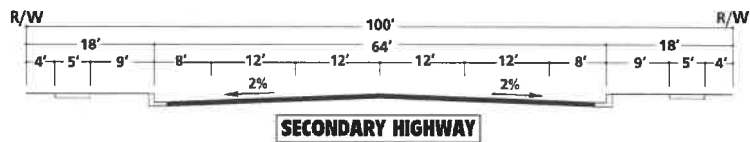
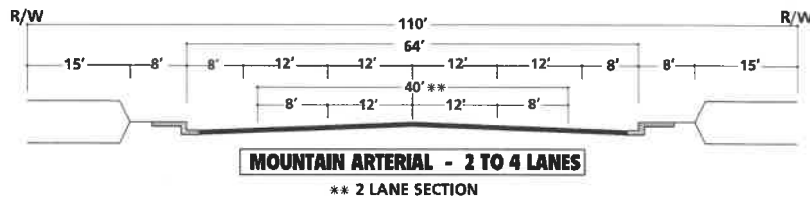
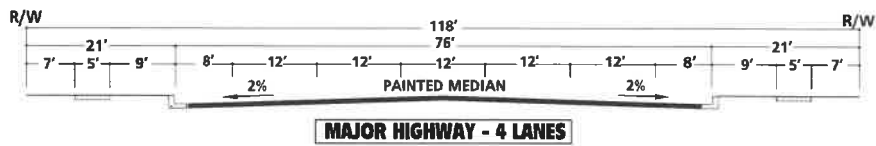
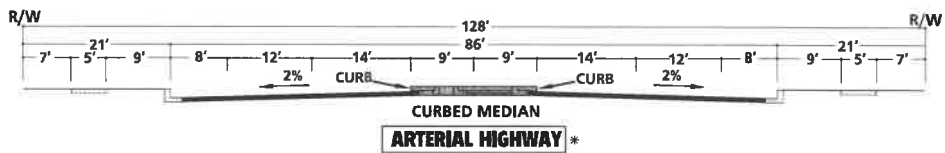
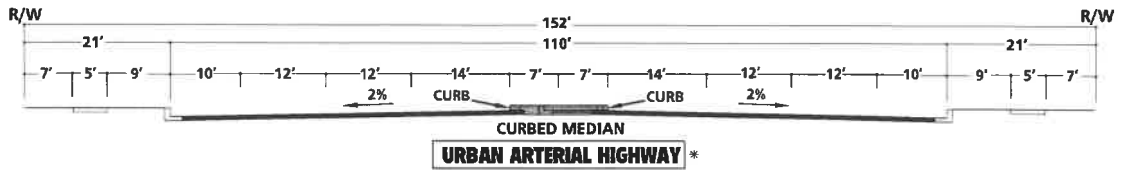
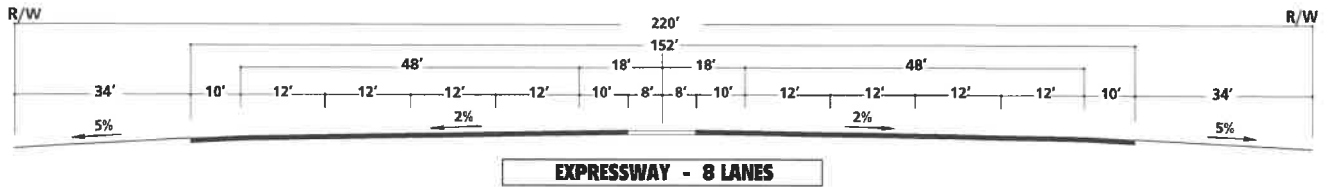


LEGEND:

-  URBAN ARTERIAL
-  ARTERIAL
-  MAJOR
-  SECONDARY
-  COLLECTOR
-  WILDOMAR CITY BOUNDARIES

NOTE: CITY OF WILDOMAR DRAFT GENERAL PLAN UPDATE
JANUARY 2015

EXHIBIT 3-7: CITY OF WILDOMAR GENERAL PLAN ROADWAY CROSS-SECTIONS



* IMPROVEMENTS MAY BE RECONFIGURED TO ACCOMMODATE EXCLUSIVE TRANSIT LANES OR ALTERNATIVE LANE ARRANGEMENTS. ADDITIONAL RIGHT OF WAY MAY BE REQUIRED AT INTERSECTIONS TO ACCOMMODATE ULTIMATE IMPROVEMENTS FOR STATE HIGHWAYS. SHALL CONFORM TO CALTRANS DESIGN STANDARDS.

NOTE: THE CITY OF WILDOMAR HAS ADOPTED THE COUNTY OF RIVERSIDE'S GENERAL PLAN AND STANDARDS

These raw turning volumes have been flow conserved between intersections with limited access, no access and where there are currently no uses generating traffic (e.g., between ramp-to-arterial intersections, etc.). The traffic counts collected in April 2019 include the vehicle classifications as shown below:

- Passenger Cars
- 2-Axle Trucks
- 3-Axle Trucks
- 4 or More Axle Trucks

To represent the impact large trucks, buses and recreational vehicles have on traffic flow; all trucks were converted into PCEs. By their size alone, these vehicles occupy the same space as two or more passenger cars. In addition, the time it takes for them to accelerate and slow-down is also much longer than for passenger cars, and varies depending on the type of vehicle and number of axles. For the purpose of this analysis, a PCE factor of 1.5 has been applied to 2-axle trucks, 2.0 for 3-axle trucks and 3.0 for 4+-axle trucks to estimate each turning movement. These factors are consistent with the values recommended for use in the San Bernardino County CMP and are in excess of the factor recommended for use in the County of Riverside traffic study guidelines. (9) Although the County of Riverside has a recommended PCE factor of 2.0, the San Bernardino County CMP PCE factors have been utilized in an effort to conduct a more conservative analysis.

Existing weekday ADT volumes on arterial highways throughout the study area are shown on Exhibit 3-8. Existing ADT volumes are based upon factored intersection peak hour counts collected by Urban Crossroads, Inc. using the following formula for each intersection leg:

$$\text{Weekday PM Peak Hour (Approach Volume + Exit Volume)} \times 11.1524 = \text{Leg Volume}$$

A comparison of the PM peak hour and daily traffic volumes of various roadway segments within the study area indicated that the peak-to-daily relationship is approximately 8.97 percent. As such, the above equation utilizing a factor of 11.1524 estimates the ADT volumes on the study area roadway segments assuming a peak-to-daily relationship of approximately 8.97 percent (i.e., $1/0.0897 = 11.1524$) and was assumed to sufficiently estimate average daily traffic (ADT) volumes for planning-level analyses. Existing weekday AM and weekday PM peak hour intersection volumes (in PCE) are also shown on Exhibit 3-8.

3.4 EXISTING CONDITIONS INTERSECTION OPERATIONS ANALYSIS

Existing peak hour traffic operations have been evaluated for the study area intersections based on the analysis methodologies presented in Section 2.2 *Intersection Capacity Analysis* of this report. The intersection operations analysis results are summarized in Table 3-1 which indicates that the following study area intersection is currently operating at an unacceptable LOS during the one or more peak hours:

- Riverside Dr. (SR-74) & Grand Av. (#4) – LOS F AM peak hour; LOS E PM peak hour

Table 3-1

Intersection Analysis for Existing (2019) Conditions

#	Intersection	Traffic Control ³	Intersection Approach Lanes ¹												Delay (secs.) ¹		Level of Service	
			Northbound			Southbound			Eastbound			Westbound			AM	PM	AM	PM
			L	T	R	L	T	R	L	T	R	L	T	R				
1	Riverside Dr. (SR-74) & Collier Av. (SR-74)	TS	0	1	1>	0	1	0	1	1	1	1	1	0	17.9	23.7	B	C
2	Riverside Dr. (SR-74) & Lakeshore Dr.	TS	1	2	1	1	1	1	1	2	1	1	2	0	31.3	34.1	C	C
3	Riverside Dr. (SR-74) & Lincoln St.	TS	1	1	0	0	1	d	1	0	1	0	0	0	32.1	12.9	C	B
4	Riverside Dr. (SR-74) & Grand Av.	CSS	1	1	0	0	1	d	1	0	d	0	0	0	62.2	47.4	F	E
5	Central St. (SR-74) & I-15 NB Ramps	TS	1	3	0	0	3	1	0	0	0	1	1	1	14.6	13.5	B	B
6	Central St. (SR-74) & I-15 SB Ramps	TS	0	2	1	2	2	0	1	1	1	0	0	0	15.4	20.9	B	C
7	Central St. (SR-74) & Collier Av. (SR-74)	TS	2	2	0	2	1	2>	2	2	1	1	2	2>	25.6	26.3	C	C
8	Ortega Hwy. (SR-74) & Grand Av.	TS	2	0	1>	0	0	0	0	1	2>	1	1	0	14.5	19.6	B	B
9	Corydon St. & Mission Tr.	TS	2	0	2>	0	0	0	0	2	1>	1	2	0	12.5	12.0	B	B
10	Corydon St. & Grand Av.	TS	0	1	0	1	1	0	1	1	0	1	1	0	16.2	18.4	B	B
11	Central St. & Palomar St.	TS	1	2	0	1	1	1	1	1	1	1	1	1	23.3	18.4	C	B
12	Central St. & Grand Av.	TS	1	1	0	1	1	1	1	1	1	1	1	1	20.4	13.5	C	B

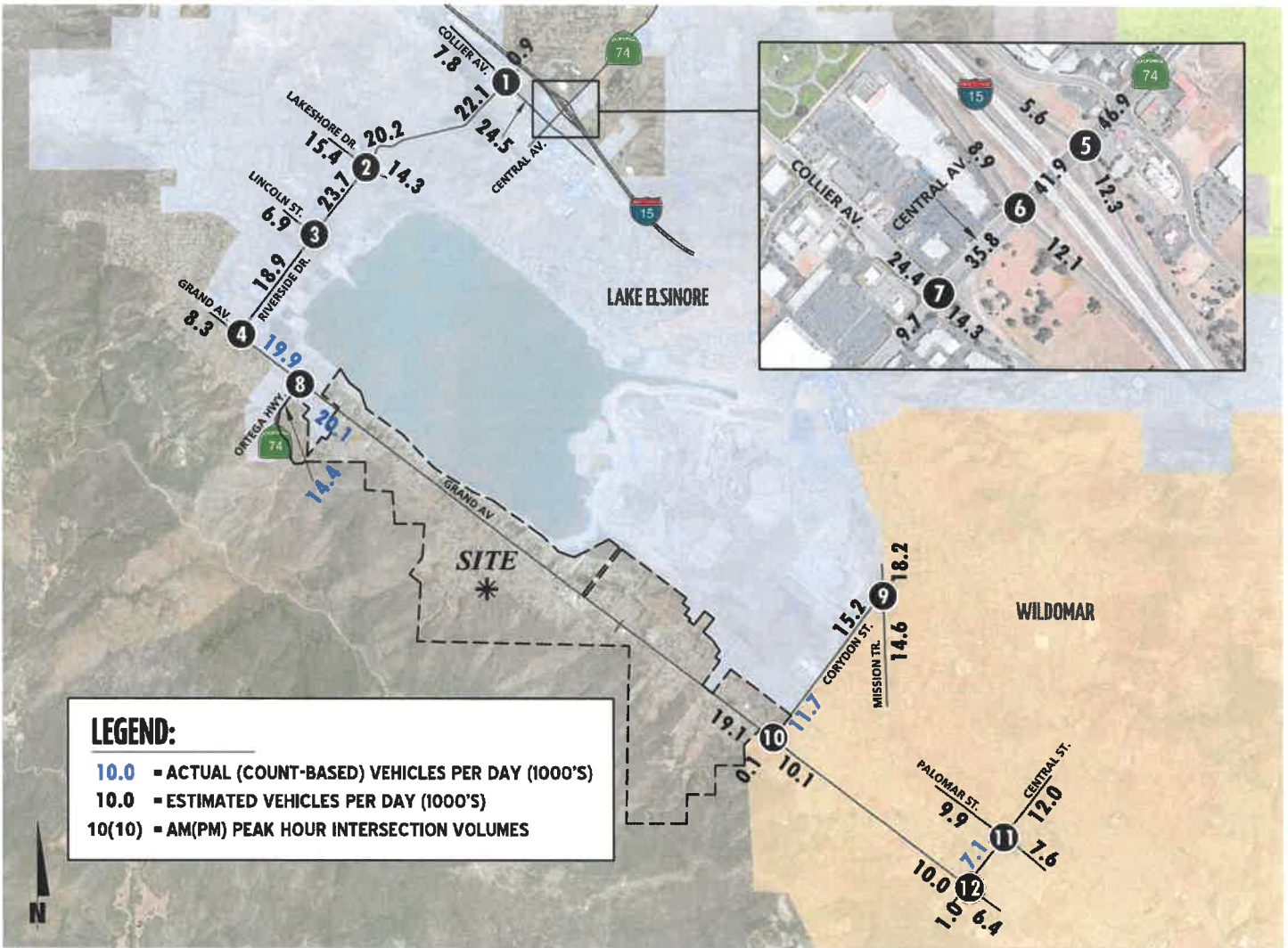
¹ When a right turn is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes.

L = Left; T = Through; R = Right; d = Defacto Right Turn Lane; > = Right Turn Overlap

² Per the Highway Capacity Manual (HCM) 6th Edition, overall average intersection delay and level of service are shown for intersections with a traffic signal. For intersections with cross street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown. LOS calculated using Synchro (Version 10).

³ CSS = Cross-street Stop; TS = Traffic Signal

EXHIBIT 3-8: EXISTING (2019) TRAFFIC VOLUMES (IN PCE)



1	2	3	4	5	6
1 Riverside Dr. (SR-74) & Collier Av. (SR74)	2 Riverside Dr. (SR-74) & Lakeshore Dr.	3 Riverside Dr. (SR-74) & Lincoln St.	4 Riverside Dr. (SR-74) & Grand Av.	5 Central St. (SR-74) & I-15 NB Ramps	6 Central St. (SR-74) & I-15 SB Ramps
6(10) ↓ 1(22) ↓ 8(16) ↓ 16(25) ↓ 60(251) ↓ 614(859)	139(280) ↓ 488(561) ↓ 26(36) ↓ 20(33) ↓ 171(321) ↓ 208(287)	64(212) ↓ 648(688)	162(126) ↓ 632(583)	548(391) ↓ 1597(1425)	475(636) ↓ 3(1) ↓ 486(465)
6(9) ↓ 72(190) ↓ 57(140)	290(218) ↓ 299(289) ↓ 141(149)	408(257) ↓ 297(90)	72(63) ↓ 360(195)	82(114) ↓ 982(1757)	355(636) ↓ 1(4) ↓ 195(156)
97(99) ↓ 9(4) ↓ 872(856)	129(125) ↓ 566(682) ↓ 328(319)	158(59) ↓ 686(855)	202(358) ↓ 609(841)	709(1236) ↓ 545(508)	709(1236) ↓ 545(508)
7 Central St. (SR-74) & Collier Av. (SR74)	8 Ortega Hwy. (SR-74) & Grand Av.	9 Corydon St. & Mission Tr.	10 Corydon St. & Grand Av.	11 Central St. & Palomar St.	12 Central St. & Grand Av.
642(736) ↓ 290(184) ↓ 513(306)	342(496) ↓ 53(146) ↓ 28(75)	371(417) ↓ 250(243)	368(388) ↓ 0(1) ↓ 67(44)	149(213) ↓ 259(307) ↓ 63(73)	83(61) ↓ 278(266) ↓ 66(64)
845(903) ↓ 73(196) ↓ 18(52)	590(598) ↓ 471(105)	320(367) ↓ 364(398)	55(28) ↓ 335(331) ↓ 1(2)	204(126) ↓ 274(182) ↓ 167(66)	140(193) ↓ 21(38) ↓ 217(56)
31(155) ↓ 125(336) ↓ 37(68)	109(751) ↓ 63(549)	458(452) ↓ 263(271)	0(1) ↓ 2(0) ↓ 3(1)	113(41) ↓ 357(300) ↓ 56(32)	243(251) ↓ 328(259) ↓ 10(3)
31(155) ↓ 125(336) ↓ 37(68)	109(751) ↓ 63(549)	458(452) ↓ 263(271)	0(1) ↓ 2(0) ↓ 3(1)	113(41) ↓ 357(300) ↓ 56(32)	9(4) ↓ 50(24) ↓ 22(8)

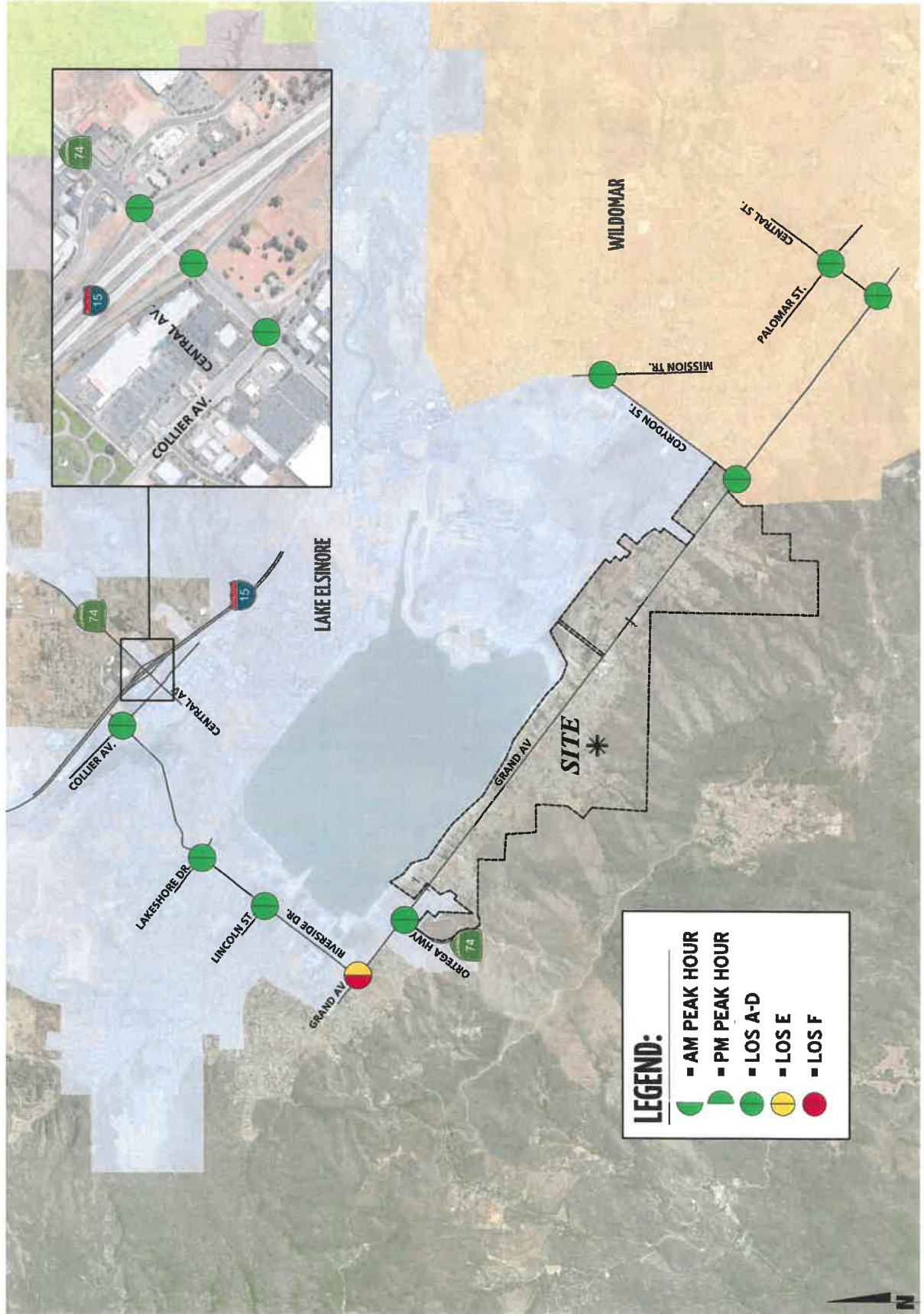
Consistent with Table 3-1, a summary of the peak hour intersection LOS for Existing conditions are shown on Exhibit 3-9. The intersection operations analysis worksheets are included in Appendix 3.2 of this TIA.

It is important to recognize that the intersection operations analysis reflects the existing constrained traffic count conditions. These constraints in the form of vehicle queues at closely spaced intersections significantly limit the number of vehicles that can physically be accommodated during peak hour conditions. While the traffic counts identify all the vehicles using an intersection during peak hours, they may not fully account for the unconstrained demand at a particular location. Field observations indicate that the intersection of Riverside Drive & Collier Avenue experiences vehicle delays that are not reflected in the intersection LOS analysis. Field observations also show that this intersection experiences peak hour queues that periodically affect intersection operations. As such, based on the constrained traffic count data the intersections appear to operate at acceptable LOS or at LOS better than field observations would suggest.

3.5 EXISTING CONDITIONS TRAFFIC SIGNAL WARRANTS ANALYSIS

Traffic signal warrants for Existing traffic conditions are based on existing peak hour intersection turning volumes. For Existing traffic conditions, the intersection of Riverside Drive (SR-74) & Grand Avenue appear to currently be warranted for a traffic signal (see Appendix 3.3).

EXHIBIT 3-9: EXISTING (2019) SUMMARY OF LOS



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4 PROJECTED FUTURE TRAFFIC

This section presents the traffic volumes estimated to be generated by the Project, as well as the Project's trip assignment onto the study area roadway network. The Project is proposed to consist of the land use designations and acreage included in GPA No. 960 and GPA No. 1156, with an additional 829 dwelling units, 7,659 square feet (sf) of commercial retail, 3,795 sf of light industrial use, 7,659 sf of non-residential use, and 1,139 square feet of public facilities. The Project is proposed to have access onto Grand Avenue. Regional access to the Project site will be provided by the SR-74 Highway and the I-15 Freeway.

4.1 PROJECT TRIP GENERATION

Trip generation represents the amount of traffic which is both attracted to and produced by a development. Determining traffic generation for a specific project is therefore based upon forecasting the amount of traffic that is expected to be both attracted to and produced by the specific land uses being proposed for a given development.

Trip generation rates (in PCE) used to estimate Project traffic and a summary of the Project's trip generation (in PCE) are shown in Table 4-1. Trip generation rates (in actual vehicles) used to estimate Project traffic and a summary of the Project's trip generation (in actual vehicles) are shown in Table 4-2. The trip generation rates are based upon data collected by the Institute of Transportation Engineers (ITE) in their published Trip Generation Manual, 10th Edition, 2017. (3) The following land uses were utilized for the purposes of this analysis:

- General Light Industrial (ITE LU Code 110)
- Single Family Detached Residential (ITE LU Code 210)
- Shopping Center (ITE LU Code 820)

The proposed Project is estimated to generate a net total of 7,594 PCE trip-ends per day with 599 PCE AM peak hour trips and 817 PCE PM peak hour trips. In comparison, the proposed Project is estimated to generate a net total of 7,584 actual vehicle trip-ends per day with 599 actual vehicle AM peak hour trips and 815 actual vehicle PM peak hour trips.

4.2 PROJECT TRIP DISTRIBUTION

Trip distribution is the process of identifying the probable destinations, directions or traffic routes that will be utilized by Project traffic. The potential interaction between the planned land uses and surrounding regional access routes are considered, to identify the route where the Project traffic would distribute.

The Project trip distribution was developed based on anticipated travel patterns to and from the Project site. The Project trip distribution pattern was developed based on an understanding of existing travel patterns in the area, the geographical location of the site, and the site's proximity to the regional arterial and state highway system. The Project passenger car trip distribution patterns are graphically depicted on Exhibit 4-1.

Table 4-1

Project Trip Generation Summary (PCE)

Project Trip Generation Rates									
Land Use ¹	ITE LU Code	Units ²	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
General Light Industrial ^{3,4}	110	TSF	0.616	0.084	0.700	0.082	0.548	0.630	4.960
Passenger Cars (61.2%)			0.377	0.051	0.428	0.050	0.336	0.386	3.038
2-Axle Trucks (6.1%) (PCE = 1.5)			0.057	0.008	0.065	0.008	0.051	0.059	0.458
3-Axle Trucks (12.7%) (PCE = 2.0)			0.156	0.022	0.178	0.020	0.140	0.160	1.262
4-Axle+ Trucks (19.9%) (PCE = 3.0)			0.369	0.051	0.420	0.048	0.327	0.375	2.961
Single Family Detached Residential	210	DU	0.185	0.555	0.740	0.624	0.366	0.990	9.440
Shopping Center	820	TSF	0.583	0.357	0.940	1.829	1.981	3.810	37.750

Project Trip Generation									
Project	Quantity	Units ²	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
General Light Industrial	3.795	TSF							
Passenger Cars:			1	0	1	0	1	1	12
Truck Trips:									
2-axle:			0	0	0	0	0	0	2
3-axle:			1	0	1	0	1	1	6
4+-axle:			1	0	1	0	1	1	12
- Net Truck Trips			2	0	2	0	2	2	20
Single Family Detached Residential	829	DU	154	461	615	518	304	822	7,826
Commercial Retail/Non-Residential	15.318	TSF	9	6	15	29	31	60	580
Subtotal			166	467	633	547	338	885	8,438
Internal Capture (10%)			-17	-17	-34	-34	-34	-68	-844
TOTAL NET TRIPS			149	450	599	513	304	817	7,594

¹ Trip Generation Source: Institute of Transportation Engineers (ITE), Trip Generation Manual, Tenth Edition (2017).

² TSF = thousand square feet; DU = Dwelling Units

³ Vehicle Mix Source: Institute of Transportation Engineers (ITE), Trip Generation Handbook, Third Edition (September 2017).

⁴ Truck mix per City of Fontana Truck Trip Generation Study for LU 110, August 2003. PCE rates are per SBCTA.

4.3 MODAL SPLIT

Although the use of public transit, walking, and/or bicycling have the potential to reduce Project-related traffic, such reductions have not been taken into consideration in this traffic study in order to provide a conservative analysis of the Project's potential to contribute to circulation system deficiencies.

4.4 PROJECT TRIP ASSIGNMENT

The assignment of traffic from the Project area to the adjoining roadway system is based upon the Project trip generation, trip distribution, and the arterial highway and local street system improvements that would be in place by the time of initial occupancy of the Project. Based on the identified Project traffic generation and trip distribution patterns, Project ADT and peak hour intersection turning movement volumes are shown on Exhibits 4-2.

4.5 BACKGROUND TRAFFIC

The adopted Southern California Association of Governments (SCAG) 2016 Regional Transportation Plan (RTP) /Sustainable Communities Strategy (SCS) (April 2016) growth forecasts for Riverside County identifies projected growth in population of 359,000 in 2012 to 499,200 in 2040, or a 39.05% increase over the 28-year period. The change in population equates to roughly a 1.18 percent growth rate, compounded annually. Similarly, growth over the same 28-year period in households is projected to increase by 45.06 percent, or 1.34 percent growth rate, compounded annually. Finally, growth in employment over the same 28-year period is projected to increase by 122.13 percent, or a 2.89 percent growth rate, compounded annually. (10) Therefore, the annual growth rate of 2.0% in conjunction with cumulative project traffic would appear to be conservative and tend to overstate as opposed to understate future traffic growth.

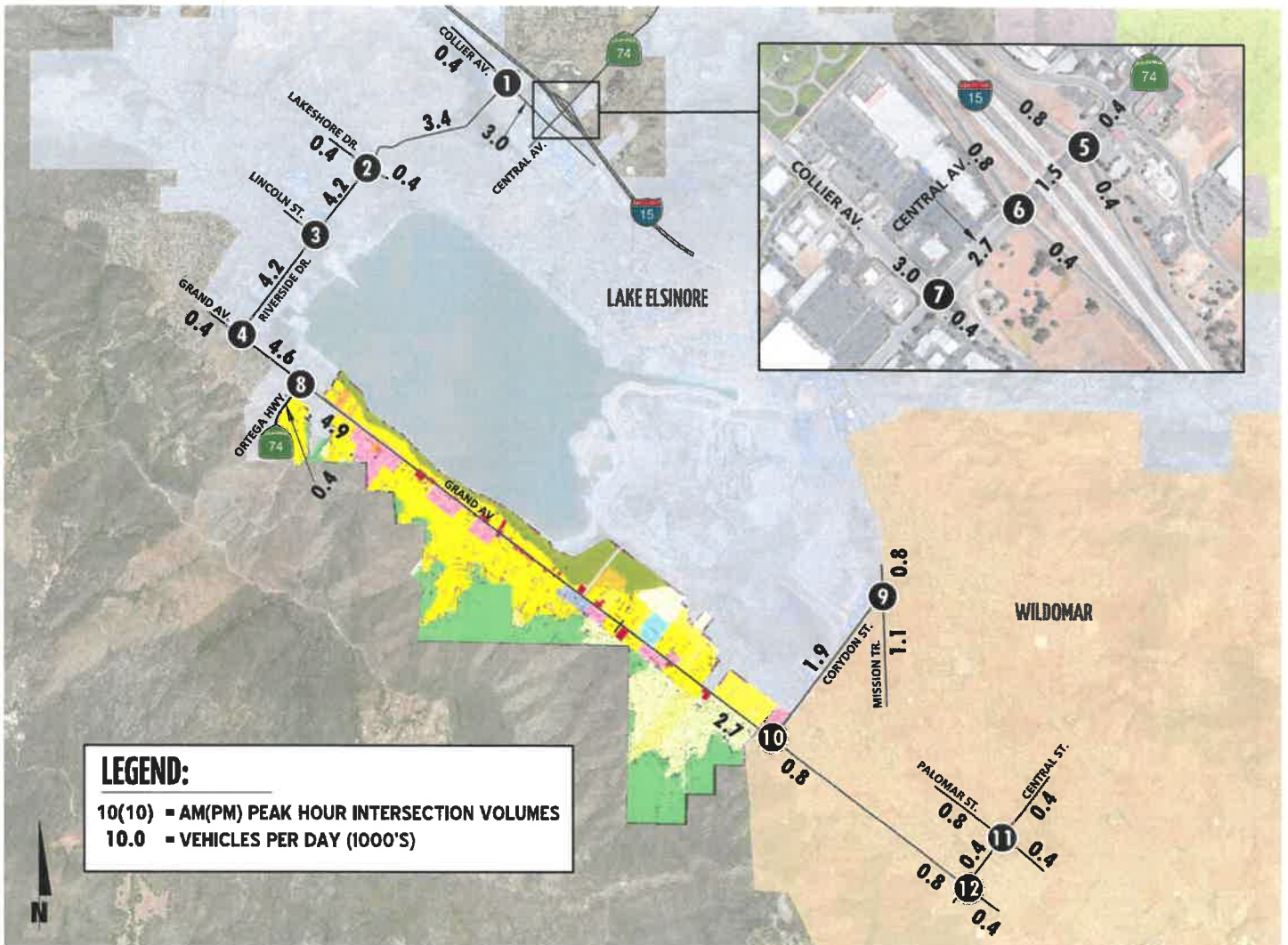
4.6 TRAFFIC FORECASTS

To provide a comprehensive assessment of the deficiencies, a "buildout" analysis was performed in support of this work effort. The "buildout" approach is used to forecast the Horizon Year Without and With Project conditions of the study area based on planned land uses within the Project vicinity.

4.7 HORIZON YEAR (2040) CONDITIONS

"Buildout" traffic projections for Horizon Year With Project conditions are based on traffic model forecasts and were derived from the Riverside County Transportation Analysis Model (RivTAM) using accepted procedures for model forecast refinement and smoothing. The Horizon Year traffic conditions analyses will be utilized to determine if improvements funded through regional transportation mitigation fee programs, such as the TUMF, County of Riverside DIF programs, or other approved funding mechanism can accommodate the long-range cumulative traffic at the target LOS identified in the County of Riverside General Plan. Other improvements needed beyond the "funded" improvements (such as localized improvements to non-TUMF, non-TIF, or non-DIF facilities) are identified as such.

EXHIBIT 4-2: PROJECT ONLY TRAFFIC VOLUMES (IN PCE)



1 Riverside Dr. (SR-74) & Collier Av. (SR74)	2 Riverside Dr. (SR-74) & Lakeshore Dr.	3 Riverside Dr. (SR-74) & Lincoln St.	4 Riverside Dr. (SR-74) & Grand Av.	5 Central St. (SR-74) & I-15 NB Ramps	6 Central St. (SR-74) & I-15 SB Ramps
↓ 0(0) ↓ 0(0) ↓ 0(0) ↓ 0(0) ↓ 61(205)	↓ 0(0) ↓ 69(231) ↓ 0(0) ↓ 0(0) ↓ 8(26)	↓ 0(0) ↓ 84(282)	↓ 0(0) ↓ 84(282)	↓ 0(0) ↓ 8(26) ↓ 0(0) ↓ 0(0) ↓ 15(51)	↓ 23(77) ↓ 0(0)
0(0) ↓ 0(0) ↓ 8(26) ↓	0(0) ↓ 0(0) ↓ 8(26) ↓	0(0) ↓ 0(0) ↓	0(0) ↓ 8(26) ↓	89(61) ↓ 22(15) ↓	0(0) ↓ 0(0) ↓ 31(103) ↓
↑ 22(15) ↑ 0(0) ↑ 178(122)	↑ 22(15) ↑ 200(137) ↑ 22(15)	↑ 0(0) ↑ 245(167)	↑ 22(15) ↑ 245(167)	↑ 8(26) ↑ 0(0) ↑ 0(0)	↑ 111(76) ↑ 45(30)
7 Central St. (SR-74) & Collier Av. (SR74)	8 Ortega Hwy. (SR-74) & Grand Av.	9 Corydon St. & Mission Tr.	10 Corydon St. & Grand Av.	11 Central St. & Palomar St.	12 Central St. & Grand Av.
↓ 54(180) ↓ 0(0) ↓ 0(0) ↓ 8(26) ↓ 0(0)	↓ 267(182) ↓ 22(15)	↓ 0(0) ↓ 23(77)	↓ 38(128) ↓ 0(0) ↓ 0(0)	↓ 0(0) ↓ 8(26) ↓ 0(0) ↓ 0(0)	↓ 8(26) ↓ 0(0) ↓ 0(0)
156(106) ↓ 22(15) ↓ 0(0) ↓	92(308) ↓ 0(0) ↓	0(0) ↓ 15(51) ↓	111(76) ↓ 45(30) ↓ 0(0) ↓	0(0) ↓ 0(0) ↓ 0(0) ↓ 22(15) ↓ 0(0) ↓	22(15) ↓ 22(15) ↓ 0(0) ↓
0(0) ↑ 0(0) ↑ 0(0) ↑	0(0) ↑ 8(26) ↑	45(30) ↑ 67(46) ↑	0(0) ↑ 0(0) ↑ 0(0) ↑	0(0) ↑ 0(0) ↑ 0(0) ↑	0(0) ↑ 0(0) ↑ 0(0) ↑

In most instances the traffic model zone structure is not designed to provide accurate turning movements along arterial roadways unless refinement and reasonableness checking is performed. Therefore, the Horizon Year peak hour forecasts were refined using the model derived long-range forecasts, base (validation) year model forecasts, along with existing peak hour traffic count data collected at each analysis location.

The refined future peak hour approach and departure volumes obtained from these calculations are then entered into a spreadsheet program consistent with the National Cooperative Highway Research Program (NCHRP Report 255), along with initial estimates of turning movement proportions. A linear programming algorithm is used to calculate individual turning movements which match the known directional roadway segment forecast volumes computed in the previous step. This program computes a likely set of intersection turning movements from intersection approach counts and the initial turning proportions from each approach leg.

In some instances, the traffic model zone structure is not designed to provide accurate turning movements along arterial roadways unless refinement and reasonableness checking is performed. Horizon Year turning volumes were compared to existing volumes in order to ensure a minimum growth as a part of the refinement process, where applicable. The minimum growth includes any additional growth between existing and Horizon Year With Project traffic conditions that is not accounted for by the traffic generated by cumulative development projects and the ambient growth between Existing and Horizon Year traffic conditions. The initial estimate of the future Horizon Year with Project peak hour turning movements was then reviewed by Urban Crossroads for reasonableness at intersections where model results showed unreasonable turning movements. The initial raw model estimates were adjusted to achieve flow conservation (where applicable), reasonable growth, and reasonable diversion between parallel routes.

Post-processing worksheets for Horizon Year with Project traffic conditions are provided in Appendix 4.1.

5 E+P TRAFFIC CONDITIONS

In an effort to satisfy the CEQA Guideline Section 15125(a), an analysis of existing traffic volumes plus traffic generated by the proposed Project (E+P) has been included in this report. This section discusses the traffic forecasts for Existing plus Project (E+P) conditions and the resulting intersection operations, and traffic signal warrant analyses.

5.1 ROADWAY IMPROVEMENTS

The lane configurations and traffic controls assumed to be in place for E+P conditions consist of the following:

- Project driveways and those facilities assumed to be constructed by the Project to provide site access are also assumed to be in place for E+P conditions only (e.g., intersection and roadway improvements at the Project's frontage and driveways). These include the Project site adjacent roadway.

5.2 E+P TRAFFIC VOLUME FORECASTS

This scenario includes Existing traffic volumes plus Project traffic. Exhibit 5-1 shows the ADT volumes which can be expected for E+P traffic conditions. E+P weekday AM and weekday PM peak hour intersection turning movement volumes are also shown on Exhibit 5-1.

5.3 INTERSECTION OPERATIONS ANALYSIS

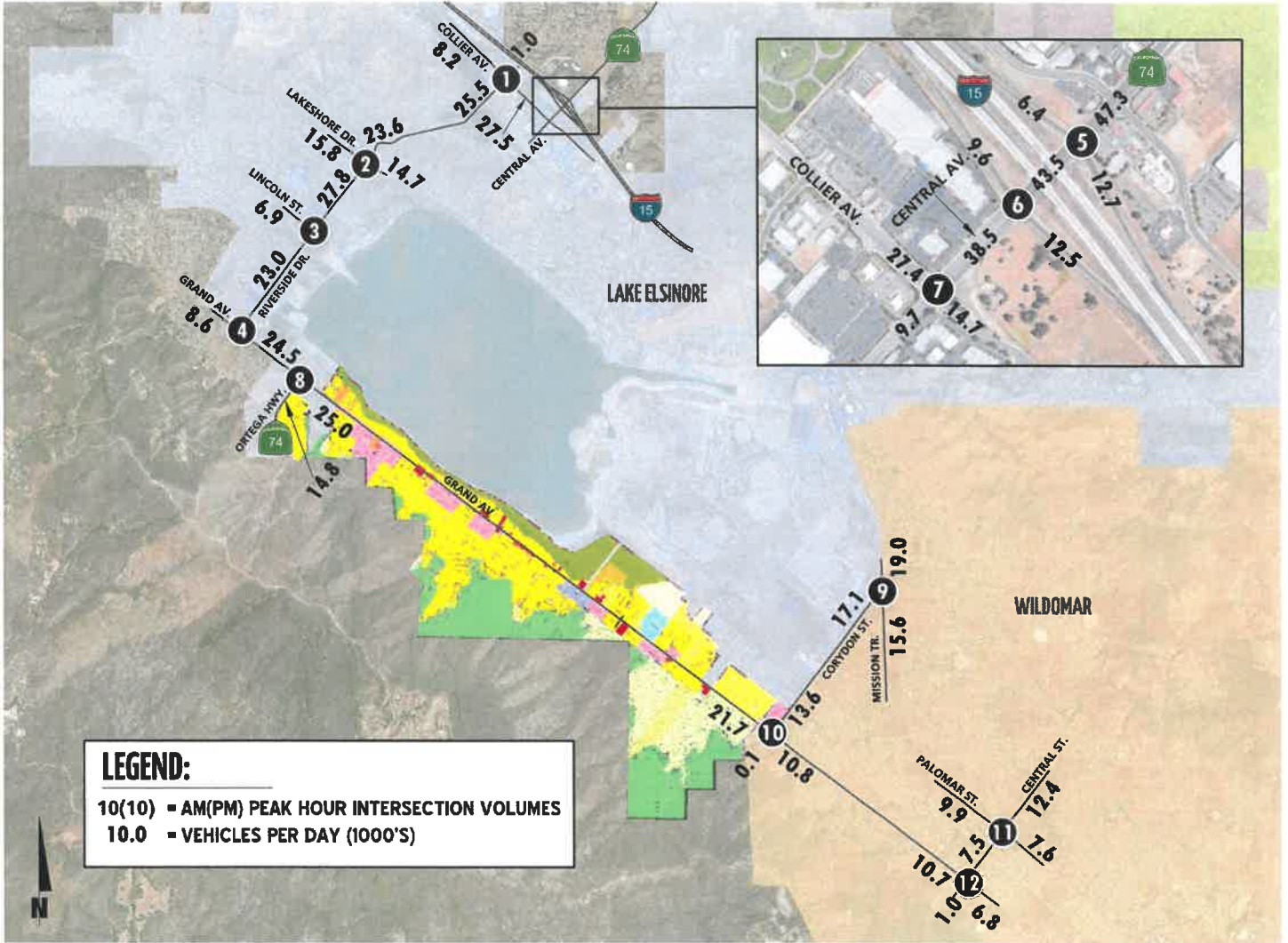
E+P peak hour traffic operations have been evaluated for the study area intersections based on the analysis methodologies presented in Section 2 *Methodologies* of this TIA. The intersection analysis results are summarized in Table 5-1, which indicates that there are no additional study area intersections anticipated to operate at unacceptable LOS under E+P traffic conditions, consistent with Existing traffic conditions.

Exhibit 5-2 summarizes the weekday AM and PM peak hour study area intersection LOS under E+P traffic conditions, consistent with the summary provided in Table 5-1. The intersection operations analysis worksheets are included in Appendix 5.1 of this TIA. Measures to address deficiencies for Horizon Year traffic conditions are discussed in Section 5.5 *E+P Deficiencies and Recommended Improvements*.

5.4 TRAFFIC SIGNAL WARRANTS ANALYSIS

For E+P conditions, all intersections are signalized or were anticipated to warrant a traffic signal in previous traffic conditions based on either peak hour or planning-level volume-based warrants.

EXHIBIT 5-1: E+P TRAFFIC VOLUMES (IN PCE)



1 Riverside Dr. (SR-74) & Collier Av. (SR74)	2 Riverside Dr. (SR-74) & Lakeshore Dr.	3 Riverside Dr. (SR-74) & Lincoln St.	4 Riverside Dr. (SR-74) & Grand Av.	5 Central St. (SR-74) & I-15 NB Ramps	6 Central St. (SR-74) & I-15 SB Ramps
6(10) ↓ 1(22) ↓ 8(16) ↓ 16(25) ↓ 60(251) ↓ 675(1064) ↓	139(280) ↓ 557(792) ↓ 26(36) ↓ 20(33) ↓ 171(321) ↓ 216(313) ↓	64(212) ↓ 732(970) ↓	162(126) ↓ 716(865) ↓	548(391) ↓ 1605(1451) ↓ 475(636) ↓ 3(1) ↓ 501(516) ↓	1434(1391) ↓ 673(576) ↓
6(9) ↓ 72(190) ↓ 65(166) ↓ 119(114) ↓ 9(4) ↓ 1050(978) ↓	290(218) ↓ 299(289) ↓ 149(175) ↓ 151(140) ↓ 766(819) ↓ 350(334) ↓	408(257) ↓ 297(90) ↓ 158(59) ↓ 931(1022) ↓	72(63) ↓ 368(221) ↓ 224(373) ↓ 854(1008) ↓	171(175) ↓ 1004(1772) ↓	355(636) ↓ 1(4) ↓ 226(259) ↓ 820(1312) ↓ 590(538) ↓
7 Central St. (SR-74) & Collier Av. (SR74)	8 Ortega Hwy. (SR-74) & Grand Av.	9 Corydon St. & Mission Tr.	10 Corydon St. & Grand Av.	11 Central St. & Palomar St.	12 Central St. & Grand Av.
696(916) ↓ 290(184) ↓ 513(306) ↓ 342(496) ↓ 61(172) ↓ 28(75) ↓	888(647) ↓ 327(80) ↓	371(417) ↓ 273(320) ↓	406(516) ↓ 0(1) ↓ 67(44) ↓ 55(28) ↓ 350(382) ↓ 1(2) ↓	149(213) ↓ 267(333) ↓ 63(73) ↓ 83(61) ↓ 278(266) ↓ 66(64) ↓	148(219) ↓ 21(38) ↓ 217(56) ↓ 200(47) ↓ 311(211) ↓ 14(16) ↓
1001(1009) ↓ 95(211) ↓ 18(52) ↓ 31(155) ↓ 125(336) ↓ 37(68) ↓	682(906) ↓ 471(105) ↓ 109(751) ↓ 71(575) ↓	320(367) ↓ 379(449) ↓ 503(482) ↓ 330(317) ↓	461(572) ↓ 551(526) ↓ 0(0) ↓ 0(1) ↓ 2(0) ↓ 3(1) ↓	204(126) ↓ 274(182) ↓ 167(66) ↓ 113(41) ↓ 379(315) ↓ 56(32) ↓	265(266) ↓ 350(274) ↓ 10(3) ↓ 9(4) ↓ 50(24) ↓ 22(8) ↓

EXHIBIT 5-2: E+P SUMMARY OF LOS

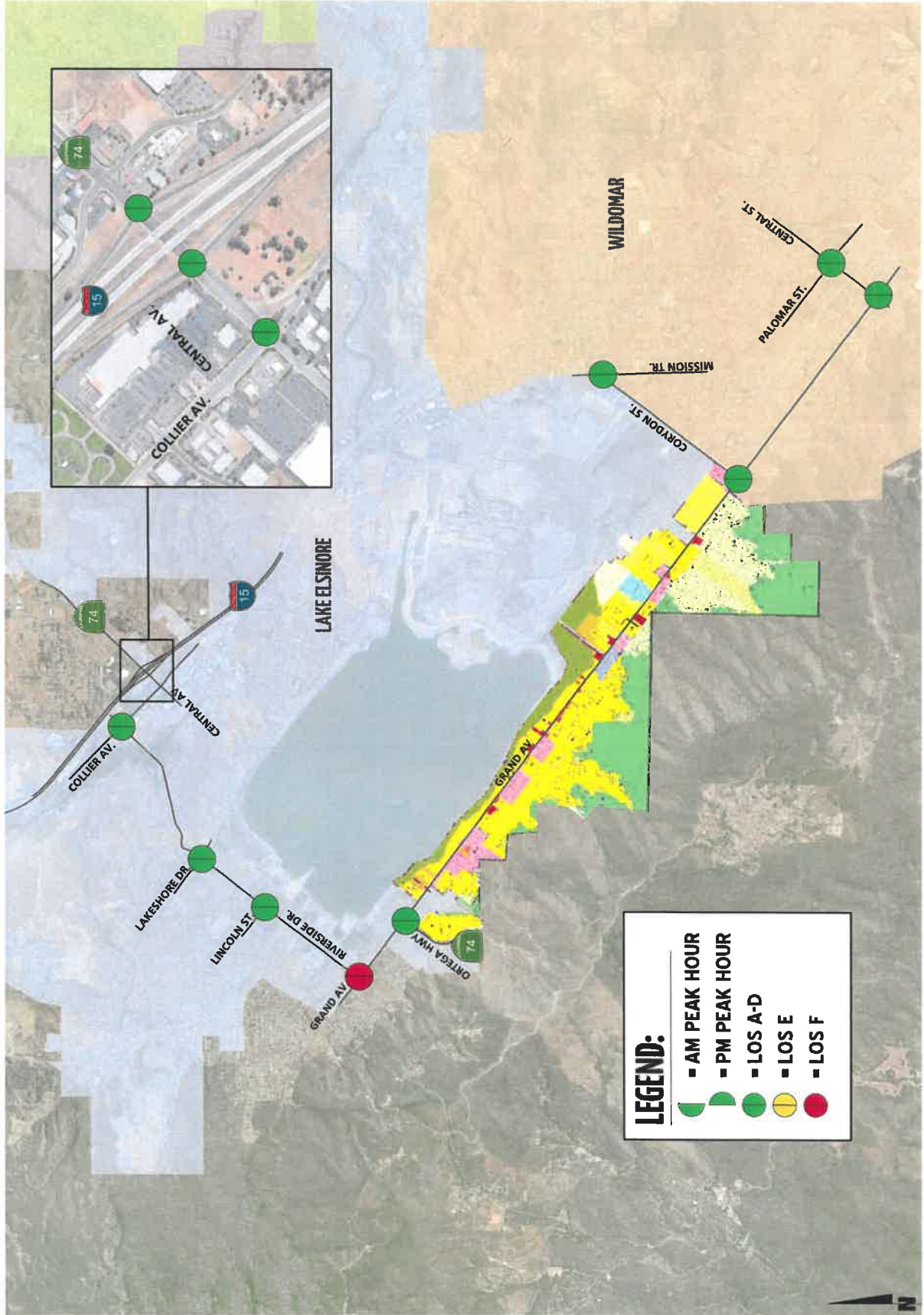


Table 5-1

Intersection Analysis for E+P Conditions

#	Intersection	Traffic Control ²	Existing (2019)				E+P			
			Delay (secs.) ¹		Level of Service		Delay (secs.) ¹		Level of Service	
			AM	PM	AM	PM	AM	PM	AM	PM
1	Riverside Dr. (SR-74) & Collier Av. (SR-74)	TS	17.9	23.7	B	C	18.3	51.9	B	D
2	Riverside Dr. (SR-74) & Lakeshore Dr.	TS	31.3	34.1	C	C	35.9	54.7	D	D
3	Riverside Dr. (SR-74) & Lincoln St.	TS	32.1	12.9	C	B	43.2	17.7	D	B
4	Riverside Dr. (SR-74) & Grand Av.	CSS	62.2	47.4	F	E	>100.0	90.8	F	F
5	Central St. (SR-74) & I-15 NB Ramps	TS	14.6	13.5	B	B	17.4	15.0	B	B
6	Central St. (SR-74) & I-15 SB Ramps	TS	15.4	20.9	B	C	15.6	22.9	B	C
7	Central St. (SR-74) & Collier Av. (SR-74)	TS	25.6	26.3	C	C	28.1	28.0	C	C
8	Ortega Hwy. (SR-74) & Grand Av.	TS	14.5	19.6	B	B	16.1	43.7	B	D
9	Corydon St. & Mission Tr.	TS	12.5	12.0	B	B	13.2	13.8	B	B
10	Corydon St. & Grand Av.	TS	16.2	18.4	B	B	22.1	42.0	C	D
11	Central St. & Palomar St.	TS	23.3	18.4	C	B	23.5	18.7	C	B
12	Central St. & Grand Av.	TS	20.4	13.5	C	B	21.5	13.9	C	B

* **BOLD** = LOS does not meet the applicable jurisdictional requirements (i.e., unacceptable LOS).

¹ Per the Highway Capacity Manual (HCM) 6th Edition, overall average intersection delay and level of service are shown for intersections with a traffic signal. For intersections with cross street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown. LOS calculated using Synchro (Version 10).

² CSS = Cross-street Stop; TS = Traffic Signal

5.5 E+P DEFICIENCIES AND RECOMMENDED IMPROVEMENTS

5.5.1 RECOMMENDED IMPROVEMENTS TO ADDRESS DEFICIENCIES AT INTERSECTIONS

Improvement strategies have been recommended to address intersection LOS deficiencies identified in this analysis. The effectiveness of the recommended improvement strategies is presented on Table 5-2. Worksheets for E+P conditions, with improvements, HCM calculation worksheets are provided in Appendix 5.2.

The following additional improvements are recommended to improve each impacted intersection's LOS back to acceptable LOS:

Mitigation Measure 1.1 – Riverside Dr. (SR-74) & Grand Av. (#4)

- Contribute fair share towards installing a traffic signal.

Table 5-2

Intersection Analysis for E+P Conditions With Improvements

#	Intersection	Traffic Control ³	Intersection Approach Lanes ¹												Delay ² (secs.)		Level of Service	
			Northbound			Southbound			Eastbound			Westbound			AM	PM	AM	PM
			L	T	R	L	T	R	L	T	R	L	T	R				
4	Riverside Dr. (SR-74) & Grand Av.																	
	- Without Improvements	CSS	1	1	0	0	1	d	1	0	d	0	0	0	>100.0	90.8	F	F
	- With Improvements	TS	1	1	0	0	1	d	1	0	d	0	0	0	45.0	39.3	D	D

* **BOLD** = Level of Service (LOS) does not meet the applicable jurisdictional requirements (i.e., unacceptable LOS).

¹ When a right turn is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes.

L = Left; T = Through; R = Right; 1 = Improvement

² Per the Highway Capacity Manual (HCM) 6th Edition, overall average intersection delay and level of service are shown for intersections with a traffic signal. For intersections with cross street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown. LOS calculated using Synchro (Version 10).

³ CSS = Cross-street Stop; TS = Traffic Signal; TS = Improvement

6 HORIZON YEAR (2040) TRAFFIC CONDITIONS

This section discusses the methods used to develop Horizon Year (2040) Without and With Project traffic forecasts, and the resulting intersection operations, and traffic signal warrant analyses.

6.1 ROADWAY IMPROVEMENTS

The lane configurations and traffic controls assumed to be in place for Horizon Year conditions are consistent with the following improvement discussed below:

- Project driveways and those facilities assumed to be constructed by the Project to provide site access are also assumed to be in place for Horizon Year conditions (e.g., intersection and roadway improvements at the Project's frontage and driveways). These include the Project site adjacent roadway of McAllister Parkway.
- Driveways and those facilities assumed to be constructed by cumulative developments to provide site access are also assumed to be in place for Horizon Year conditions only (e.g., intersection and roadway improvements along the cumulative development's frontages and driveways).

6.2 HORIZON YEAR (2040) WITHOUT PROJECT TRAFFIC VOLUME FORECASTS

This scenario includes the refined post-processed volumes obtained from the RivTAM. The weekday ADT, weekday AM and PM peak hour volumes which can be expected for Horizon Year Without Project traffic conditions are shown on Exhibit 6-1.

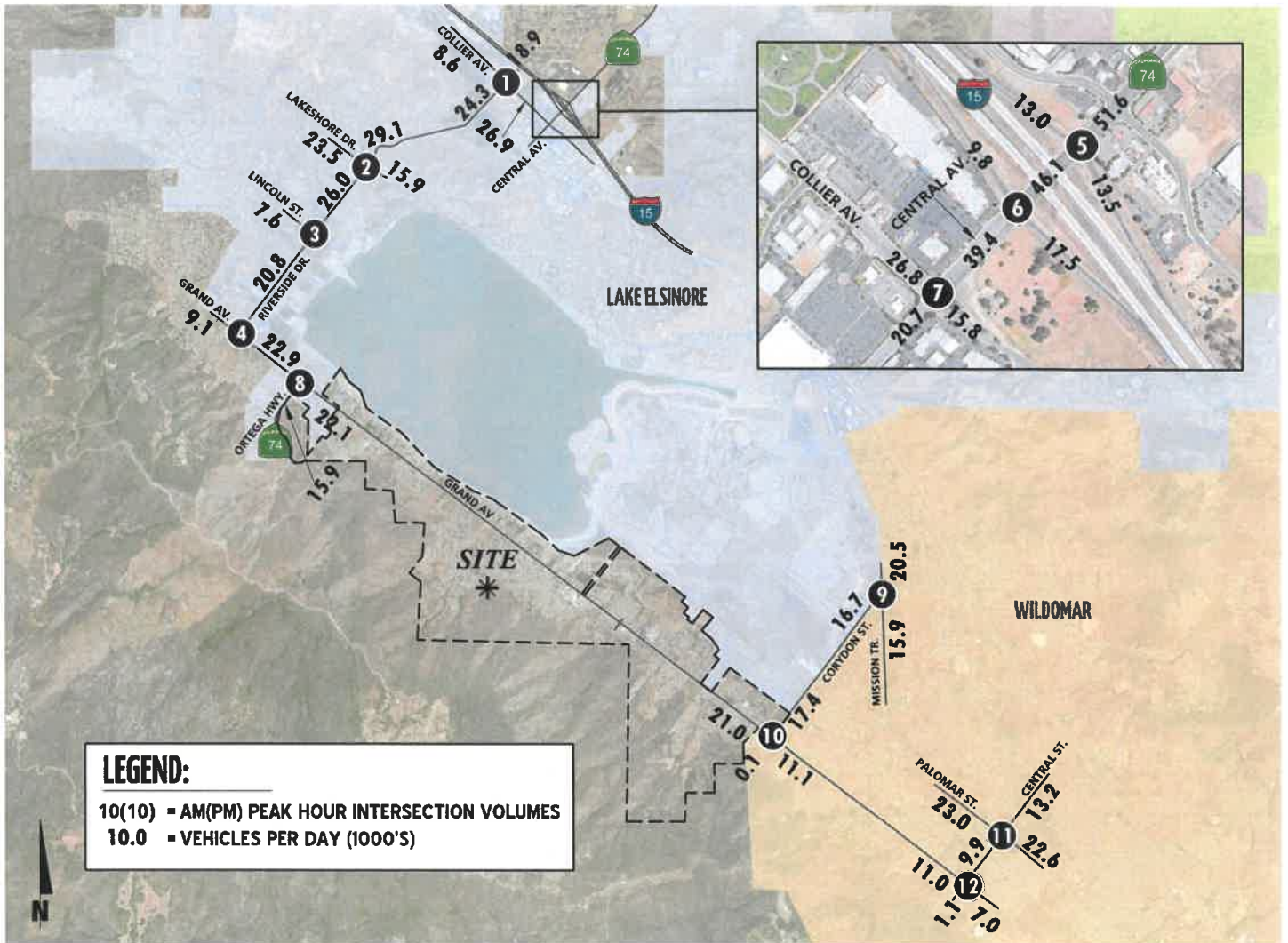
6.3 HORIZON YEAR (2040) WITH PROJECT TRAFFIC VOLUME FORECASTS

This scenario includes the refined post-processed volumes obtained from the RivTAM plus the addition of Project volumes. The weekday ADT, weekday AM and PM peak hour volumes which can be expected for Horizon Year With Project traffic conditions are shown on Exhibit 6-2.

6.4 INTERSECTION OPERATIONS ANALYSIS

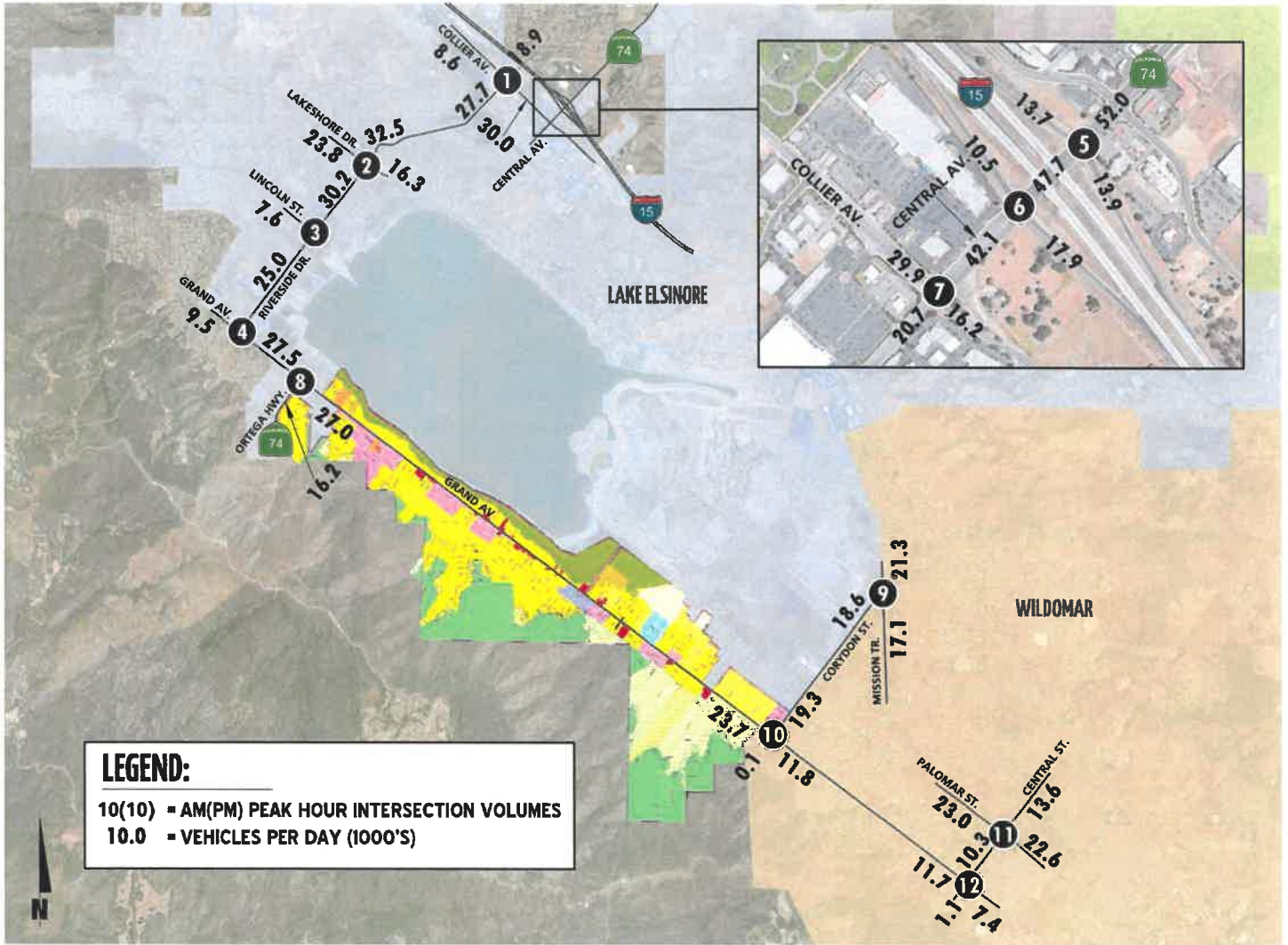
LOS calculations were conducted for the study intersections to evaluate their operations under Horizon Year without and with Project conditions with Existing roadway and intersection geometrics consistent with Section 6.1 *Roadway Improvements*.

EXHIBIT 6-1: HORIZON YEAR (2040) WITHOUT PROJECT TRAFFIC VOLUMES (IN PCE)



1	2	3	4	5	6
1 Riverside Dr. (SR-74) & Collier Av. (SR74) ↙ 84(97) ↘ ↖ 302(627) ↗ ↘ 67(52) ↙ ↖ 35(222) ↗ ↘ 59(272) ↙ ↖ 411(622) ↗	2 Riverside Dr. (SR-74) & Lakeshore Dr. ↙ 309(608) ↘ ↖ 626(855) ↗ ↘ 43(64) ↙ ↖ 32(55) ↗ ↘ 260(506) ↙ ↖ 226(318) ↗	3 Riverside Dr. (SR-74) & Lincoln St. ↙ 88(304) ↘ ↖ 759(970) ↗	4 Riverside Dr. (SR-74) & Grand Av. ↙ 177(138) ↘ ↖ 668(835) ↗ ↘ 79(70) ↙ ↖ 389(335) ↗ ↘ 345(412) ↙ ↖ 904(950) ↗	5 Central St. (SR-74) & I-15 NB Ramps ↙ 808(413) ↘ ↖ 1711(1547) ↗ ↘ 8(1) ↙ ↖ 797(730) ↗ ↘ 256(178) ↙ ↖ 1075(2372) ↗	6 Central St. (SR-74) & I-15 SB Ramps ↙ 1794(1655) ↘ ↖ 714(623) ↗ ↘ 337(1220) ↙ ↖ 1(10) ↗ ↘ 205(615) ↙ ↖ 994(1330) ↗ ↘ 773(622) ↙
7 Central St. (SR-74) & Collier Av. (SR74) ↙ 422(628) ↘ ↖ 551(664) ↗ ↘ 576(736) ↙ ↖ 539(609) ↗ ↘ 55(156) ↙ ↖ 42(172) ↗ ↘ 646(610) ↙ ↖ 77(210) ↗ ↘ 17(66) ↙ ↖ 51(171) ↗ ↘ 634(556) ↙ ↖ 103(141) ↗	8 Ortega Hwy. (SR-74) & Grand Av. ↙ 926(689) ↘ ↖ 332(70) ↗ ↘ 774(1016) ↙ ↖ 497(116) ↗ ↘ 224(817) ↙ ↖ 69(600) ↗	9 Corydon St. & Mission Tr. ↙ 395(586) ↘ ↖ 266(263) ↗ ↘ 466(535) ↙ ↖ 391(431) ↗ ↘ 495(494) ↙ ↖ 278(293) ↗	10 Corydon St. & Grand Av. ↙ 617(798) ↘ ↖ 0(1) ↗ ↘ 109(44) ↙ ↖ 59(29) ↗ ↘ 363(360) ↙ ↖ 1(2) ↗ ↘ 779(943) ↙ ↖ 550(539) ↗ ↘ 0(0) ↙ ↖ 0(1) ↗ ↘ 1(0) ↙ ↖ 3(1) ↗	11 Central St. & Palomar St. ↙ 193(307) ↘ ↖ 284(337) ↗ ↘ 125(157) ↙ ↖ 143(173) ↗ ↘ 653(667) ↙ ↖ 84(70) ↗ ↘ 222(207) ↙ ↖ 610(393) ↗ ↘ 183(72) ↙ ↖ 123(44) ↗ ↘ 389(330) ↙ ↖ 73(35) ↗	12 Central St. & Grand Av. ↙ 152(212) ↘ ↖ 23(42) ↗ ↘ 234(62) ↙ ↖ 218(73) ↗ ↘ 328(204) ↙ ↖ 14(24) ↗ ↘ 265(276) ↙ ↖ 354(285) ↗ ↘ 11(3) ↙ ↖ 10(4) ↗ ↘ 55(35) ↙ ↖ 29(9) ↗

EXHIBIT 6-2: HORIZON YEAR (2040) WITH PROJECT TRAFFIC VOLUMES (IN PCE)



1 Riverside Dr. (SR-74) & Collier Av. (SR74)	2 Riverside Dr. (SR-74) & Lakeshore Dr.	3 Riverside Dr. (SR-74) & Lincoln St.	4 Riverside Dr. (SR-74) & Grand Av.	5 Central St. (SR-74) & I-15 NB Ramps	6 Central St. (SR-74) & I-15 SB Ramps
84(97) 302(627) 67(52) 35(222) 59(272) 472(827)	309(608) 695(1086) 43(64) 32(55) 260(506) 234(344)	88(304) 843(1252)	177(138) 752(1117)	808(413) 1719(1573) 514(712) 8(1) 812(781)	1817(1732) 714(623)
34(111) 76(205) 114(175) 115(241) 614(335) 716(778)	600(449) 455(467) 170(232) 213(169) 068(1022) 393(364)	496(345) 322(134) 213(78) 235(1166)	79(70) 397(361) 367(427) 149(1117)	345(239) 1097(2387)	337(1220) 1(10) 236(718) 1105(1406) 818(652)
7 Central St. (SR-74) & Collier Av. (SR74)	8 Ortega Hwy. (SR-74) & Grand Av.	9 Corydon St. & Mission Tr.	10 Corydon St. & Grand Av.	11 Central St. & Palomar St.	12 Central St. & Grand Av.
476(808) 555(664) 576(736) 539(609) 63(182) 42(172)	1193(871) 354(85)	395(586) 289(340)	655(926) 0(1) 109(44) 59(29) 378(411) 1(2)	193(307) 292(363) 125(157) 143(173) 653(667) 84(70)	160(238) 23(42) 234(62) 218(73) 336(230) 14(24)
802(716) 99(225) 17(66) 51(171) 634(536) 103(141)	866(1324) 497(116) 224(817) 77(626)	466(535) 406(482) 540(524) 345(339)	890(1019) 595(569) 0(0) 0(1) 1(0) 3(1)	222(207) 610(393) 183(72) 123(44) 411(345) 73(35)	287(291) 376(300) 11(3) 10(4) 55(35) 29(9)

6.4.1 HORIZON YEAR (2040) WITHOUT PROJECT CONDITIONS

The intersection analysis results are summarized in Table 6-1 and illustrated on Exhibit 6-3 which indicates that the following study area intersections are anticipated to experience unacceptable LOS during one or more peak hours for Horizon Year Without Project traffic conditions:

- Riverside Dr. (SR-74) & Collier Av. (SR-74) – LOS F AM and PM peak hours
- Riverside Dr. (SR-74) & Lakeshore Dr. – LOS F AM and PM peak hours
- Riverside Dr. (SR-74) & Lincoln St. – LOS E AM peak hour only
- Riverside Dr. (SR-74) & Grand Av. – LOS F AM and PM peak hours
- Central St. (SR-74) & I-15 SB Ramps – LOS E PM peak hour only
- Ortega Hwy. (SR-74) & Grand Av. – LOS E PM peak hour only
- Corydon St. & Grand Av. – LOS F AM and PM peak hours

The intersection operations analysis worksheets for Horizon Year Without Project conditions are included in Appendix 6.1 of this TIA.

6.4.2 HORIZON YEAR (2040) WITH PROJECT CONDITIONS

As shown on Table 6-1 and illustrated on Exhibit 6-4, the addition of Project traffic is not anticipated to cause any additional study area intersection to operate at unacceptable LOS (i.e., LOS E or worse) in addition to those previously identified under Horizon Year Without Project conditions.

The intersection operations analysis worksheets for Horizon Year With Project conditions are included in Appendix 6.2 of this TIA. Measures to address deficiencies for Horizon Year traffic conditions are discussed in Section 6.6 *Horizon Year Deficiencies and Recommended Improvements*.

6.5 TRAFFIC SIGNAL WARRANTS ANALYSIS

For Horizon Year (2040) conditions, all intersections are signalized or were anticipated to warrant a traffic signal in previous traffic conditions based on either peak hour or planning-level volume-based warrants.

Table 6-1

Intersection Analysis for Horizon Year (2040) Conditions

#	Intersection	Traffic Control ²	2040 Without Project				2040 With Project			
			Delay (secs.) ¹		Level of Service		Delay (secs.) ¹		Level of Service	
			AM	PM	AM	PM	AM	PM	AM	PM
1	Riverside Dr. (SR-74) & Collier Av. (SR-74)	TS	129.9	>200.0	F	F	>200.0	>200.0	F	F
2	Riverside Dr. (SR-74) & Lakeshore Dr.	TS	94.9	100.3	F	F	99.2	135.4	F	F
3	Riverside Dr. (SR-74) & Lincoln St.	TS	68.9	26.1	E	C	114.0	58.7	F	E
4	Riverside Dr. (SR-74) & Grand Av.	CSS	>100.0	>100.0	F	F	>100.0	>100.0	F	F
5	Central St. (SR-74) & I-15 NB Ramps	TS	50.0	16.7	D	B	52.9	19.1	D	B
6	Central St. (SR-74) & I-15 SB Ramps	TS	16.5	74.8	B	E	17.4	84.6	B	F
7	Central St. (SR-74) & Collier Av. (SR-74)	TS	48.0	41.5	D	D	52.6	45.8	D	D
8	Ortega Hwy. (SR-74) & Grand Av.	TS	20.7	63.1	C	E	27.9	135.1	C	F
9	Corydon St. & Mission Tr.	TS	13.8	12.9	B	B	14.7	15.0	B	B
10	Corydon St. & Grand Av.	TS	131.2	199.8	F	F	180.6	>200.0	F	F
11	Central St. & Palomar St.	TS	49.2	36.8	D	D	50.1	38.8	D	D
12	Central St. & Grand Av.	TS	24.0	14.2	C	B	26.3	14.5	C	B

* **BOLD** = LOS does not meet the applicable jurisdictional requirements (i.e., unacceptable LOS).

¹ Per the Highway Capacity Manual (HCM) 6th Edition, overall average intersection delay and level of service are shown for intersections with a traffic signal. For intersections with cross street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown. LOS calculated using Synchro (Version 10).

² CSS = Cross-street Stop; TS = Traffic Signal

EXHIBIT 6-3: HORIZON YEAR (2040) WITHOUT PROJECT SUMMARY OF LOS

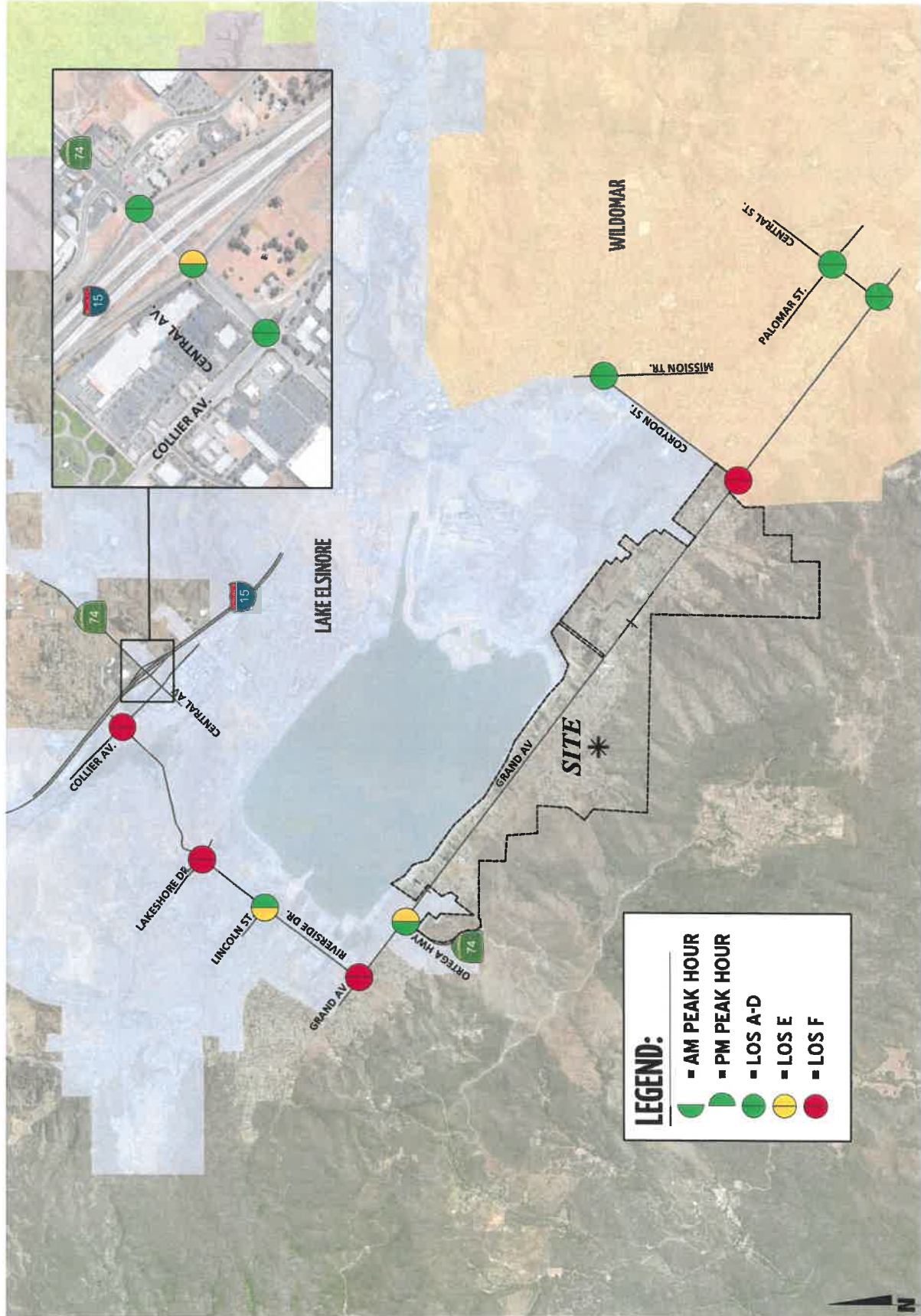
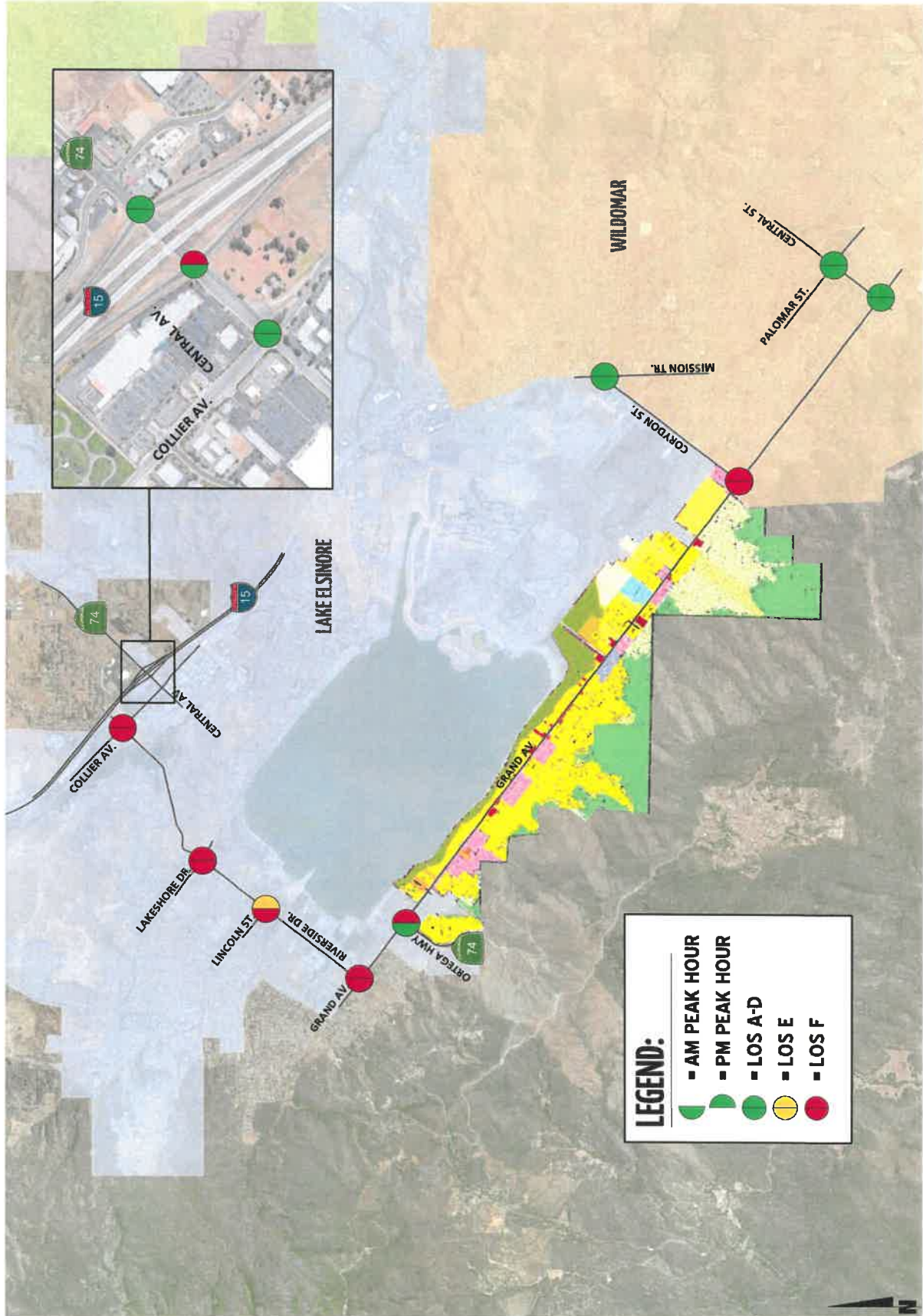


EXHIBIT 6-4: HORIZON YEAR (2040) WITH PROJECT SUMMARY OF LOS



6.6 HORIZON YEAR DEFICIENCIES AND RECOMMENDED IMPROVEMENTS

6.6.1 RECOMMENDED IMPROVEMENTS TO ADDRESS DEFICIENCIES AT INTERSECTIONS

Improvement strategies have been recommended at intersections that have been identified as deficient in an effort to reduce each location's peak hour delay and improve the associated LOS grade to an acceptable LOS (LOS D or better). The effectiveness of the recommended improvement strategies necessary to address Horizon Year traffic deficiencies are presented in Table 6-2.

The following additional improvements are recommended to improve each impacted intersection's LOS back to acceptable LOS, where the Project is recommended to contribute a fair share in order to reduce the cumulative impacts to less than significant levels:

Mitigation Measure 2.1 – Riverside Dr. (SR-74) & Collier Av. (SR-74) (#1)

- Contribute fair share towards the addition of a northbound left turn lane, a 2nd northbound through lane, a 2nd southbound through lane, a 2nd westbound left turn lane, and a westbound right turn lane.

Mitigation Measure 3.1 – Riverside Dr. (SR-74) & Lakeshore Dr. (#2)

- Contribute fair share towards modifying the traffic signal to implement overlap phasing on the northbound and southbound right turn lane, and the addition of a 2nd southbound through lane and a 2nd eastbound left turn lane.

Mitigation Measure 4.1 – Riverside Dr. (SR-74) & Lincoln St. (#3)

- Contribute fair share towards the addition of a 2nd northbound through lane, a 2nd southbound through lane, and a southbound right turn lane.

Mitigation Measure 1.2 – Riverside Dr. (SR-74) & Grand Av. (#4)

- Same improvement identified previously by Mitigation Measure 1.1; and
- Contribute fair share towards the addition of a 2nd northbound through lane, a 2nd southbound through lane, and a southbound right turn lane.

Mitigation Measure 5.1 – Central St. (SR-74) & I-15 SB Ramps (#6)

- Contribute fair share towards the addition of a 3rd northbound through lane and a 3rd southbound through lane.

Mitigation Measure 6.1 – Ortega Hwy. (SR-74) & Grand Av. (#8)

- Contribute fair share towards the addition of a 2nd eastbound through lane and a 2nd westbound through lane.

Mitigation Measure 7.1 – Corydon St. & Grand Av. (#10)

- Contribute fair share towards modifying the traffic signal to implement overlap phasing on the southbound right turn lane and the addition of a 2nd eastbound left turn lane.

Table 6-2

Intersection Analysis for Horizon Year (2040) Conditions With Improvements

#	Intersection	Traffic Control ³	Intersection Approach Lanes ¹												Delay ² (secs.)		Level of Service	
			Northbound			Southbound			Eastbound			Westbound			AM	PM	AM	PM
			L	T	R	L	T	R	L	T	R	L	T	R				
1	Riverside Dr. (SR-74) & Collier Av. (SR-74)																	
	- Without Improvements	TS	0	1	1>	0	1	0	1	1	1	1	1	0	>200.0	>200.0	F	F
	- With Improvements	TS	<u>1</u>	<u>2</u>	1>	<u>1</u>	<u>2</u>	0	1	1	1	<u>2</u>	1	<u>1</u>	24.4	46.3	C	D
2	Riverside Dr. (SR-74) & Lakeshore Dr.																	
	- Without Improvements	TS	1	2	1	1	1	1	1	2	1	1	2	0	99.2	135.4	F	F
	- With Improvements	TS	1	2	<u>1></u>	1	<u>2</u>	<u>1></u>	<u>2</u>	2	1	1	2	0	34.0	43.7	C	D
3	Riverside Dr. (SR-74) & Lincoln St.																	
	- Without Improvements	TS	1	1	0	0	1	d	1	0	1	0	0	0	114.0	58.7	F	E
	- With Improvements	TS	1	<u>2</u>	0	0	<u>2</u>	<u>1</u>	1	0	1	0	0	0	29.7	14.6	C	B
4	Riverside Dr. (SR-74) & Grand Av.																	
	- Without Improvements	CSS	1	1	0	0	1	d	1	0	d	0	0	0	>100.0	>100.0	F	F
	- With Improvements	<u>TS</u>	1	<u>2</u>	0	0	<u>2</u>	<u>1</u>	1	0	d	0	0	0	29.4	37.8	C	D
6	Central St. (SR-74) & I-15 SB Ramps																	
	- Without Improvements	TS	0	2	1	2	2	0	1	1	1	0	0	0	17.4	84.6	B	F
	- With Improvements	TS	0	<u>3</u>	1	2	<u>3</u>	0	1	1	1	0	0	0	23.5	50.7	C	D
8	Ortega Hwy. (SR-74) & Grand Av.																	
	- Without Improvements	TS	2	0	1>	0	0	0	0	1	2>	1	1	0	27.9	135.1	C	F
	- With Improvements	TS	2	0	1>	0	0	0	0	<u>2</u>	2>	1	<u>2</u>	0	13.6	28.7	B	C
10	Corydon St. & Grand Av.																	
	- Without Improvements	TS	0	1	0	1	1	0	1	1	0	1	1	0	180.6	>200.0	F	F
	- With Improvements	TS	0	1	0	1	1	<u>1></u>	<u>2</u>	1	0	1	1	0	18.1	38.2	B	D

* **BOLD** = Level of Service (LOS) does not meet the applicable jurisdictional requirements (i.e., unacceptable LOS).

¹ When a right turn is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes.

L = Left; T = Through; R = Right; > = Right-Turn Overlap Phasing; 1 = Improvement

² Per the Highway Capacity Manual (HCM) 6th Edition, overall average intersection delay and level of service are shown for intersections with a traffic signal. For intersections with cross street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown. LOS calculated using Synchro (Version 10).

³ CSS = Cross-street Stop; TS = Traffic Signal; TS = Improvement

The Project 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 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, TIF fee program, DIF fee program, or fair share contribution in Section 7.1 *Local and Regional Funding Mechanisms* of this TIA.

Worksheets for Horizon Year With Project conditions, with improvements, HCM calculations are provided in Appendix 6.2.

7 LOCAL AND REGIONAL FUNDING MECHANISMS

7.1 TRANSPORTATION UNIFORM MITIGATION FEE (TUMF) PROGRAM

Transportation improvements within the County of Riverside are funded through a combination of direct project mitigation and fee programs, such as the TUMF. Identification and timing of needed improvements is generally determined through local jurisdictions based upon a variety of factors.

The TUMF program is administered by the Western Riverside Council of Governments (WRCOG) based upon a regional Nexus Study, most recently updated in 2017, to address major changes in right of way acquisition and improvement cost factors. This regional program was put into place to ensure that development pays its fair share and that funding is in place for construction of facilities needed to maintain the requisite level of service and critical to mobility in the region. TUMF is a truly regional mitigation fee program and is imposed and implemented in every jurisdiction in Western Riverside County.

TUMF fees are imposed on new residential, industrial, and commercial development through application of the TUMF fee ordinance and fees are collected at the building or occupancy permit stage. In addition, an annual inflation adjustment is considered each year in February. In this way, TUMF fees are adjusted upwards on a regular basis to ensure that the development impact fees collected keep pace with construction and labor costs, etc.

7.2 COUNTY OF RIVERSIDE DEVELOPMENT IMPACT FEE (DIF) PROGRAM

The Project is located within the County's Elsinore Area Plan and therefore will be subject to County of Riverside DIF in an effort by the County to address development throughout its unincorporated area. The DIF program consists of two separate transportation components: Roads, Bridges and Major Improvements component and the Traffic Signals component. Eligible facilities for funding by the County DIF program are identified on the County's Public Needs List, which currently extends through the year 2010. (6) A comprehensive review of the DIF program is now planned in order to update the nexus study. This will result in development of a revised "needs list" extending the program time horizon from 2010 to 2030.

The cost of signaling DIF network intersections is identified under the Traffic Signals component of the DIF program. County staff generally defines DIF eligible intersections as those consisting of two intersecting general plan roadways. If the intersection meets this requirement, it is potentially eligible for up to \$250,000 of credit, which is subject to negotiations with the County.

7.3 FAIR SHARE CONTRIBUTION

Project mitigation may include a combination of fee payments to established programs (e.g., TUMF and/or DIF), construction of specific improvements, payment of a fair share contribution toward future improvements or a combination of these approaches. Improvements constructed by development may be eligible for a fee credit or reimbursement through the program where appropriate (to be determined at the County of Riverside's discretion).

When off-site improvements are identified with a minor share of responsibility assigned to proposed development, the approving jurisdiction may elect to collect a fair share contribution or require the development to construct improvements. Detailed fair share calculations, for each peak hour, has been provided on Table 7-1 for the applicable deficient intersections.

Table 7-1

Project Fair Share Calculations

#	Intersection	Existing	Project	2040 With Project Volume	Total New Traffic	Project % of New Traffic
1	Riverside Dr. (SR-74) & Collier Av. (SR-74)	AM: 1,816	269	2,688	872	30.85%
		PM: 2,479	368	3,941	1,462	25.17%
2	Riverside Dr. (SR-74) & Lakeshore Dr.	AM: 2,802	329	4,472	1,670	19.70%
		PM: 3,297	450	5,366	2,069	21.75%
3	Riverside Dr. (SR-74) & Lincoln St.	AM: 2,260	329	3,197	937	35.11%
		PM: 2,159	449	3,279	1,120	40.09%
4	Riverside Dr. (SR-74) & Grand Av.	AM: 2,035	359	2,921	886	40.52%
		PM: 2,164	490	3,230	1,066	45.97%
6	Central St. (SR-74) & I-15 SB Ramps	AM: 3,887	210	5,028	1,141	18.40%
		PM: 4,428	286	6,361	1,933	14.80%
8	Ortega Hwy. (SR-74) & Grand Av.	AM: 2,158	389	3,212	1,054	36.91%
		PM: 2,533	531	3,839	1,306	40.66%
10	Corydon St. & Grand Av.	AM: 1,685	209	2,692	1,007	20.75%
		PM: 1,787	285	3,003	1,216	23.44%

BOLD = Denotes highest fair share percentage.

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8 REFERENCES

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2. **California Department of Transportation.** *Guide for the Preparation of Traffic Impact Studies.* December 2002.
3. **Institute of Transportation Engineers.** *Trip Generation.* 10th Edition. 2017.
4. **Western Riverside Council of Governments.** *TUMF Nexus Study, 2016 Program Update.* July 2017.
5. **Transportation Research Board.** *Highway Capacity Manual (HCM).* 6th Edition. s.l. : National Academy of Sciences, 2016.
6. **California Department of Transportation.** California Manual on Uniform Traffic Control Devices (CA MUTCD). [book auth.] California Department of Transportation. *California Manual on Uniform Traffic Control Devices (CA MUTCD).* 2014.
7. **San Bernardino Associated Governments.** *Congestion Management Program for County of San Bernardino.* County of San Bernardino : s.n., Updated December 2007.
8. **Southern California Association of Governments.** *2016 Regional Transportation Plan / Sustainable Communities Strategy.* April 2016.
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Appendix 4

Noise Data

Lakeland Village
Initial Study

Existing Conditions

TRAFFIC NOISE LEVELS AND NOISE CONTOURS

Project Number: 155334
 Project Name: Lakeland Village

Background Information

Model Description: FHWA Highway Noise Prediction Model (FHWA-RD-77-108) with California Vehicle Noise (CALVENO) Emission Levels.
 Source of Traffic Volumes: Michael Baker International (2018)
 Community Noise Descriptor: L_{dn}: CNEL: x

Assumed 24-Hour Traffic Distribution:	Day	Evening	Night
Total ADT Volumes	77.70%	12.70%	9.60%
Medium-Duty Trucks	87.43%	5.05%	7.52%
Heavy-Duty Trucks	89.10%	2.84%	8.06%

Analysis Condition Roadway, Segment	Lanes	Median Width	ADT Volume	Design Speed (mph)	Alpha Factor	Vehicle Mix			Distance in Feet										
						Medium Trucks	Heavy Trucks		CNEL at 100 Feet	70 CNEL	65 CNEL	60 CNEL	55 CNEL						
Collier Avenue																			
West of Riverside Drive	4	12	7,800	40	0	4.1%	10.9%		66.2	-	132	417	1,319						
Riverside Drive to Central Avenue	4	8	24,500	40	0	4.1%	10.9%		71.2	130	412	1,304	4,124						
East of Central Avenue	2	0	14,300	40	0	4.1%	10.9%		68.7	74	235	744	2,352						
Central Avenue																			
South of Collier Avenue	4	0	9,700	30	0	4.1%	10.9%		66.8	47	150	473	1,497						
Collier Avenue to I-15 SB Ramp	8	0	35,800	30	0	4.1%	10.9%		72.8	189	599	1,894	5,990						
I-15 SB Ramp to I-15 NB Ramp	7	0	41,900	30	0	4.1%	10.9%		73.3	216	682	2,156	6,819						
North of I-15 NB Ramp	9	0	46,900	30	0	4.1%	10.9%		74.1	257	812	2,567	8,118						
Riverside Drive																			
East of Collier Avenue	2	0	900	40	0	4.1%	10.9%		56.7	-	-	47	148						
Collier Avenue to Baker Street	4	0	22,100	40	0	4.1%	10.9%		70.7	117	369	1,167	3,689						
Baker Street to Lakeshore Drive	4	0	20,200	40	0	4.1%	10.9%		70.3	107	337	1,066	3,372						
Lakeshore Drive to Lincoln Street	2	15	23,700	40	0	4.1%	10.9%		70.9	124	393	1,242	3,928						
Lincoln Street to Grand Avenue	4	0	18,900	40	0	4.1%	10.9%		70.0	100	316	998	3,155						
Lakeshore Drive																			
East of Riverside Drive	4	0	14,300	40	0	4.1%	10.9%		68.8	75	239	755	2,387						
West of Riverside Drive	6	0	15,400	40	0	4.1%	10.9%		69.2	84	265	838	2,651						
Lincoln Street																			
West of Riverside Drive	2	0	6,900	40	0	4.1%	10.9%		65.6	36	114	359	1,135						

Existing Conditions

Grand Avenue																				
West of Riverside Drive	2	0	8,300	40	0	4.1%	10.9%	66.4	43	137	432	1,365								
Riverside Drive to Ortega Highway (SR-74)																				
Riverside Drive to Ortega Highway (SR-74)	4	0	19,900	40	0	4.1%	10.9%	70.2	105	332	1,051	3,322								
East of Ortega Highway (SR-74)	4	0	20,100	40	0	4.1%	10.9%	70.3	106	336	1,061	3,355								
West of Corydon Street	2	0	19,100	40	0	4.1%	10.9%	70.0	99	314	994	3,142								
East of Corydon Street	2	0	10,100	40	0	4.1%	10.9%	67.2	53	166	525	1,661								
West of Central Street	2	0	10,000	40	0	4.1%	10.9%	67.2	52	165	520	1,645								
East of Central Street	2	0	6,400	40	0	4.1%	10.9%	65.2	33	105	333	1,053								
Ortega Highway (SR-74)																				
South of Grand Avenue	2	0	14,400	45	0	4.1%	10.9%	69.4	88	279	881	2,785								
Corydon Street																				
South of Grand Avenue	2	0	100	45	0	4.1%	10.9%	47.9	-	-	-	-								
North of Grand Avenue	2	0	11,700	45	0	4.1%	10.9%	68.5	72	226	716	2,263								
West of Mission Trail	2	0	15,200	45	0	4.1%	10.9%	69.7	93	294	930	2,940								
Mission Trail																				
South of Corydon Street	4	0	14,600	40	0	4.1%	10.9%	68.9	77	244	771	2,437								
North of Corydon Street	4	0	18,200	40	0	4.1%	10.9%	69.8	96	304	961	3,038								
Central Street																				
South of Grand Avenue	2	0	1,000	40	0	4.1%	10.9%	57.2	-	-	52	165								
Grand Avenue to Palomar Street	2	0	7,100	40	0	4.1%	10.9%	65.7	37	117	369	1,168								
North of Palomar Street	2	0	12,000	40	0	4.1%	10.9%	68.0	62	197	624	1,974								
Palomar Street																				
East of Central Street	2	0	7,600	25	0	4.1%	10.9%	64.8	-	95	299	945								
West of Central Street	2	0	9,900	40	0	4.1%	10.9%	67.1	51	163	515	1,629								

¹ Distance is from the centerline of the roadway segment to the receptor location.

“-” = contour is located within the roadway right-of-way.

2040 Without Project Conditions

TRAFFIC NOISE LEVELS AND NOISE CONTOURS

Project Number: 155334
 Project Name: Lakeland Village

Background Information

Model Description: FHWA Highway Noise Prediction Model (FHWA-RD-77-108) with California Vehicle Noise (CALVENO) Emission Levels.
 Source of Traffic Volumes: Michael Baker International (2018)
 Community Noise Descriptor: L_{dn} : _____ CNEL: _____ x

Assumed 24-Hour Traffic Distribution:

	Day	Evening	Night
Total ADT Volumes	77.70%	12.70%	9.60%
Medium-Duty Trucks	87.43%	5.05%	7.52%
Heavy-Duty Trucks	89.10%	2.84%	8.06%

Analysis Condition Roadway, Segment	Lanes	Median Width	ADT Volume	Design Speed (mph)	Alpha Factor	Vehicle Mix			Distance in Feet										
						Medium Trucks	Heavy Trucks		CNEL at 100 Feet	70 CNEL	65 CNEL	60 CNEL	55 CNEL						
Collier Avenue																			
West of Riverside Drive	4	12	8,600	40	0	4.1%	10.9%		66.6	-	145	460	1,455						
Riverside Drive to Central Avenue	4	8	26,900	40	0	4.1%	10.9%		71.6	143	453	1,432	4,528						
East of Central Avenue	2	0	15,800	40	0	4.1%	10.9%		69.1	82	260	822	2,599						
Central Avenue																			
South of Collier Avenue	4	0	20,700	30	0	4.1%	10.9%		70.0	101	319	1,010	3,195						
Collier Avenue to I-15 SB Ramp	8	0	39,400	30	0	4.1%	10.9%		73.2	208	659	2,085	6,592						
I-15 SB Ramp to I-15 NB Ramp	7	0	46,100	30	0	4.1%	10.9%		73.8	237	750	2,373	7,503						
North of I-15 NB Ramp	9	0	51,600	30	0	4.1%	10.9%		74.5	282	893	2,824	8,932						
Riverside Drive																			
East of Collier Avenue	2	0	18,900	40	0	4.1%	10.9%		69.9	98	311	983	3,109						
Collier Avenue to Baker Street	4	0	24,300	40	0	4.1%	10.9%		71.1	128	406	1,283	4,057						
Baker Street to Lakeshore Drive	4	0	29,100	40	0	4.1%	10.9%		71.9	154	486	1,536	4,858						
Lakeshore Drive to Lincoln Street	2	15	26,000	40	0	4.1%	10.9%		71.3	136	431	1,363	4,309						
Lincoln Street to Grand Avenue	4	0	20,800	40	0	4.1%	10.9%		70.4	110	347	1,098	3,472						
Lakeshore Drive																			
East of Riverside Drive	4	0	15,900	40	0	4.1%	10.9%		69.2	84	265	839	2,654						
West of Riverside Drive	6	0	23,500	40	0	4.1%	10.9%		71.1	128	405	1,279	4,045						
Lincoln Street																			
West of Riverside Drive	2	0	7,600	40	0	4.1%	10.9%		66.0	40	125	395	1,250						

2040 Without Project Conditions

Grand Avenue																					
West of Riverside Drive	2	0	9,100	40	0	4.1%	10.9%	66.8	47	150	473	1,497									
Riverside Drive to Ortega Highway (SR-74)	4	0	22,900	40	0	4.1%	10.9%	70.8	121	382	1,209	3,823									
East of Ortega Highway (SR-74)	4	0	22,100	40	0	4.1%	10.9%	70.7	117	369	1,167	3,689									
West of Corydon Street	2	0	21,000	40	0	4.1%	10.9%	70.4	109	345	1,092	3,455									
East of Corydon Street	2	0	11,100	40	0	4.1%	10.9%	67.6	58	183	577	1,826									
West of Central Street	2	0	11,000	40	0	4.1%	10.9%	67.6	57	181	572	1,810									
East of Central Street	2	0	7,000	40	0	4.1%	10.9%	65.6	36	115	364	1,152									
Ortega Highway (SR-74)																					
South of Grand Avenue	2	0	15,900	45	0	4.1%	10.9%	69.9	97	308	973	3,075									
Corydon Street																					
South of Grand Avenue	2	0	100	45	0	4.1%	10.9%	47.9	-	-	-	-									
North of Grand Avenue	2	0	17,400	45	0	4.1%	10.9%	70.3	106	337	1,064	3,366									
West of Mission Trail	2	0	16,700	45	0	4.1%	10.9%	70.1	102	323	1,021	3,230									
Mission Trail																					
South of Corydon Street	4	0	15,900	40	0	4.1%	10.9%	69.2	84	265	839	2,654									
North of Corydon Street	4	0	20,500	40	0	4.1%	10.9%	70.3	108	342	1,082	3,422									
Central Street																					
South of Grand Avenue	2	0	1,100	40	0	4.1%	10.9%	57.6	-	-	57	181									
Grand Avenue to Palomar Street	2	0	9,900	40	0	4.1%	10.9%	67.1	51	163	515	1,629									
North of Palomar Street	2	0	13,200	40	0	4.1%	10.9%	68.4	69	217	687	2,171									
Palomar Street																					
East of Central Street	2	0	22,600	25	0	4.1%	10.9%	69.5	89	281	889	2,811									
West of Central Street	2	0	23,000	40	0	4.1%	10.9%	70.8	120	378	1,196	3,784									

¹ Distance is from the centerline of the roadway segment to the receptor location.

"-" = contour is located within the roadway right-of-way.

2040 With Project Conditions

TRAFFIC NOISE LEVELS AND NOISE CONTOURS

Project Number: 155334
 Project Name: Lakeland Village

Background Information

Model Description: FHWA Highway Noise Prediction Model (FHWA-RD-77-108) with California Vehicle Noise (CALVENO) Emission Levels.
 Source of Traffic Volumes: Michael Baker International (2018)

Community Noise Descriptor: L_{dn} : _____ CNEL: _____ x

Assumed 24-Hour Traffic Distribution:

	Day	Evening	Night
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Medium-Duty Trucks	87.43%	5.05%	7.52%
Heavy-Duty Trucks	89.10%	2.84%	8.06%

Analysis Condition Roadway, Segment	Lanes	Median Width	ADT Volume	Design Speed (mph)	Alpha Factor	Vehicle Mix			Distance in Feet										
						Medium Trucks	Heavy Trucks	CNEL at 100 Feet	70 CNEL	65 CNEL	60 CNEL	55 CNEL							
Collier Avenue																			
West of Riverside Drive	4	12	8,600	40	0	4.1%	10.9%	66.6	-	145	460	1,455							
Riverside Drive to Central Avenue	4	8	30,000	40	0	4.1%	10.9%	72.0	160	505	1,597	5,050							
East of Central Avenue	2	0	16,200	40	0	4.1%	10.9%	69.3	84	266	843	2,665							
Central Avenue																			
South of Collier Avenue	4	0	20,700	30	0	4.1%	10.9%	70.0	101	319	1,010	3,195							
Collier Avenue to I-15 SB Ramp	8	0	42,100	30	0	4.1%	10.9%	73.5	223	704	2,228	7,044							
I-15 SB Ramp to I-15 NB Ramp	7	0	47,700	30	0	4.1%	10.9%	73.9	245	776	2,455	7,763							
North of I-15 NB Ramp	9	0	52,000	30	0	4.1%	10.9%	74.5	285	900	2,846	9,001							
Riverside Drive																			
East of Collier Avenue	2	0	18,900	40	0	4.1%	10.9%	69.9	98	311	983	3,109							
Collier Avenue to Baker Street	4	0	27,700	40	0	4.1%	10.9%	71.7	146	462	1,462	4,624							
Baker Street to Lakeshore Drive	4	0	32,500	40	0	4.1%	10.9%	72.3	172	543	1,716	5,425							
Lakeshore Drive to Lincoln Street	2	15	30,200	40	0	4.1%	10.9%	72.0	158	500	1,583	5,005							
Lincoln Street to Grand Avenue	4	0	25,000	40	0	4.1%	10.9%	71.2	132	417	1,320	4,173							
Lakeshore Drive																			
East of Riverside Drive	4	0	16,300	40	0	4.1%	10.9%	69.3	86	272	860	2,721							
West of Riverside Drive	6	0	23,800	40	0	4.1%	10.9%	71.1	130	410	1,296	4,097							
Lincoln Street																			
West of Riverside Drive	2	0	7,600	40	0	4.1%	10.9%	66.0	40	125	395	1,250							

2040 With Project Conditions

Grand Avenue																																								
West of Riverside Drive	2	0	0	9,500	40	0	4.1%	10.9%	66.9	49	156	494	1,563																											
Riverside Drive to Ortega Highway (SR-74)	4	0	0	27,500	40	0	4.1%	10.9%	71.6	145	459	1,452	4,591																											
East of Ortega Highway (SR-74)	4	0	0	27,000	40	0	4.1%	10.9%	71.5	143	451	1,425	4,507																											
West of Corydon Street	2	0	0	23,700	40	0	4.1%	10.9%	70.9	123	390	1,233	3,899																											
East of Corydon Street	2	0	0	11,800	40	0	4.1%	10.9%	67.9	61	194	614	1,941																											
West of Central Street	2	0	0	11,700	40	0	4.1%	10.9%	67.8	61	192	609	1,925																											
East of Central Street	2	0	0	7,400	40	0	4.1%	10.9%	65.9	38	122	385	1,217																											
Ortega Highway (SR-74)																																								
South of Grand Avenue	2	0	0	16,200	45	0	4.1%	10.9%	70.0	99	313	991	3,133																											
Corydon Street																																								
South of Grand Avenue	2	0	0	100	45	0	4.1%	10.9%	47.9	-	-	-	-																											
North of Grand Avenue	2	0	0	19,300	45	0	4.1%	10.9%	70.7	118	373	1,181	3,733																											
West of Mission Trail	2	0	0	18,600	45	0	4.1%	10.9%	70.6	114	360	1,138	3,598																											
Mission Trail																																								
South of Corydon Street	4	0	0	17,100	40	0	4.1%	10.9%	69.6	90	285	903	2,855																											
North of Corydon Street	4	0	0	21,300	40	0	4.1%	10.9%	70.5	112	356	1,124	3,556																											
Central Street																																								
South of Grand Avenue	2	0	0	1,100	40	0	4.1%	10.9%	57.6	-	-	57	181																											
Grand Avenue to Palomar Street	2	0	0	10,300	40	0	4.1%	10.9%	67.3	54	169	536	1,694																											
North of Palomar Street	2	0	0	13,600	40	0	4.1%	10.9%	68.5	71	224	707	2,237																											
Palomar Street																																								
East of Central Street	2	0	0	22,600	25	0	4.1%	10.9%	69.5	89	281	889	2,811																											
West of Central Street	2	0	0	23,000	40	0	4.1%	10.9%	70.8	120	378	1,196	3,784																											

¹ Distance is from the centerline of the roadway segment to the receptor location.

"-" = contour is located within the roadway right-of-way.

Attachment E:
Draft CEQA
Notice of Determination
for the MND

Lakeland Village

GPA No.1208



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

NOTICE OF DETERMINATION

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination ("NOD") in compliance with Section 21152 of the California Public Resources Code.

Lakeland Village Community Planning (GPA No. 1208)

Project Title/Case Numbers

Robert Flores
County Contact Person

951-955-1195
Phone Number

2020050501

State Clearinghouse Number (if submitted to the State Clearinghouse)

County of Riverside
Project Applicant

4080 Lemon Street, Riverside, CA 92501
Address

Southwest of the Lake Elsinore shoreline, adjacent to the northeast side of the Santa Ana and Elsinore Mountains, along Grand Avenue generally between State Route 74 (SR-74) and Corydon Road

Project Location

GPA No. 1208 consists of General Plan Foundation Component changes and Land Use Designation and policy updates, generally within the Lakeland Village Policy Area (LVPA). This amendment proposes to revise the existing LVPA section of the Elsinore Area Plan to update descriptions, revise existing policies, add new policies, and create Neighborhood planning areas with specific policies that, together with proposed land use changes, can provide direction for the orderly development of the Lakeland Village community, which may provide for appropriate land use, infrastructure, services, design and character. This amendment also includes a minor amendment to a Land Use Element policy that affects the Mixed-Use Area land use designation.

Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on _____, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. An Mitigated Negative Declaration was prepared 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 NOT 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

Urban & Regional Planner IV
Title

June 17, 2020

Date

Date Received for Filing and Posting at OPR: _____

Revised: 02/07/2019

Y:\Planning Master Forms\Templates\CEQA Forms\Form_NOD.docx

Please charge deposit fee case#: EA / CEQ

CFG / CFW

FOR COUNTY CLERK'S USE ONLY

--

Attachment F:
Comment Letters
Received

Lakeland Village

GPA No.1208

**Comments on Lakeland Village Policy Area
Initial Study & Buildout Projection Methodology App. 1**

1. The Noise section does not address existing land uses adjacent to the Plan Area (page 20):
 - a. Diamond Stadium Activities; Baseball Games, Concerts, Fireworks, Special Events, etc.
 - b. Lake Elsinore Motorsports Park: Off-Road Vehicle testing, practice and racing.
 - c. Lake Elsinore Aquatic activities: Motorboats, Water Ski races, Jet Ski races, Jet Boat races, high speed zone for manufacturer testing.
 - d. Special events on the levy/Island: 5k & 10 charity runs, Spartan Challenge, Fun Mudder, Fireworks, etc.
 - e. Skylark Airport; air planes, sail planes and skydiving.
- Appendix 1 only addresses traffic noise.
2. General Plan Area Plans: City of Lake Elsinore and City of Wildomar not included in list (page 23).
3. Open Space Conservation Designation along shoreline (pages 14, 16 & 42 – 45):
 - a. What elevation(s) is that line set at?
 - b. After reading the restrictions, will it ever be possible to build anything (launch ramp, boat dock, break water, sea wall, non-habitable shade structure, etc.) within this designation?
 - c. Have all effected property owners been advised of this new designation?
 - d. Do the effected property owners have the right to file a claim for a "taking" or will they be forced to file a suit like Lakeside LLC vs. RCA (RIC 1901547)?
4. Butterfield School is listed as a Sensitive Receptor (page 85). This should be changed to: Lakeland Village Community Center.
5. General Plan Land Use Map (page 16) shows TR 32026 as being Low Density Residential (2 du/ac). This track was approved for more than 150 SFRs with average lot sizes approx. 7,200 sq. ft. probably closer to 4-6 du/ac. As long as the map is valid, this designation should reflect that entitlement.

Appendix 1:

1. What is Mitigation Measure 1.1 (page 7)?
2. Circulation Element Map (page 21):
 - a. Diamond Drive, Malaga & Bundy Canyon Road all appear to have incorrect right-of-way designations.
 - b. Union Street Extension: Is this shown in light blue parallel to Grand Avenue between Blanche Drive and Turner Street?



RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT

231624

June 9, 2020

Riverside County Planning Department
Post Office Box 1409
Riverside, CA 92502-1409

Attention: Robert Flores

Re: Lakeland Village Community Planning

The Riverside County Flood Control and Water Conservation District (District) does not normally recommend conditions for land divisions or other land use cases in incorporated cities. The District also does not plan check City land use cases, or provide State Division of Real Estate letters or other flood hazard reports for such cases. District comments/recommendations for such cases are normally limited to items of specific interest to the District including District Master Drainage Plan facilities, other regional flood control and drainage facilities which could be considered a logical component or extension of a master plan system, and District Area Drainage Plan fees (development mitigation fees). In addition, information of a general nature is provided.

The District's review is based on the above-referenced project transmittal, received May 19, 2020. The District has not reviewed the proposed project in detail, and the following comments do not in any way constitute or imply District approval or endorsement of the proposed project with respect to flood hazard, public health and safety, or any other such issue:

- This project would not be impacted by District Master Drainage Plan facilities, nor are other facilities of regional interest proposed.
- This project involves District proposed Master Drainage Plan facilities, Lakeland Village MDP. The District's Lakeland Village MDP is located within the limits of the proposed General Plan Amendment. The MDP drainage facilities were sized from stormwater runoff determined based on 2003 County General Plan. The proposed Land Use change could potentially affect the amount of calculated MDP stormwater runoff. Until the Lakeland MDP is updated to reflect the Land Use change, development should implement the necessary adjustment to the size of the MDP facilities needed.
- This project proposes channels, storm drains 36 inches or larger in diameter, or other facilities that could be considered regional in nature and/or a logical extension of the adopted _____ Master Drainage Plan. The District would consider accepting ownership of such facilities on written request of the City. Facilities must be constructed to District standards, and District plan check and inspection will be required for District acceptance. Plan check, inspection, and administrative fees will be required.

Riverside County Planning Department
Re: Lakeland Village Community Planning

231624

- This project is located within the limits of the District's West Elsinore Area Drainage Plan for which drainage fees have been adopted. If the project is proposing to create additional impervious surface area, applicable fees should be paid by cashier's check or money order only to the Flood Control District or City prior to issuance of grading or building permits. Fees to be paid should be at the rate in effect at the time of issuance of the actual permit.
- An encroachment permit shall be obtained for any construction related activities occurring within District right of way or facilities, namely, _____. For further information, contact the District's Encroachment Permit Section at 951.955.1266.
- The District's previous comments are still valid.

GENERAL INFORMATION

This project may require a National Pollutant Discharge Elimination System (NPDES) permit from the State Water Resources Control Board. Clearance for grading, recordation, or other final approval should not be given until the City has determined that the project has been granted a permit or is shown to be exempt.

If this project involves a Federal Emergency Management Agency (FEMA) mapped floodplain, then the City should require the applicant to provide all studies, calculations, plans, and other information required to meet FEMA requirements, and should further require that the applicant obtain a Conditional Letter of Map Revision (CLOMR) prior to grading, recordation, or other final approval of the project and a Letter of Map Revision (LOMR) prior to occupancy.

If a natural watercourse or mapped floodplain is impacted by this project, the City should require the applicant to obtain a Section 1602 Agreement from the California Department of Fish and Wildlife and a Clean Water Act Section 404 Permit from the U.S. Army Corps of Engineers, or written correspondence from these agencies indicating the project is exempt from these requirements. A Clean Water Act Section 401 Water Quality Certification may be required from the local California Regional Water Quality Control Board prior to issuance of the Corps 404 permit.

Very truly yours,



DEBORAH DE CHAMBEAU
Engineering Project Manager

c: Riverside County Planning Department
Attn: John Hildebrand

SLJ:mcv

Linda Ridenour
33628 Brand St.
Lake Elsinore, Ca
92530

Public hearing, pursuant to Riverside County Land Use Ordinance No. 348.

Comments on "Intent to Adopt a Mitigated Negative Declaration to GPA No. 1208"

The project planner, Robert Flores, sent me over 200 pages of detailed information, which I read. Riverside County determined that this project will not have a significant effect on the environment.

I strongly disagree. I would like this letter submitted into the official record.

My home was built by my grandfather in 1948. My husband and I have lived here for 22 years. We are in the Lakeland Village Policy Area. We currently own two homes here and a vacant lot. The lot has a Blue Line Stream on it. We should not have our property labeled Medium Density Residential.

There are several factors that should be considered. Only two were marked on page 25. I will be addressing several more.

Transportation: You are correct that Grand Avenue is our only evacuation route. But a more detailed study is needed. On June 3, 2020, there was an earthquake felt by several citizens. The Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones map is not in my packet of information. On page 52 it states that "...future development which could be subject to substantial adverse effects due to designated Alquist-Priolo Fault Zones." The County further states "...requires similar geotechnical studies prior to development." One study should be for an evacuation plan to safely get us out and emergency equipment in if Grand Avenue is damaged.

We have several faults here. The Willard Fault and the Wildomar Fault are only two. I would like to see EIR No.521 so I can evaluate my adverse effects. I need to prepare for this treat to my safety I also would like to see information on the earthquake fault zone setback. Is my property within one-half mile of any historic fault.

The General Plan Safety Element is not in the 200 pages. Is the County responsible for the lack of information? If you state this will cause potentially significant impacts relative to rupture of a known fault, how can you say under Determination say, "...would be reduced to a less than significant level."

Forest Resources were not checked. Our forest is within walking distance of my home. The Cleveland National Forest belongs to all of us. I do not have Public Resources Code 12220(a). The Public Resources Code Section 4526 is also missing.

The Lake Elsinore Advanced Pump Storage Project (FERC Project No. 14277 will change the existing environment. It will convert forest land to non-forest use. The County commented on this project. This project must be put into the Environmental Assessment Form. It will change the existing environment. Decker Canyon in the National Forest will be destroyed. This will become a 120 acre open reservoir. Again, I find in this report, omissions. Where is Riverside County General Plan Fig. 05-36? Why are you saying, "no impacts would occur"?

Hydrology: Water Quality was not checked. The LEAPS project should also be placed under Cultural Resources and the Tribal Cultural Resources. As I stated before the grinding stones are on Landerville Blvd. The department of Parks and Recreation office and Historic Preservation has made numerous comments to FERC. This project will cause a significant effect in Lakeland Village. The construction of a powerhouse will cause destruction on Grand Avenue. Water conduits from Grand Ave. to Decker Canyon will cause significant impact. There will be two transmission lines. Our citizens have written several letters to the California Public Utilities Commission. These power-lines could cause wildfires. The electricity will not be used in Lakeland Village. But the destruction will be felt here.

I did not find the Regional Water Quality Control Board site specific regulations. Also, EVMWD data and regulations are not here. There is nothing about water discharge into the lake. This project will have a major cumulative impact here. I disagree that it is less than significant.

Multipurpose Open Space Element aims to conserve and preserve the natural resources of Riverside County. The LVC plan aims to preserve much of Lakeland Village rural zoning designation. The "Western Riverside County Multi-species Habitat Conservation Plan" must be considered when handling private and public stand alone applications. "Every stand alone applications shall require an initial Habitat Evaluation and Acquisition Negotiation Process". I do not have a copy of the HANS process. Again the Planning Department without public input wants to make a decision.

Determination: The county states "the proposed project could have a significant effect on the environment". Yet they state that there will not be a significant effect because revisions to the project. I do not have these revisions. Also, who is the project proponent? Please explain and provide the previous Environmental Impact Report. We have so many animals and protected plants here. How do I contact the department who handles the legal standards? Please provide the mitigation measures. I need a copy of the California Code of Regulation Section 15162. Who is the approving body? Will I be notified when they meet?

I ask Charissa Leach to read the previous EIR. It has at least one major revision due to new significant environmental effect. The EIR must be redone. These new effects must be included. Because they are more severe they cannot be mitigated. Again I ask, who are these project proponents?

If the LEAPS project is approved, the Nevada Hydro Company must do a study regulating the noise. See Riverside County Ordinance No. 847. This ordinance sets acceptable noise limits. I need a copy of this regulation. I live within two miles of this project. I do not know how loud 55 decibels is. As a senior citizen I do not want my peace of mind disturbed. This terrible project could cause long-term and continuous noise. Most of the noise along Grand Avenue is from vehicles. If this project is approved semi dump trucks would cause the most mobile noise.

Ground borne noise levels cause vibrations. The construction for the LEAPS project could cause high levels of damage. There would be a negative effect on my health from this annoyance due to the extended period of time.

There could be structural damage to my home. Noted on page 93: plaster cracks. Who will pay for this damage? Other historical homes may also need repair if the county approves this project.

I need a copy of the Federal Highway Administration FHWA RD-77-108. Also the Traffic Impact Analysis done by Michael Backer. He should be hired to add the LEAPS component since it is readily available. There are hundreds of motions to intervene in this project. You are negligent by not including this information.

Construction activities would occur in close proximity to existing noise sensitivity uses. The Village and the County of Riverside office are located here. This paperwork needs to state that construction must be limited. Trucks on Grand Avenue must have mufflers and trucks must not be idling while waiting to be filled or emptied, before they can be used. Grading permits issued by the county must be specific as to the location. Where is General Plan Mitigation measures 4.13.1A and B?

Parks and Recreation: Perret Park on Grand Ave. is our local park. It is maintained by the county. On page 103, it states "not currently located within a Community Service area". Then where is it? Why is no one reading this report?

As an officer of the Butterfield Trail Association, my husband and I helped to maintain these trails for years. I am glad to see a trail and bikeway system. But I am disappointed that it is not in the LVPA report.

After days and hours of reading and more days of writing, I hope someone reads my response. Also, I am sure you will send me all of the material requested, because this is a legal document entered into the record.

Linda and Martin Ridenour
33628 Brand Street
Lake Elsinore, CA
92530

Tribal Cultural Resources was not checked. My properties are in the Oak Woodlands. There is not a copy of the County Oak Tree Management Guidelines in my paperwork. These biological resources are significant.

Within walking distance of my home there are grinding stones. The native Americans collected acorns and ground them while looking at the lake.

We visited the Pechanga tribe many years ago and told them about the location of the stones and the old village site. They sent an archaeologist to document the area. This area is part of a traditional cultural property and is considered significant. Again the County wrote under DETERMINATION: "Impact would be less than significant".

Cultural resources are not checked. As an active member and past officer of the Lake Elsinore Historical Society, the lack of information is disturbing. My property on Landerville Street is two blocks from the Cotrel Mansion which is historically significant. The Upton Sinclair house farther down the hill is another example of a significant resource which must be saved. There are several more. The only other reference is on page 148. It states that future development would "contribute to a cumulative increase in impacts to cultural resources". The Cultural Resources Is/MNO was not in my paperwork.

Wildfire was not checked. As an active member of the Lakeland Village community I have seen many wildfires. The Riverside County Fire Department (CAL Fire) Station 11 has done a wonderful job saving my home and many others. I do not have a copy of Riverside County Ordinance No. 659.

I remember several years ago the fire was approaching from the hills to the Northwest and people gathered at my house ready to evacuate. Very scary. Years before that the fire was coming down from the forest. The Riverside County Prisoners fought that fire. They stationed themselves on Brand Street and Landerville Blvd. My neighbors brought them snacks and water. Again my home was saved. On page 143 it states I must have an adopted emergency response plan and an evacuation plan. I do not have one in this packet. Due to prevailing winds from the forest there is a significant exposure to wildfires. We do not have fuel breaks in many areas between us and the forest. The power-lines exacerbate the fire risk. The people who live here are directly exposed to loss structures, as well as, significant loss and injury or death.

Finally, we are a rural area. Is my property classified as a very high fire severity zone? As usual the County marked it less then significant.

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:

GENERAL PLAN AMENDMENT NO. 1208 (GPA No. 1208) – Intent to Adopt a Mitigated Negative Declaration
– Applicant: County of Riverside – First Supervisorial District – Elsinore Area Plan – Lakeland Village Policy Area -
Location: Directly southwesterly of the Lake Elsinore shoreline, adjacent to the northeasterly side of the Santa Ana and Elsinore Mountains, along Grand Avenue generally between State Route 74 (SR-74) and Corydon Road –
REQUEST: GPA No. 1208 consists of General Plan Land Use Designation and policy updates, generally within the Lakeland Village Policy Area (LVPA), including General Plan Foundation Component changes. This amendment proposes to revise the existing LVPA section of the Elsinore Area Plan to update descriptions, revised existing policy, add new policy, and create Neighborhood planning areas with specific policy that, together with proposed land use changes, can provide direction for the orderly development of the Lakeland Village community, which may include appropriate land use, infrastructure, services, design and character. More information can be found at the following dedicated public webpage: <https://planning.rctlma.org/LV>.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **JUNE 17, 2020**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501

Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference and at the Place of Hearing, as listed above. Public access to the meeting location will be allowed, but limited to comply with the Executive Order. Information on how to participate in the hearing will be available on the Planning Department website at: <https://planning.rctlma.org/>.

For further information regarding this project please contact Project Planner 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 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 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. Comments on the Initial Study / Mitigated Negative Declaration will be accepted from May 24, 2020 through June 16, 2020.

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: Robert Flores
P.O. Box 1409, Riverside, CA 92502-1409